



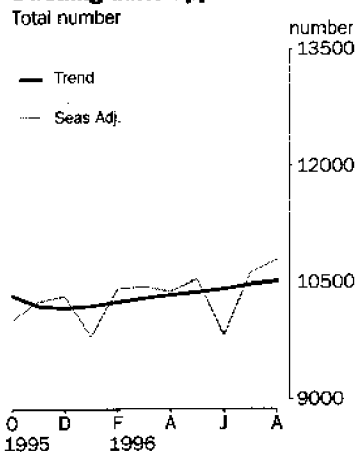
**Australian
Bureau of
Statistics**

BUILDING APPROVALS AUSTRALIA

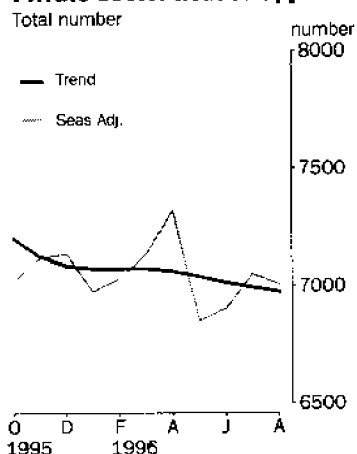
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AUGUST KEY FIGURES

Dwelling units approved



Private sector houses approved



TREND ESTIMATES

	Aug 96	% change Jul 96 to Aug 96	% change Aug 95 to Aug 96
Dwelling units approved			
Private sector houses	6 972	-0.3	-6.1
Total dwelling units	10 515	0.4	-2.9

SEASONALLY ADJUSTED

	Aug 96	% change Jul 96 to Aug 96	% change Aug 95 to Aug 96
Dwelling units approved			
Private sector houses	7 004	-0.7	-4.5
Total dwelling units	10 791	1.6	2.2

AUGUST KEY POINTS

TREND ESTIMATES

- The trend for the total number of dwelling units approved has been showing low but steady growth since December 1995, following 2 years of decline. The trend rose by 0.4% in August 1996 to 10,515, following increases of 0.6% in July and 0.5% in June 1996. This trend growth will continue at the same rate unless the seasonally adjusted estimate in September falls by more than 3.8%.
- The trend for the number of private sector houses approved continued its steady decline with a fall of 0.3% in August 1996 to 6,972. This follows decreases of 0.3% in July and 0.4% in June 1996. There would need to be an increase of 1% in the seasonally adjusted series in September 1996 to halt this decline in trend.
- The trend for the number of other residential dwellings approved continued the steady growth of several months with a rise of 1.3% in August 1996 to 3,413, following increases of 2% in both July and June 1996. The seasonally adjusted estimate would need to fall by more than 14.7% to halt the trend growth.
- The trend for total dwelling units approved decreased only in Western Australia (-3.0%) and Tasmania (-4.7%).

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for the total number of dwelling units approved rose by 1.6% in August 1996 to 10,791. This follows a rise of 8.1% in July and a fall of 6.8% in June 1996.
- The number of private sector houses approved fell by 0.7% in August 1996 to 7,004, following increases of 2.1% in July and 0.8% in June 1996.
- The number of other residential dwelling units approved rose by 3.2% in August 1996 to 3,571. This follows an increase of 19.5% in July and a decrease of 18.0% in June 1996.

INQUIRIES

- For further information about these and related unpublished statistics, contact Richard Mason on 08 8237 7663

BUILDING APPROVALS NOTES

FORTHCOMING ISSUES

ISSUE

RELEASE DATE

September 1996

31 October 1996

October 1996

2 December 1996

November 1996

7 January 1997

December 1996

3 February 1997

January 1997

4 March 1997

February 1997

4 April 1997

.....

CHANGES IN THIS ISSUE

There are no changes in this issue.

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SIGNIFICANT REVISIONS THIS MONTH

There are no significant revisions this month.

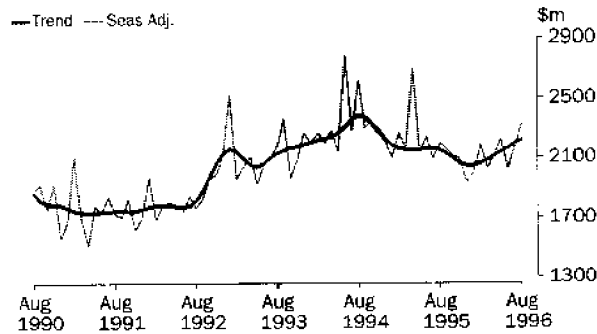
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W. McLennan
Australian Statistician

VALUE OF BUILDING APPROVED

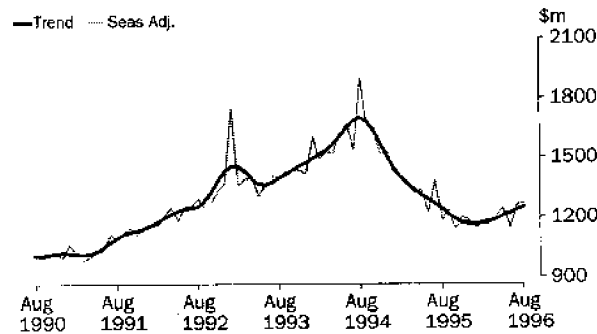
VALUE OF TOTAL BUILDING

The trend for the value of total building approved rose by 1.1% in August 1996, a slightly lower rate of growth than in previous months. The trend will continue to grow at a similar rate unless there is a fall of more than 6.8% in the seasonally adjusted series in September. The historical average monthly movement, regardless of sign, is 8%.



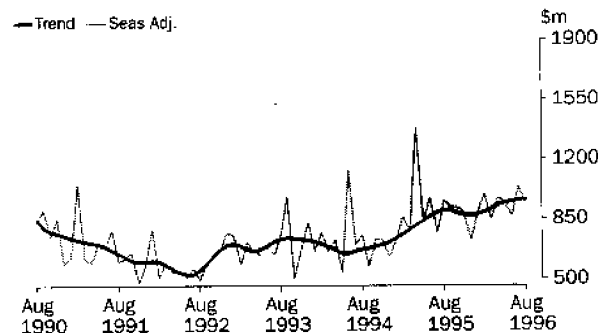
VALUE OF RESIDENTIAL BUILDING

The trend for the value of residential building approved rose by 1.1% in August 1996, slightly lower than the rate of growth in the previous three months. The trend will continue to grow at a similar rate with any increase in the seasonally adjusted series in September. The historical monthly movement, regardless of sign, is 5%.



VALUE OF NON-RESIDENTIAL BUILDING

The trend for the value of non-residential building approved rose by 0.6% in August 1996. Growth rates have been easing since March 1996. The trend will continue to grow at the same rate unless there is a fall of more than 3% in the seasonally adjusted series in September. The historical average monthly movement, regardless of sign, is 18%.



WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

Generally, the size of revisions to the trend estimates tends to be larger, the greater the volatility of the original series. Analysis of the building approval original series has shown that they can be volatile; therefore, initial estimates of a month's trend value can be revised substantially. As a result, some months can elapse before turning points in the trend series are reliably identified.

The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates:

1 The September seasonally adjusted estimate is higher than the August estimate by:

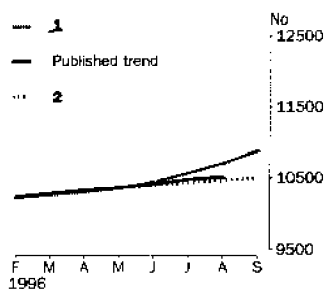
- +4% for total number of dwelling units approved
- +3% for number of private sector houses approved
- +5% for value of residential building approved
- +18% for value of non-residential building approved
- +8% for value of total building approved

2 The September seasonally adjusted estimate is lower than the August estimate by:

- -4% for total number of dwelling units approved
- -3% for number of private sector houses approved
- -5% for value of residential building approved
- -18% for value of non-residential building approved
- -8% for value of total building approved

These percentages were chosen because they represent the average absolute monthly percentage change for these series over the last ten years.

TOTAL NUMBER OF DWELLINGS



TREND AS PUBLISHED

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1

rises by 4% on Aug 1996

2

falls by 4% on Aug 1996

1996

April
May
June
July
August
September

number % change

number % change

number % change

10 328

0.4

10 306

0.3

10 336

0.5

10 365

0.4

10 354

0.5

10 368

0.3

10 412

0.5

10 441

0.8

10 402

0.3

10 474

0.6

10 564

1.2

10 435

0.3

10 515

0.4

10 709

1.4

10 466

0.3

—

—

10 870

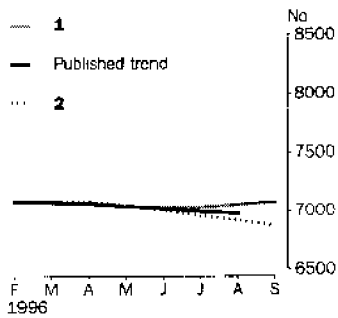
1.5

10 503

0.4

WHAT IF...? (continued)

PRIVATE SECTOR HOUSES



TREND AS PUBLISHED

number % change

1996
April
May
June
July
August
September

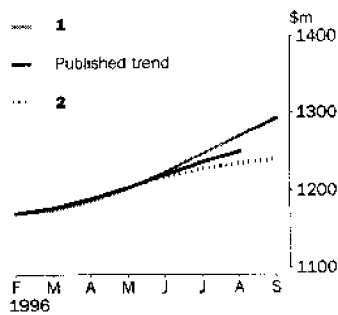
WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1
rises by 3% on Aug 1996
number % change

2
falls by 3% on Aug 1996
number % change

7 063	-0.2	7 055	-0.2	7 071	-0.1
7 038	-0.4	7 034	-0.3	7 042	-0.4
7 012	-0.4	7 024	-0.1	7 002	-0.6
6 992	-0.3	7 028	0.1	6 958	-0.6
6 972	-0.3	7 047	0.3	6 914	-0.6
—	—	7 071	0.3	6 871	-0.6

VALUE OF RESIDENTIAL BUILDING APPROVED



TREND AS PUBLISHED

\$m % change

1996
April
May
June
July
August
September

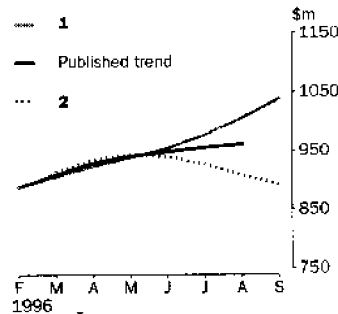
WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1
rises by 5% on Aug 1996
\$m % change

2
falls by 5% on Aug 1996
\$m % change

1 189.1	1.0	1 186.1	0.9	1 190.3	1.1
1 204.1	1.3	1 202.6	1.4	1 204.7	1.2
1 220.2	1.3	1 223.8	1.8	1 218.2	1.1
1 236.0	1.3	1 246.9	1.9	1 228.4	0.8
1 249.5	1.1	1 270.6	1.9	1 235.7	0.6
—	—	1 293.3	1.8	1 240.6	0.4

VALUE OF NON-RESIDENTIAL BUILDING APPROVED



TREND AS PUBLISHED

\$m % change

1996
April
May
June
July
August
September

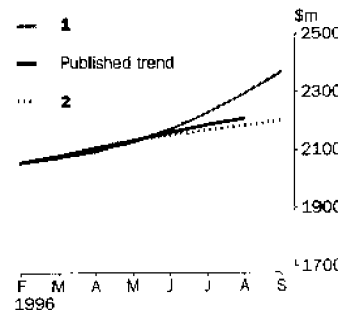
WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1
rises by 18% on Aug 1996
\$m % change

2
falls by 18% on Aug 1996
\$m % change

928.0	2.1	923.2	1.9	934.9	2.4
940.4	1.3	938.2	1.6	944.0	1.0
948.7	0.9	954.0	1.7	938.6	-0.6
955.4	0.7	977.6	2.5	926.6	-1.3
961.0	0.6	1 005.2	2.8	909.1	-1.9
—	—	1 038.9	3.4	893.9	-1.7

VALUE OF TOTAL BUILDING APPROVED



TREND AS PUBLISHED

\$m % change

1996
April
May
June
July
August
September

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1
rises by 8% on Aug 1996
\$m % change

2
falls by 8% on Aug 1996
\$m % change

2 106.5	1.3	2 096.0	1.1	2 109.4	1.3
2 132.1	1.2	2 127.2	1.5	2 133.9	1.2
2 158.2	1.2	2 170.2	2.0	2 152.6	0.9
2 186.5	1.3	2 228.6	2.7	2 170.5	0.8
2 211.0	1.1	2 295.0	3.0	2 185.5	0.7
—	—	2 369.8	3.3	2 204.6	0.9

RESIDENTIAL BUILDINGS APPROVED: 1995-96

TYPE OF DWELLING

The number of dwelling units approved in Australia during 1995-96 is shown in the table below, for each type of category, together with the distribution of each dwelling category as a percentage of total dwelling units approved and the percentage change in the number of dwellings approved compared with 1994-95.

TYPE OF DWELLING	DWELLING UNITS BY TYPE		1994-95 to 1995-96 % change
	Number of units	% of total dwellings	
New Houses	87 418	70.2	-24.0
New other residential building			
Semi-detached, row or terrace houses, townhouses, etc of:			
1 storey	12 427	10.0	-36.3
2 or more storeys	7 499	6.0	-26.8
Total	19 926	16.0	-33.0
Flats, units, apartments in a building of:			
1 or 2 storeys	4 388	3.5	-41.0
3 storeys	4 027	3.2	-17.5
4 or more storeys	6 796	5.5	-33.2
Total	15 211	12.2	-32.4
Total new other residential building	35 135	28.2	-32.7
Conversions, etc.	2 016	1.6	-47.5
Total residential building	124 569	100.0	-27.2

SUMMARY COMMENT

In 1995-96, 70.2% of all dwelling units approved were new houses, 28.2% were new other residential dwelling units (townhouses, flats, apartments, etc) and 1.6% were dwelling units approved as part of alterations and additions to existing buildings (including conversions to dwelling units) and as part of the construction of non-residential building.

Despite a significant fall in the total number of dwelling units approved in 1995-96 (-27.2%) the mix of type of dwelling has remained reasonably constant. For example the proportion of new other residential dwellings was 27.3% in 1992-93, 28.7% in 1993-94, 30.5% in 1994-95 and 28.2% in 1995-96.

New South Wales (40.5%) and the Australian Capital Territory (39.9%) had the highest proportion of other residential dwellings approved. South Australia (13.4%) and Victoria (17.6%) had the lowest.

DWELLING UNITS APPROVED: Seasonally Adjusted & Trend

Month	HOUSES.....		OTHER RESIDENTIAL...		DWELLING UNITS.....		
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Public sector</i>	<i>Total</i>
	Number	Number	Number	Number	Number	Number	Number

SEASONALLY ADJUSTED

1995							
August	7 335	7 599	2 452	2 957	9 787	721	10 555
September	7 582	7 830	2 830	3 071	10 413	451	10 901
October	7 024	7 188	2 375	2 812	9 400	645	10 000
November	7 119	7 292	2 704	2 954	9 823	497	10 245
December	7 136	7 294	2 732	3 017	9 868	430	10 311
1996							
January	6 975	7 074	2 135	2 736	9 110	549	9 810
February	7 031	7 225	2 910	3 181	9 941	440	10 407
March	7 133	7 243	2 942	3 198	10 075	395	10 441
April	7 324	7 314	2 404	3 064	9 728	760	10 379
May	6 851	7 009	3 396	3 530	10 247	315	10 539
June	6 905	6 930	2 795	2 894	9 700	254	9 824
July	7 050	7 161	2 936	3 459	9 986	752	10 619
August	7 004	7 219	3 209	3 571	10 213	408	10 791

TREND ESTIMATES

1995							
August	7 422	7 645	2 814	3 187	10 237	592	10 833
September	7 313	7 528	2 657	3 020	9 970	574	10 548
October	7 205	7 403	2 570	2 923	9 775	547	10 326
November	7 126	7 301	2 535	2 886	9 661	517	10 188
December	7 086	7 243	2 551	2 915	9 637	501	10 158
1996							
January	7 072	7 210	2 601	2 977	9 673	489	10 187
February	7 072	7 188	2 673	3 048	9 745	481	10 236
March	7 074	7 173	2 752	3 113	9 827	477	10 286
April	7 063	7 151	2 837	3 177	9 900	475	10 328
May	7 038	7 126	2 917	3 239	9 955	473	10 365
June	7 012	7 110	2 986	3 302	9 998	473	10 412
July	6 992	7 106	3 049	3 369	10 041	474	10 474
August	6 972	7 102	3 067	3 413	10 039	482	10 515

TREND ESTIMATES (% change from preceding month)

1995							
August	-1.4	-1.3	-7.1	-6.6	-3.0	-3.3	-2.9
September	-1.5	-1.5	-5.6	-5.2	-2.6	-3.0	-2.6
October	-1.5	-1.7	-3.3	-3.2	-2.0	-4.8	-2.1
November	-1.1	-1.4	-1.4	-1.3	-1.2	-5.5	-1.3
December	-0.6	-0.8	0.6	1.0	-0.2	-3.1	-0.3
1996							
January	-0.2	-0.5	2.0	2.1	0.4	-2.4	0.3
February	0.0	-0.3	2.8	2.4	0.7	-1.6	0.5
March	0.0	-0.2	3.0	2.1	0.8	-0.9	0.5
April	-0.2	-0.3	3.1	2.0	0.8	-0.5	0.4
May	-0.4	-0.4	2.8	2.0	0.6	-0.3	0.4
June	-0.4	-0.2	2.4	2.0	0.4	-0.1	0.5
July	-0.3	-0.1	2.1	2.0	0.4	0.3	0.6
August	-0.3	-0.1	0.6	1.3	0.0	1.8	0.4



VALUE OF BUILDING APPROVED: Seasonally Adjusted & Trend

Month	New residential building \$m	Alterations and additions to residential buildings \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
SEASONALLY ADJUSTED					
1995					
August	1 011.1	179.7	1 188.9	951.9	2 187.5
September	1 038.1	178.2	1 234.8	922.5	2 150.1
October	976.0	181.5	1 144.6	914.5	2 105.9
November	1 018.6	193.0	1 201.3	894.4	2 086.7
December	983.1	190.0	1 183.7	720.8	1 936.0
1996					
January	913.6	201.1	1 148.9	884.4	1 993.4
February	996.9	189.1	1 167.1	995.9	2 183.3
March	959.4	205.0	1 162.7	843.1	2 026.2
April	1 017.3	202.6	1 202.9	973.3	2 110.6
May	1 101.3	185.4	1 242.8	941.1	2 222.3
June	926.4	198.9	1 149.1	868.5	2 025.6
July	1 033.2	194.3	1 262.9	1 040.5	2 168.8
August	1 092.6	194.9	1 269.6	944.5	2 321.8
TREND ESTIMATES					
1995					
August	1 052.5	183.5	1 242.0	900.1	2 148.8
September	1 027.9	182.8	1 216.8	898.1	2 126.0
October	1 004.0	184.3	1 193.9	884.1	2 092.2
November	982.0	187.7	1 175.5	870.5	2 058.8
December	970.5	191.8	1 166.4	868.1	2 042.1
1996					
January	969.5	195.3	1 165.4	874.2	2 043.8
February	975.9	197.5	1 170.2	887.8	2 056.6
March	986.3	197.8	1 177.3	909.3	2 080.1
April	1 000.0	197.1	1 189.1	928.0	2 106.5
May	1 014.4	196.3	1 204.1	940.4	2 132.1
June	1 027.2	195.4	1 220.2	948.7	2 158.2
July	1 039.6	194.7	1 236.0	955.4	2 186.5
August	1 047.7	194.6	1 249.5	961.0	2 211.0
TREND ESTIMATES (% change from preceding month)					
1995					
August	-2.3	-1.8	-2.1	1.3	-0.5
September	-2.3	-0.4	-2.0	-0.2	-1.1
October	-2.3	0.8	-1.9	-1.6	-1.6
November	-2.2	1.9	-1.5	-1.5	-1.6
December	-1.2	2.2	-0.8	-0.3	-0.8
1996					
January	-0.1	1.9	-0.1	0.7	0.1
February	0.7	1.1	0.4	1.6	0.6
March	1.1	0.2	0.6	2.4	1.1
April	1.4	-0.3	1.0	2.1	1.3
May	1.4	-0.4	1.3	1.3	1.2
June	1.3	-0.4	1.3	0.9	1.2
July	1.2	-0.4	1.3	0.7	1.3
August	0.8	-0.1	1.1	0.6	1.1

DWELLING UNITS APPROVED, By State: Seasonally Adjusted & Trend

Period	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory
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SEASONALLY ADJUSTED

1995								
August	3 621	1 962	2 613	581	1 494	219	n.a.	n.a.
September	3 619	2 130	2 474	593	1 334	245	n.a.	n.a.
October	3 405	1 881	2 383	551	1 330	214	n.a.	n.a.
November	3 363	1 924	2 455	479	1 359	190	n.a.	n.a.
December	3 387	2 040	2 634	498	1 062	233	n.a.	n.a.
1996								
January	3 284	1 768	2 277	450	1 387	229	n.a.	n.a.
February	3 545	1 924	2 531	493	1 609	195	n.a.	n.a.
March	3 348	2 212	2 426	450	1 471	164	n.a.	n.a.
April	3 387	1 970	2 722	454	1 312	276	n.a.	n.a.
May	3 738	1 813	2 666	451	1 208	161	n.a.	n.a.
June	3 407	1 983	2 589	419	1 094	220	n.a.	n.a.
July	4 166	1 897	2 866	478	1 236	119	n.a.	n.a.
August	3 418	2 436	2 677	511	1 200	175	n.a.	n.a.

TREND ESTIMATES

1995								
August	3 778	2 066	2 611	560	1 382	222	129	181
September	3 624	2 002	2 529	555	1 341	221	119	209
October	3 492	1 951	2 473	540	1 313	220	109	229
November	3 400	1 930	2 438	516	1 312	217	101	235
December	3 353	1 935	2 433	493	1 340	214	101	227
1996								
January	3 345	1 949	2 454	476	1 374	212	105	209
February	3 383	1 953	2 489	462	1 393	211	112	184
March	3 438	1 955	2 537	454	1 383	209	122	160
April	3 509	1 961	2 591	452	1 339	203	133	149
May	3 579	1 978	2 646	453	1 277	193	145	148
June	3 640	2 013	2 694	458	1 217	183	155	146
July	3 688	2 066	2 734	466	1 170	173	162	146
August	3 710	2 115	2 749	474	1 136	165	167	148

TREND ESTIMATES (% change from preceding month)

1995								
August	-3.7	-3.4	-3.9	0.4	-2.5	-1.3	-6.0	16.4
September	-4.1	-3.1	-3.1	-0.9	-2.9	0.0	-7.4	15.8
October	-3.6	-2.5	-2.2	-2.6	-2.2	-0.8	-8.8	9.6
November	-2.7	-1.1	-1.4	-4.6	-0.1	-1.2	-6.8	2.6
December	-1.4	0.3	-0.2	-4.3	2.2	-1.5	-0.4	-3.5
1996								
January	-0.2	0.7	0.8	-3.6	2.6	-0.7	3.5	-7.9
February	1.1	0.2	1.4	-2.9	1.4	-0.3	7.0	-12.2
March	1.6	0.1	1.9	-1.6	-0.7	-1.2	9.0	-12.8
April	2.1	0.3	2.1	-0.5	-3.2	-2.9	9.4	-7.1
May	2.0	0.9	2.1	0.2	-4.6	-4.6	8.8	-0.7
June	1.7	1.8	1.8	1.1	-4.6	-5.3	6.7	-1.2
July	1.3	2.6	1.5	1.8	-3.9	-5.6	4.9	-0.3
August	0.6	2.4	0.6	1.7	-3.0	-4.7	3.0	1.7

DWELLING UNITS APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Conversions, etc.	Total dwelling units
	Number	Number	Number	Number
PRIVATE SECTOR				
1993-94	127 299	49 281	3 992	180 572
1994-95	112 468	47 355	3 791	163 614
1995-96	85 663	31 273	1 873	118 809
1995				
August	8 237	2 650	126	11 013
September	7 782	2 800	146	10 728
October	7 485	2 203	79	9 767
November	7 766	2 763	105	10 634
December	5 996	2 389	114	8 499
1996				
January	5 845	1 792	84	7 721
February	6 769	2 756	167	9 692
March	7 055	2 372	387	9 814
April	6 823	2 046	145	9 014
May	7 595	3 942	121	11 658
June	6 696	2 327	222	9 245
July	7 733	3 107	189	11 029
August	7 484	3 261	173	10 918
PUBLIC SECTOR				
1993-94	3 184	4 941	147	8 272
1994-95	2 551	4 870	49	7 470
1995-96	1 755	3 862	143	5 760
1995				
August	232	405	1	638
September	197	143	0	340
October	118	352	0	470
November	182	246	0	428
December	130	206	0	336
1996				
January	158	424	1	583
February	145	267	5	417
March	108	216	25	349
April	167	612	104	883
May	136	293	2	431
June	87	329	5	421
July	94	623	1	718
August	117	185	9	311
TOTAL				
1993-94	130 483	54 222	4 139	188 844
1994-95	115 019	52 225	3 840	171 084
1995-96	87 418	35 135	2 016	124 569
1995				
August	8 469	3 055	127	11 651
September	7 979	2 943	146	11 068
October	7 603	2 555	79	10 237
November	7 948	3 009	105	11 062
December	6 126	2 595	114	8 835
1996				
January	6 003	2 216	85	8 304
February	6 914	3 023	172	10 109
March	7 163	2 588	412	10 163
April	6 990	2 658	249	9 897
May	7 731	4 235	123	12 089
June	6 783	2 656	227	9 666
July	7 827	3 730	190	11 747
August	7 601	3 446	182	11 229

NEW DWELLING UNITS APPROVED¹, By Type of Dwelling: Original

NEW OTHER RESIDENTIAL BUILDING.....

Period	New houses	Semi-detached, row or terrace houses, townhouses, etc. of.....			Flats, units or apartments in a building of.....				Total	Total new residential building
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
		NUMBER OF DWELLING UNITS								
1993-94	130 483	21 981	10 905	32 886	10 037	5 244	6 073	21 354	54 222	184 705
1994-95	115 019	19 497	10 240	29 737	7 435	4 879	10 174	22 488	52 225	167 244
1995-96	87 418	12 427	7 499	19 926	4 388	4 027	6 796	15 211	35 135	122 553
1995										
August	8 469	1 416	695	2 111	364	202	378	944	3 055	11 524
September	7 979	971	543	1 514	307	587	535	1 429	2 943	10 922
October	7 603	1 023	479	1 502	265	267	521	1 053	2 555	10 158
November	7 948	1 016	626	1 642	325	288	754	1 367	3 009	10 957
December	6 126	738	847	1 585	338	312	362	1 012	2 595	8 721
1996										
January	6 003	1 081	446	1 527	257	209	223	689	2 216	8 219
February	6 914	1 211	649	1 860	342	357	464	1 163	3 023	9 937
March	7 163	1 041	592	1 633	222	296	437	955	2 588	9 751
April	6 990	1 029	518	1 547	470	302	339	1 111	2 658	9 648
May	7 731	937	662	1 599	635	712	1 289	2 636	4 235	11 966
June	6 783	857	625	1 482	496	261	417	1 174	2 656	9 439
July	7 827	832	693	1 525	557	444	1 204	2 205	3 730	11 557
August	7 601	935	637	1 572	424	409	1 041	1 874	3 446	11 047

VALUE (\$ million)

1993-94	11 669.2	1 403.2	824.3	2 225.7	665.7	424.1	721.6	1 821.2	4 016.1	15 685.3
1994-95	10 942.5	1 319.6	890.8	2 210.3	506.5	384.7	1 426.2	2 317.9	4 528.2	15 470.7
1995-96	8 799.6	882.5	656.9	1 539.3	339.3	324.8	1 103.0	1 766.9	3 306.1	12 105.7
1995										
August	828.7	98.8	57.0	155.8	27.5	19.8	67.8	115.1	271.0	1 099.6
September	791.4	74.4	49.8	124.2	30.1	37.1	96.5	163.7	287.8	1 079.2
October	748.2	71.2	44.8	116.0	23.0	23.4	73.6	120.0	236.0	984.2
November	795.1	73.1	56.8	129.9	30.3	23.1	105.0	158.4	288.3	1 083.4
December	620.8	52.1	75.4	127.5	27.1	25.7	50.0	102.9	230.2	851.0
1996										
January	611.5	75.5	43.9	119.4	18.1	20.4	26.6	65.0	184.5	795.9
February	693.6	86.0	57.6	143.5	25.7	24.6	64.6	114.9	258.5	952.1
March	723.4	76.0	50.4	126.4	17.0	22.6	37.0	76.5	202.9	926.2
April	717.3	75.0	44.0	119.0	36.8	30.1	47.0	113.9	232.9	950.3
May	801.5	62.1	56.7	118.8	45.6	56.4	247.8	349.8	468.6	1 270.1
June	704.3	62.3	52.5	114.8	32.7	19.6	34.2	86.4	201.2	905.5
July	820.5	58.7	61.0	119.7	40.2	44.7	152.0	236.9	356.6	1 177.1
August	796.2	63.2	52.6	115.9	28.4	28.5	144.3	201.2	317.1	1 113.3

¹ Excludes Conversions, etc

VALUE OF BUILDING APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	New residential building	Alterations and additions to residential buildings	Total residential building	Non-residential building	Total building
PRIVATE SECTOR (\$ million)							
1993-94	11 403.8	3 693.6	15 097.4	2 267.1	17 364.5	6 057.0	23 421.5
1994-95	10 715.5	4 163.0	14 878.5	2 396.1	17 274.6	6 791.4	24 066.0
1995-96	8 628.4	3 017.6	11 646.0	2 213.2	13 859.2	7 656.4	21 515.7
1995							
August	806.3	245.3	1 051.6	196.1	1 247.8	811.2	2 059.0
September	770.8	278.5	1 049.3	199.3	1 248.6	660.4	1 909.1
October	735.8	212.3	948.1	192.6	1 140.7	845.8	1 986.5
November	776.4	268.1	1 044.6	203.0	1 247.6	554.3	1 801.8
December	609.9	216.6	826.5	153.0	979.5	454.7	1 434.2
1996							
January	595.5	148.9	744.5	162.9	907.3	601.3	1 508.6
February	679.1	236.9	916.0	174.5	1 090.5	758.3	1 848.8
March	710.6	186.5	897.1	197.3	1 094.4	477.8	1 572.2
April	701.8	182.1	883.9	180.2	1 064.1	663.2	1 727.3
May	789.8	448.8	1 238.7	193.9	1 432.6	788.1	2 220.6
June	697.0	176.4	873.4	175.2	1 048.6	542.2	1 590.8
July	810.8	308.4	1 119.2	201.3	1 320.5	607.2	1 927.8
August	783.5	303.1	1 086.6	196.2	1 282.8	806.0	2 088.8
PUBLIC SECTOR (\$ million)							
1993-94	265.4	322.5	587.9	22.0	609.8	2 728.5	3 338.4
1994-95	227.0	365.2	592.2	37.2	629.4	2 823.3	3 452.6
1995-96	171.3	288.5	459.7	70.2	530.0	3 072.0	3 601.9
1995							
August	22.4	25.6	48.0	1.5	49.5	304.9	354.3
September	20.6	9.3	29.9	3.9	33.8	204.3	238.1
October	12.4	23.7	36.1	4.1	40.2	316.7	356.9
November	18.7	20.2	38.8	7.6	46.4	335.4	381.9
December	10.9	13.6	24.5	3.9	28.4	177.1	205.5
1996							
January	15.9	35.5	51.5	4.5	56.0	193.0	249.0
February	14.5	21.6	36.1	3.1	39.2	329.5	368.7
March	12.7	16.4	29.1	6.5	35.6	281.0	316.6
April	15.6	50.8	66.4	18.3	84.6	176.9	261.6
May	11.6	19.8	31.4	9.2	40.6	331.8	372.3
June	7.3	24.8	32.1	5.2	37.3	307.5	344.8
July	9.7	48.2	57.9	7.1	65.0	266.3	331.3
August	12.8	14.0	26.7	6.5	33.2	327.2	360.3
TOTAL (\$ million)							
1993-94	11 669.2	4 016.1	15 685.3	2 289.0	17 974.3	8 785.6	26 759.9
1994-95	10 942.5	4 528.2	15 470.7	2 433.3	17 904.0	9 614.7	27 518.7
1995-96	8 799.6	3 306.1	12 105.7	2 283.5	14 389.2	10 728.4	25 117.6
1995							
August	828.7	271.0	1 099.6	197.6	1 297.2	1 116.1	2 413.3
September	791.4	287.8	1 079.2	203.2	1 282.4	864.7	2 147.2
October	748.2	236.0	984.2	196.8	1 180.9	1 162.5	2 343.4
November	795.1	288.3	1 083.4	210.6	1 294.0	889.7	2 183.7
December	620.8	230.2	851.0	156.9	1 007.9	631.8	1 639.7
1996							
January	611.5	184.5	795.9	167.4	963.3	794.3	1 757.6
February	693.6	258.5	952.1	177.6	1 129.7	1 087.7	2 217.4
March	723.4	202.9	926.2	203.8	1 130.0	758.8	1 888.8
April	717.3	232.9	950.3	198.4	1 148.7	840.2	1 988.9
May	801.5	468.6	1 270.1	203.0	1 473.1	1 119.9	2 593.0
June	704.3	201.2	905.5	180.3	1 085.9	849.7	1 935.6
July	820.5	356.6	1 177.1	208.4	1 385.5	873.6	2 259.1
August	796.2	317.1	1 113.3	202.7	1 316.0	1 133.1	2 449.1

VALUE OF BUILDING APPROVED, Average 1989-90 Prices: All Series

Period	New houses \$m	New other residential building \$m	New residential building \$m	Alterations and additions to residential buildings \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
ORIGINAL							
1993-94	10 958.7	4 215.2	15 173.9	2 144.8	17 319.6	9 518.3	26 837.0
1994-95	10 024.3	4 692.7	14 717.0	2 227.8	16 946.1	9 985.2	26 929.9
1995-96	7 937.0	3 352.7	11 289.7	2 054.6	13 344.2	10 927.5	24 271.7
Quarter							
1995							
March	2 170.9	987.6	3 158.6	492.7	3 651.5	2 354.2	6 005.5
June	2 197.8	1 038.8	3 236.6	533.7	3 770.5	3 215.9	6 986.1
September	2 159.6	1 018.3	3 177.9	532.8	3 711.0	2 656.2	6 366.9
December	1 946.0	770.4	2 716.4	506.2	3 222.7	2 783.6	6 006.3
1996							
March	1 830.9	657.9	2 488.7	494.2	2 983.0	2 670.7	5 653.6
June	2 000.5	906.0	2 906.6	521.3	3 427.4	2 816.9	6 244.9
SEASONALLY ADJUSTED							
Quarter							
1995							
March	2 344.6	1 053.6	3 403.9	533.5	3 932.8	2 450.4	6 358.2
June	2 156.4	994.9	3 154.4	537.2	3 662.4	3 262.5	6 898.9
September	2 053.9	976.2	2 999.5	496.5	3 555.0	2 707.0	6 232.9
December	1 959.7	781.1	2 771.5	506.5	3 266.0	2 623.6	5 969.1
1996							
March	1 972.5	701.5	2 670.8	536.0	3 219.7	2 754.1	5 980.5
June	1 970.1	851.6	2 831.3	525.9	3 323.0	2 790.0	6 092.5
TREND ESTIMATES							
Quarter							
1995							
March	2 384.2	1 104.7	3 493.2	543.5	4 037.7	2 591.8	6 614.6
June	2 170.6	994.3	3 164.5	521.5	3 688.2	2 858.8	6 523.6
September	2 037.7	908.0	2 941.2	510.1	3 465.2	2 857.8	6 325.6
December	1 988.2	820.6	2 811.9	512.8	3 338.1	2 735.2	6 096.1
1996							
March	1 964.6	770.8	2 743.9	521.9	3 263.0	2 697.7	5 980.8
June	1 956.2	764.0	2 729.8	533.8	3 235.4	2 769.4	6 014.6
TREND ESTIMATES (% change from preceding quarter)							
Quarter							
1995							
March	-9.5	-10.4	-9.8	-4.0	-9.0	12.4	-2.1
June	-9.0	-10.0	-9.4	-4.0	-8.7	10.3	-1.4
September	-6.1	-8.7	-7.1	-2.2	-6.0	0.0	-3.0
December	-2.4	-9.6	-4.4	0.5	-3.7	-4.3	-3.6
1996							
March	-1.2	-6.1	-2.4	1.8	-2.2	-1.4	-1.9
June	-0.4	-0.9	-0.5	2.3	-0.8	2.7	0.6

NON-RESIDENTIAL BUILDING APPROVED, Number of Jobs by Value Range: Original

Month	Hotels, motels and other short term accommoda- tion	Shops	Factories	Offices	Other business premises	Educa- tional	Religious	Health	Entertain- ment and recreational	Misc- ellaneous	Total non-resi- dential building
	Number	Number	Number	Number	Number	Number	Number	Number	Number	Number	Number
Value—\$50,000-\$199,999											
1996											
June	12	211	92	158	124	53	5	16	45	56	772
July	28	245	94	196	155	40	10	35	49	72	924
August	28	261	113	189	147	29	7	38	44	81	937
Value—\$200,000-\$499,999											
1996											
June	11	61	51	70	59	26	9	13	18	38	356
July	11	80	61	53	65	32	5	14	25	28	374
August	7	67	73	67	67	30	5	18	29	31	394
Value—\$500,000-\$999,999											
1996											
June	4	25	13	30	22	18	4	8	15	12	151
July	4	42	15	24	20	30	0	10	18	8	171
August	3	31	38	28	26	18	2	4	9	10	169
Value—\$1,000,000-\$4,999,999											
1996											
June	7	13	11	19	22	19	0	13	11	10	125
July	5	19	15	28	22	29	2	10	17	13	160
August	3	24	17	17	26	31	0	7	7	7	139
Value—\$5,000,000 and over											
1996											
June	2	2	1	5	4	7	0	2	0	1	24
July	3	5	4	2	2	3	0	0	2	0	21
August	3	7	2	3	8	4	0	2	4	4	37
Value—Total											
1993-94	500	3 364	1 924	2 863	2 259	1 371	249	723	955	1 122	15 330
1994-95	501	3 715	2 274	3 324	2 541	1 478	208	578	1 040	1 105	16 764
1995-96	578	4 098	2 246	3 461	2 644	1 504	205	661	1 068	1 308	17 773
1996											
June	36	312	168	282	231	123	18	52	89	117	1 428
July	51	391	189	303	264	134	17	69	111	121	1 650
August	44	390	243	304	274	112	14	69	93	133	1 676

NON-RESIDENTIAL BUILDING APPROVED, Value of Jobs by Value Range: Original

Month	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educa- tional	Religious	Health	Entertain- ment and recreational	Misc- ellaneous	Total non-resi- dential building
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
Value—\$50,000—\$199,999											
1996											
June	1.1	19.2	9.8	15.6	12.9	5.8	0.5	1.7	4.6	5.5	76.7
July	2.5	21.1	9.8	19.0	16.5	4.4	1.1	3.3	4.5	6.7	88.8
August	2.6	23.8	12.2	17.6	14.8	3.5	0.8	3.5	4.2	8.1	91.0
Value—\$200,000—\$499,999											
1996											
June	2.9	19.2	14.2	21.3	18.0	8.4	2.4	3.7	5.9	11.3	107.4
July	3.6	22.9	18.8	15.5	19.6	10.0	1.2	4.2	8.2	7.6	111.7
August	2.1	19.8	22.5	20.0	19.9	9.2	1.4	5.7	8.8	8.7	118.0
Value—\$500,000—\$999,999											
1996											
June	2.4	16.5	9.1	18.9	14.3	11.9	3.2	5.7	9.3	7.8	99.1
July	2.7	30.4	9.5	16.2	14.0	21.2	0.0	7.3	13.4	5.4	120.1
August	2.1	20.8	24.5	19.2	18.1	13.0	1.6	2.7	6.6	7.1	115.7
Value—\$1,000,000—\$4,999,999											
1996											
June	14.7	22.3	20.4	32.3	46.1	38.1	0.0	31.2	24.1	18.5	247.7
July	10.0	32.2	29.2	54.2	43.6	69.1	2.7	18.5	43.5	27.9	330.8
August	6.3	49.3	28.6	36.2	54.6	62.9	0.0	10.7	13.4	15.6	277.6
Value—\$5,000,000 and over											
1996											
June	47.8	36.3	20.0	44.0	35.3	50.2	0.0	79.9	0.0	5.5	318.9
July	42.1	48.2	27.0	27.2	35.9	23.8	0.0	0.0	17.9	0.0	222.1
August	48.5	218.5	16.5	31.5	73.3	25.5	0.0	19.4	34.5	63.1	530.8
Value—Total											
1993-94	622.0	1 398.6	716.7	1 341.1	1 283.9	1 124.4	76.3	974.2	740.8	507.6	8 785.6
1994-95	611.2	1 802.6	870.0	1 472.3	1 158.1	1 203.1	73.0	635.9	1 167.3	621.2	9 614.7
1995-96	658.0	1 811.2	989.2	1 801.3	1 719.5	1 255.2	85.8	765.8	936.4	706.0	10 728.4
1996											
June	68.7	113.6	73.5	132.1	126.5	114.4	6.0	122.3	43.8	48.7	849.7
July	61.0	154.9	94.2	132.0	129.6	128.5	5.1	33.2	87.6	47.6	873.6
August	61.5	332.3	104.3	124.5	180.7	114.1	3.8	41.9	67.4	102.6	1 133.1

NUMBER AND VALUE OF BUILDING APPROVED, By State: August 1996: Original

DWELLING UNITS..... VALUE.....

	DWELLING UNITS.....				VALUE.....						
	New houses	New other residential building	Con-versions etc.	Total dwelling units	New houses	New other residential building	New residential building	Alterations and additions to residential buildings	Total residential building	Total non-residential building	Total building
	Number	Number	Number	Number	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR											
NSW	2 074	1 196	103	3 373	235.6	119.1	354.8	86.0	440.7	405.2	845.9
Vic.	1 502	825	53	2 380	161.7	93.2	254.9	52.6	307.5	139.2	446.7
Qld	2 000	768	7	2 775	205.1	55.6	260.7	24.9	285.6	116.5	402.1
SA	484	51	1	536	40.2	4.5	44.7	9.5	54.2	42.2	96.4
WA	1 101	116	7	1 224	107.5	9.7	117.2	15.5	132.7	71.7	204.4
Tas.	158	18	1	177	13.7	1.3	15.0	3.0	18.1	7.0	25.1
NT	66	82	1	149	7.7	7.9	15.5	1.7	17.3	12.7	29.9
ACT	99	205	0	304	11.9	11.7	23.7	3.0	26.6	11.6	38.2
Australia	7 484	3 261	173	10 918	783.5	303.1	1 086.6	196.2	1 282.8	806.0	2 088.8

PUBLIC SECTOR											
	New houses	New other residential building	Con-versions etc.	Total dwelling units	New houses	New other residential building	New residential building	Alterations and additions to residential buildings	Total residential building	Total non-residential building	Total building
	Number	Number	Number	Number	\$m	\$m	\$m	\$m	\$m	\$m	\$m
NSW	12	35	6	53	1.9	2.4	4.3	3.5	7.9	74.8	82.7
Vic.	23	42	0	65	1.7	2.8	4.5	1.4	5.9	59.6	65.5
Qld	46	104	0	150	5.3	8.3	13.6	0.3	13.9	81.5	95.3
SA	8	0	3	11	0.5	0.0	0.5	0.8	1.3	18.7	20.0
WA	13	2	0	15	1.4	0.1	1.6	0.5	2.0	61.6	63.6
Tas.	0	0	0	0	0.0	0.0	0.0	0.0	0.0	10.5	10.5
NT	15	2	0	17	1.9	0.4	2.3	0.0	2.3	19.1	21.4
ACT	0	0	0	0	0.0	0.0	0.0	0.0	0.0	1.3	1.4
Australia	117	185	9	311	12.8	14.0	26.7	6.5	33.2	327.2	360.3

TOTAL											
	New houses	New other residential building	Con-versions etc.	Total dwelling units	New houses	New other residential building	New residential building	Alterations and additions to residential buildings	Total residential building	Total non-residential building	Total building
	Number	Number	Number	Number	\$m	\$m	\$m	\$m	\$m	\$m	\$m
NSW	2 086	1 231	109	3 426	237.5	121.6	359.1	89.5	448.6	480.0	928.6
Vic.	1 525	867	53	2 445	163.4	96.0	259.4	54.0	313.4	198.8	512.2
Qld	2 046	872	7	2 925	210.4	63.9	274.3	25.2	299.5	197.9	497.4
SA	492	51	4	547	40.7	4.5	45.2	10.3	55.5	60.9	116.4
WA	1 114	118	7	1 239	108.9	9.8	118.7	16.0	134.7	133.4	268.1
Tas.	158	18	1	177	13.7	1.3	15.0	3.0	18.1	17.5	35.6
NT	81	84	1	166	9.5	8.3	17.8	1.7	19.6	31.8	51.4
ACT	99	205	0	304	11.9	11.7	23.7	3.0	26.7	12.9	39.6
Australia	7 601	3 446	182	11 229	796.2	317.1	1 113.3	202.7	1 316.0	1 133.1	2 449.1



NON-RESIDENTIAL BUILDING APPROVED, By State: August 1996: Original

VALUE.....

	<i>Hotels, motels and other short term accommodation</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR											
NSW	42.1	211.7	43.8	32.2	30.7	11.3	1.1	3.1	17.1	12.0	405.2
Vic.	11.9	31.0	16.5	14.8	40.5	9.7	0.6	3.0	4.5	6.6	139.2
Qld	2.8	45.9	10.7	11.4	16.2	7.1	1.0	5.3	6.6	9.3	116.5
SA	0.9	13.2	1.7	2.0	10.0	0.0	0.0	13.0	0.2	1.0	42.2
WA	3.0	18.0	9.2	10.1	12.6	5.8	0.2	0.1	11.4	1.4	71.7
Tas.	0.4	1.6	3.3	0.4	0.7	0.0	0.0	0.1	0.1	0.4	7.0
NT	0.0	6.4	0.0	0.2	2.6	1.6	0.0	0.0	0.0	1.9	12.7
ACT	0.0	0.1	0.0	4.5	1.1	1.4	0.9	0.1	3.4	0.0	11.6
Australia	61.2	328.0	85.3	75.7	114.4	36.9	3.8	24.7	43.4	32.5	806.0
PUBLIC SECTOR											
NSW	0.0	1.1	5.6	9.1	1.8	29.2	0.0	13.6	10.3	4.1	74.8
Vic.	0.0	1.1	0.4	27.1	0.9	22.8	0.0	2.6	2.0	2.8	59.6
Qld	0.0	0.1	0.0	4.2	39.4	10.7	0.0	0.3	0.0	26.7	81.5
SA	0.3	0.1	0.4	6.7	2.8	2.7	0.0	0.2	0.1	5.4	18.7
WA	0.0	0.0	0.0	0.1	17.5	5.4	0.0	0.3	11.1	27.2	61.6
Tas.	0.0	0.0	0.0	0.4	0.0	6.2	0.0	0.0	0.0	4.0	10.5
NT	0.0	1.8	12.6	0.4	3.9	0.2	0.0	0.3	0.0	0.0	19.1
ACT	0.0	0.0	0.0	0.9	0.0	0.0	0.0	0.0	0.5	0.0	1.3
Australia	0.3	4.2	19.0	48.8	66.3	77.1	0.0	17.2	24.0	70.1	327.2
TOTAL											
NSW	42.1	212.8	49.4	41.2	32.5	40.5	1.1	16.8	27.5	16.1	480.0
Vic.	11.9	32.1	16.9	41.9	41.4	32.5	0.6	5.6	6.4	9.4	198.8
Qld	2.8	46.1	10.7	15.7	55.6	17.8	1.0	5.6	6.6	36.0	197.9
SA	1.2	13.3	2.1	8.7	12.8	2.7	0.0	13.2	0.4	6.4	60.9
WA	3.0	18.0	9.2	10.2	30.1	11.3	0.2	0.4	22.5	28.6	133.4
Tas.	0.4	1.6	3.3	0.8	0.7	6.2	0.0	0.1	0.1	4.3	17.5
NT	0.0	8.2	12.6	0.7	6.4	1.8	0.0	0.3	0.0	1.9	31.8
ACT	0.0	0.1	0.0	5.4	1.1	1.4	0.9	0.1	3.9	0.0	12.9
Australia	61.5	332.3	104.3	124.5	180.7	114.1	3.8	41.9	67.4	102.6	1 133.1

EXPLANATORY NOTES



INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

- permits issued by local government authorities in areas subject to building control by those authorities;
- contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities;
- major building activity in areas not subject to normal administrative approval e.g. building on remote mine sites.

3 The scope of the survey comprises the following activities:

- construction of new buildings
- alterations and additions to existing buildings
- approved non-structural renovation and refurbishment work
- approved installation of integral building fixtures

From July 1990, the statistics include:

- all approved new residential building valued at \$10,000 or more
- approved alterations and additions to residential building valued at \$10,000 or more
- all approved non-residential building jobs valued at \$50,000 or more.

Excluded from the statistics is:

- construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks, etc.). Statistics for this activity can be found in *Engineering Construction Activity, Australia* (8762.0).

VALUE DATA

4 Value data are derived by aggregation of the estimated value of building work when completed as reported on approval documents. Such value data excludes the value of land and landscaping but includes site preparation. These estimates are usually a reliable indicator of the completed value of 'houses'. However, for 'other residential buildings' and 'non-residential buildings', these estimates can differ significantly from the completed value of the building.

OWNERSHIP

5 Building ownership is classified as either public or private sector and is based on the sector of intended owner of the completed building at the time of approval. Residential buildings constructed by private sector builders under government housing authority schemes are classified as public sector when the authority has contracted, or intends to contract, to purchase the building on or before completion.

FUNCTIONAL CLASSIFICATIONS

6 A building is classified according to its intended major function. A building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building, not to the function of the group as a whole.

7 An example is the treatment of building work approved for a factory complex. For instance, a detached administration building would be classified to Offices, a detached cafeteria building to Shops, while the factory buildings would be classified to Factories.

FUNCTIONAL CLASSIFICATIONS

(continued)

8 An exception to this rule is the treatment of group accommodation buildings. For example, a student accommodation building on a university campus would be classified to Education.

9 In the case of a multi-function building, ie a single physical building which, at the time of approval is intended to have more than one purpose (e.g. a hotel/shops/casino project), the ABS endeavours to split the approval details according to each main function.

10 Where this is not possible because separate details cannot be obtained, the building is classified to the predominant function of the building on the basis of the function which represents the highest proportion of the total value of the project.

SEASONAL ADJUSTMENT

11 Seasonal adjustment is a means of removing the estimated effects of seasonal variation from the series so that the effects of other influences can be more clearly recognised.

12 In the seasonal adjustment of series, account has been taken of both normal seasonal factors and 'trading day' effects arising from the varying numbers of Sundays, Mondays, Tuesdays, etc. in the month. Adjustment has also been made for the influence of Easter which may affect the March and April estimates differently.

13 Seasonal adjustment does not remove from the series the effect of irregular or non-seasonal influences (e.g. the approval of large projects or a change in the administrative arrangements of approving authorities).

14 Most of the component series have been seasonally adjusted independently. Therefore, the adjusted components may not add to the adjusted totals.

15 As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. For Building Approvals, the results of the latest review are shown in the July issue each year.

TREND ESTIMATES

16 Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. For monthly series, these trend estimates are derived by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted series. For the quarterly, constant prices, trend series shown in Table 7, the trend estimates are derived by applying a 7-term Henderson-weighted moving average to all quarters of the respective seasonally adjusted series except the last two quarters. Trend series are created for these last three quarters by applying surrogates of the Henderson moving average seasonally adjusted series. For further information, see *A Guide to Interpreting Time Series — Monitoring 'Trends': an Overview* (1348.0) or contact the Assistant Director, Time Series Analysis on (06) 252 6345.

17 While the smoothing techniques described in paragraph 16 enables trend estimates to be produced for the latest few periods, it does result in revisions to the trend estimates as new data becomes available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

CONSTANT PRICE ESTIMATES

18 Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The deflators used to revalue the current price estimates are derived from the same price data underlying the deflators compiled for the dwelling and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

19 Estimates at constant prices are subject to a number of approximations and assumptions. For more information on the nature and concepts of constant price estimates, see Chapter 4 of *Australian National Accounts: Concepts, Sources and Methods* (5216.0). Monthly value data at constant prices are not available.

UNPUBLISHED DATA

20 The ABS can also make available certain building approvals data which are not published. Where the data cannot be provided by telephone, it can be provided in microfiche, photocopy, computer printout, floppy disk and clerically extracted tabulation. A charge may be made for providing unpublished data in these forms.

RELATED PUBLICATIONS

21 Users may also wish to refer to the following publications:

- *Building Activity, Australia: Dwelling Unit Commencements* (8750.0)
- *Building Activity, Australia* (8752.0)
- *Housing Finance for Owner Occupation, Australia* (5609.0)
- *Price Index of Materials Used in House Building* (6408.0)
- *Price Index of Materials Used in Building Other than House Building* (6407.0)
- *House Price Indexes: Eight Capital Cities* (6416.0)

SYMBOLS AND OTHER USAGES

- nil or rounded to zero
- r figure or series revised since previous issue
- n.a. not available

When figures have been rounded, discrepancies may occur between sums of the component items and totals.

GLOSSARY

Alterations and additions	Building activity carried out on existing buildings. Includes adding to or diminishing floor area, altering the structural design of a building and affixing rigid components which are integral to the functioning of the building.
Building	A building is a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design is the provision for regular access by persons in order to satisfy its intended use.
Conversions, etc.	Includes dwelling units approved as part of alterations and additions to existing buildings (including conversions to dwelling units) and as part of the construction of non-residential building.
Dwelling unit	A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for long term residential use. Regardless of whether they are self-contained or not, units within buildings offering institutional care (eg, hospitals) or temporary accommodation (eg, motels, hostels and holiday apartments) are not defined as dwelling units. Such units are included in the appropriate category of non-residential building approvals.
Educational	Includes schools, colleges, kindergartens, libraries, museums and universities.
Entertainment and recreational	Includes clubs, cinemas, sport and recreation centres.
Factories	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
Flats, units or apartments	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
Health	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
Hotels, motels and other short term accommodation	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
House	A house is a detached building primarily used for long term residential purposes. It consists of one dwelling unit. For instance, detached 'granny flats' and detached dwelling units (eg, caretaker's residences) associated with a non-residential building are defined as houses.
Miscellaneous	Includes justice and defence buildings, welfare and charitable homes, prisons and reformatories, maintenance camps, farming and livestock buildings, veterinary clinics, child-minding centres, police stations and public toilets.
New building work	Building activity which will result in the creation of a building which previously did not exist.
Non-residential building	A non-residential building is primarily intended for purposes other than long term residential purposes.
Offices	Includes banks, post offices and council chambers.
Other business premises	Includes warehouses, service stations, transport depots and terminals, electricity substation buildings, telephone exchanges, broadcasting and film studios.



Other residential building	An other residential building is a building other than a house primarily used for long-term residential purposes. An other residential building contains more than one dwelling unit.
Religious	Includes convents, churches, temples, mosques, monasteries and noviciates.
Residential building	A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.
Semi-detached, row or terrace houses, townhouses	Dwellings having their own private grounds with no other dwellings above or below.
Shops	Includes retail shops, restaurants, taverns and shopping arcades.
Value of residential building	Value of new residential building plus the value of alterations and additions to residential buildings.



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