

BUILDING APPROVALS AUSTRALIA

EMBARGOED UNTIL 11:30AM MON 2 DECEMBER 1996

OCTOBER KEY FIGURES

TREND ESTIMATES

	Oct 96	% change Sep 96 to Oct 96	% change Oct 95 to Oct 96
Dwelling units approved			
Private sector houses	6 946	-0.3	-3.6
Total dwelling units	10 622	0.8	2.9

SEASONALLY ADJUSTED

	Oct 96	% change Sep 96 to Oct 96	% change Oct 95 to Oct 96
Dwelling units approved			
Private sector houses	6 741	-6.4	-4.0
Total dwelling units	11 121	12.8	11.2

OCTOBER KEY POINTS

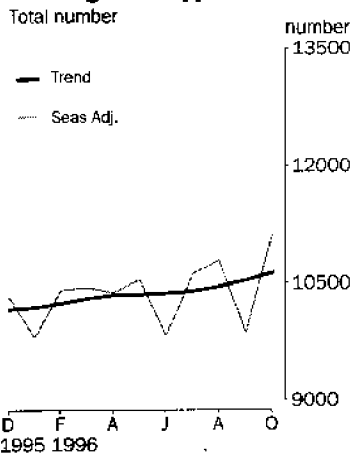
TREND ESTIMATES

- The trend for private sector houses remains flat with a 0.3% decrease in October and a fall of 3.6% over the last year. There will need to be an increase of 3.2% in the seasonally adjusted series in November for this decline to be arrested.
- The trend for other residential dwelling units is relatively flat, although it has risen 20% over the last year.
- The trend for the total number of dwelling units is showing low but steady growth since December 1995 reflecting the static conditions of the private house sector and some growth in the other residential sector. South Australia (3.8%) and Western Australia (2.6%) are showing the greatest increases in trend while Tasmania (-4.0%) and the Australian Capital Territory (-4.5%) are showing the greatest decreases.

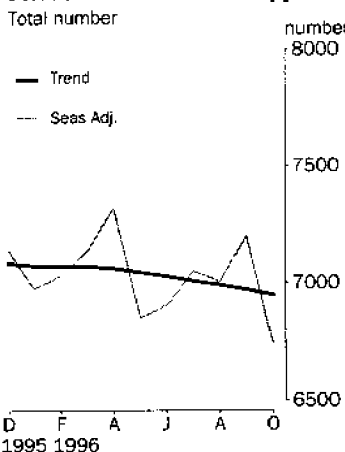
SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for the number of private sector houses fell by 6.4% in October 1996 to 6,741, following an increase of 2.8% in September.
- The number of other residential dwelling units rose by 68.4% in October to 4,235 but follows a decrease of 29.6% in September. It is the highest result since the approval of 4,432 dwelling units in March 1995. This series is fluctuating because of the uneven flow of large jobs.
- The seasonally adjusted estimate for the total number of dwelling units increased by 12.8% in October 1996 to 11,121 following a decrease of 8.6% in September. Movements in this series are strongly influenced by other residential series.

Dwelling units approved



Private sector houses approved



INQUIRIES

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

BUILDING APPROVALS NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
November 1996	7 January 1997
December 1996	3 February 1997
January 1997	4 March 1997
February 1997	4 April 1997
March 1997	1 May 1997
April 1997	2 June 1997

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CHANGES IN THIS ISSUE

There are no changes in this issue.

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SIGNIFICANT REVISIONS THIS MONTH

Constant price estimates for the value of building approved for the September quarter 1996 are included in this issue (see Table 7). Data for previous quarters have been revised in this issue as more up to date information on prices and commodity compositions has become available.

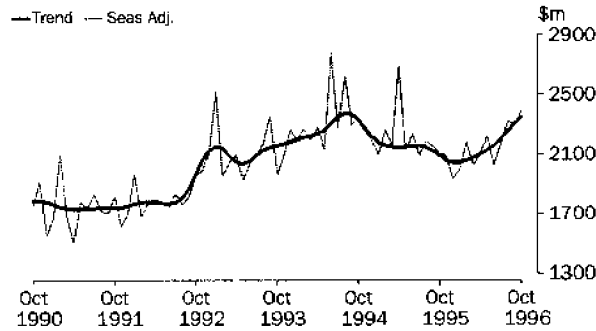
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W. McLennan
Australian Statistician

VALUE OF BUILDING APPROVED

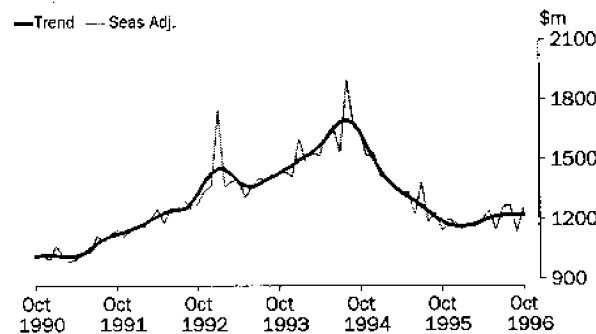
VALUE OF TOTAL BUILDING

The trend for the value of total building approved rose by 1.8% in October 1996 following increases of 2.3% in both September and August. The trend will continue to grow unless there is a fall of more than 11.2% in the seasonally adjusted series in November. The historical average monthly movement, regardless of sign, is 8%.



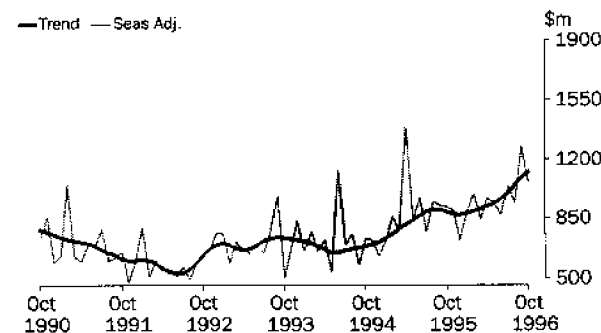
VALUE OF RESIDENTIAL BUILDING

The trend for the value of residential building approved fell by 0.1% in October following small increases in the previous three months. Growth will resume unless the seasonally adjusted estimate in November falls by more than 2.2%. The historical average monthly movement, regardless of sign, is 5%.



VALUE OF NON-RESIDENTIAL BUILDING

The trend for the value of non-residential building approved rose by 2.9% in September 1996, following strong growth in the previous three months, and is 27% up on a year ago. The trend will continue to grow unless there is a fall of more than 13.4% in the seasonally adjusted series in November. The series is quite volatile and such a change is possible.



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 November seasonally adjusted estimate is higher than the October estimate by:

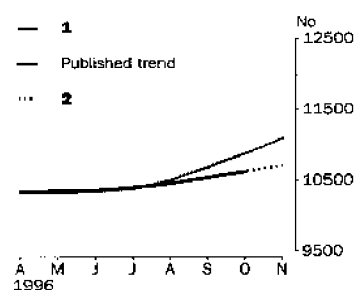
- +4% for total number of dwelling units approved
- +3% for number of private sector houses approved
- +5% for value of residential building approved
- +18% for value of non-residential building approved
- +8% for value of total building approved

2 The November seasonally adjusted estimate is lower than the October 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

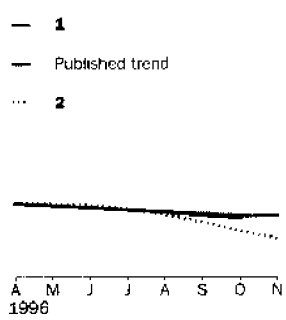
WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1 rises by 4% on Oct 1996
2 falls by 4% on Oct 1996

	number	% change	number	% change	number	% change
1996						
June	10 367	0.2	10 334	0.0	10 366	0.2
July	10 395	0.3	10 379	0.4	10 395	0.3
August	10 455	0.6	10 499	1.2	10 458	0.6
September	10 534	0.8	10 678	1.7	10 542	0.8
October	10 622	0.8	10 884	1.9	10 627	0.8
November	—	—	11 091	1.9	10 703	0.7

WHAT IF...? (continued)

PRIVATE SECTOR HOUSES



1996	number	% change
June	7 027	-0.3
July	7 007	-0.3
August	6 989	-0.3
September	6 970	-0.3
October	6 946	-0.3
November	—	—

TREND AS PUBLISHED

number	% change
June	7 027 -0.3
July	7 007 -0.3
August	6 989 -0.3
September	6 970 -0.3
October	6 946 -0.3
November	— —

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1		2	
number	% change	number	% change
rises by 3% on Oct 1996		falls by 3% on Oct 1996	
June	7 026 -0.3	7 042 -0.2	
July	7 007 -0.3	7 014 -0.4	
August	6 991 -0.2	6 971 -0.6	
September	6 979 -0.2	6 911 -0.9	
October	6 963 -0.2	6 835 -1.1	
November	6 965 0.0	6 772 -0.9	

VALUE OF RESIDENTIAL BUILDING APPROVED



1996	\$m	% change
June	1 214.7	0.8
July	1 219.9	0.4
August	1 222.3	0.2
September	1 223.5	0.1
October	1 222.3	-0.1
November	—	—

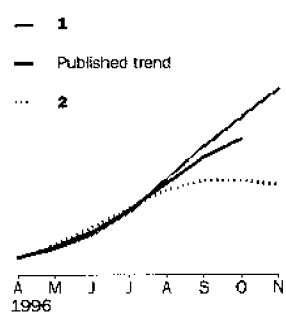
TREND AS PUBLISHED

\$m	% change
June	1 214.7 0.8
July	1 219.9 0.4
August	1 222.3 0.2
September	1 223.5 0.1
October	1 222.3 -0.1
November	— —

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1		2	
\$m	% change	\$m	% change
rises by 5% on Oct 1996		falls by 5% on Oct 1996	
June	1 212.1 0.8	1 216.4 0.9	
July	1 218.7 0.5	1 220.8 0.4	
August	1 225.8 0.6	1 220.1 -0.1	
September	1 235.6 0.8	1 217.0 -0.3	
October	1 247.5 1.0	1 212.5 -0.4	
November	1 260.2 1.0	1 207.5 -0.4	

VALUE OF NON-RESIDENTIAL BUILDING APPROVED



1996	\$m	% change
June	962.2	2.7
July	1 000.0	3.9
August	1 044.9	4.5
September	1 089.0	4.2
October	1 120.5	2.9
November	—	—

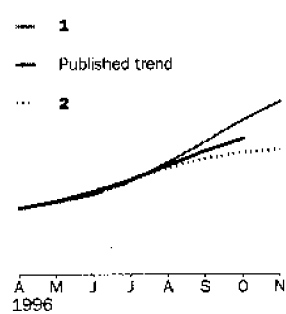
TREND AS PUBLISHED

\$m	% change
June	962.2 2.7
July	1 000.0 3.9
August	1 044.9 4.5
September	1 089.0 4.2
October	1 120.5 2.9
November	— —

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1		2	
\$m	% change	\$m	% change
rises by 18% on Oct 1996		falls by 18% on Oct 1996	
June	957.9 2.6	971.1 3.1	
July	997.5 4.1	1 004.1 3.4	
August	1 051.5 5.4	1 034.0 3.0	
September	1 107.2 5.3	1 049.4 1.5	
October	1 157.9 4.6	1 049.0 0.0	
November	1 205.8 4.1	1 041.5 -0.7	

VALUE OF TOTAL BUILDING APPROVED



1996	\$m	% change
June	2 158.5	1.5
July	2 200.0	1.9
August	2 249.9	2.3
September	2 301.5	2.3
October	2 342.0	1.8
November	—	—

TREND AS PUBLISHED

\$m	% change
June	2 158.5 1.5
July	2 200.0 1.9
August	2 249.9 2.3
September	2 301.5 2.3
October	2 342.0 1.8
November	— —

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1		2	
\$m	% change	\$m	% change
rises by 8% on Oct 1996		falls by 8% on Oct 1996	
June	2 150.6 1.3	2 164.2 1.6	
July	2 195.9 2.1	2 202.6 1.8	
August	2 261.2 3.0	2 243.3 1.8	
September	2 334.6 3.2	2 275.5 1.4	
October	2 407.3 3.1	2 295.9 0.9	
November	2 473.6 2.8	2 305.5 0.4	

VALUE OF BUILDING APPROVED: Average 1989-90 prices

SEPTEMBER QUARTER 1996

Changes in the value of building approvals in the September quarter 1996 at average 1989-90 prices, trend estimates are summarised below. Comparisons are given against the June quarter 1996 and September quarter 1995 figures.

	TREND ESTIMATES	
	Jun qtr 96 to Sep qtr 96 % change	Sep qtr 95 to Sep qtr 96 % change
New residential building	2.5	-2.9
Alterations and additions to residential buildings	-0.8	2.2
Non-residential building	6.2	8.2
Total building	3.3	0.8

VALUE OF TOTAL BUILDING APPROVED

The trend for the value of total building at average 1989-90 prices has shown increases for the last two quarters after a continuous decline since the June quarter 1994. The increase for the September quarter 1996 was 3.3% and the increase for the June quarter 1996 was 2.7%.

VALUE OF NEW RESIDENTIAL BUILDING

The value of new residential building has shown increases for the last two quarters after a continuous decline since the September quarter 1994. The increase for the September quarter 1996 was 2.5% and the increase for the June quarter 1996 was 1.2%.

VALUE OF ALTERATIONS AND
ADDITIONS TO RESIDENTIAL BUILDINGS

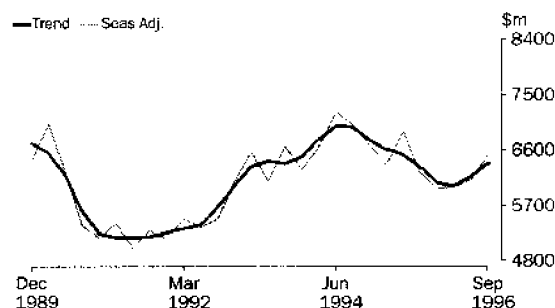
The value of alterations and additions to residential building fell by 0.8% in the September quarter 1996 following small increases in the previous three quarters.

VALUE OF NON-RESIDENTIAL BUILDING

The value of non-residential building increased by 6.2% in the September quarter following increases of 7.1% in the June quarter and 0.4% in the March quarter.

QUARTERLY VALUE OF
BUILDING
APPROVED—

(at average 1989-90 prices)





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							
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
September	7 200	7 346	2 228	2 515	9 428	334	9 861
October	6 741	6 886	3 808	4 235	10 549	590	11 121

TREND ESTIMATES

1995							
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	7 069	7 167	2 769	3 131	9 838	480	10 298
April	7 062	7 149	2 851	3 190	9 913	475	10 338
May	7 045	7 131	2 900	3 220	9 945	470	10 351
June	7 027	7 126	2 928	3 241	9 955	463	10 367
July	7 007	7 124	2 947	3 270	9 954	461	10 395
August	6 989	7 127	2 987	3 328	9 977	465	10 455
September	6 970	7 125	3 052	3 410	10 021	472	10 534
October	6 946	7 117	3 140	3 505	10 086	471	10 622

TREND ESTIMATES (% change from preceding month)

1995							
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	-0.3	3.6	2.7	1.0	-0.3	0.6
April	-0.1	-0.3	3.0	1.9	0.8	-1.0	0.4
May	-0.2	-0.2	1.7	0.9	0.3	-1.0	0.1
June	-0.3	-0.1	1.0	0.7	0.1	-1.5	0.2
July	-0.3	0.0	0.6	0.9	0.0	-0.4	0.3
August	-0.3	0.0	1.4	1.8	0.2	0.7	0.6
September	-0.3	0.0	2.1	2.5	0.4	1.5	0.8
October	-0.3	-0.1	2.9	2.8	0.6	-0.1	0.8

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					
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
September	945.0	182.9	1 141.8	1 278.2	2 291.6
October	1 071.9	194.4	1 251.6	1 063.2	2 387.2
TREND ESTIMATES					
1995					
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	988.0	198.1	1 179.0	903.2	2 078.1
April	1 002.5	197.6	1 191.9	918.1	2 101.1
May	1 014.3	196.4	1 204.6	936.7	2 127.2
June	1 021.3	194.8	1 214.7	962.2	2 158.5
July	1 023.3	193.2	1 219.9	1 000.0	2 200.0
August	1 025.3	191.9	1 222.3	1 044.9	2 249.9
September	1 028.7	190.7	1 223.5	1 089.0	2 301.5
October	1 029.1	190.3	1 222.3	1 120.5	2 342.0
TREND ESTIMATES (% change from preceding month)					
1995					
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	1.2	0.3	0.8	1.7	1.0
April	1.5	-0.2	1.1	1.6	1.1
May	1.2	-0.6	1.1	2.0	1.2
June	0.7	-0.8	0.8	2.7	1.5
July	0.2	-0.8	0.4	3.9	1.9
August	0.2	-0.7	0.2	4.5	2.3
September	0.3	-0.6	0.1	4.2	2.3
October	0.0	-0.2	-0.1	2.9	1.8

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								
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.
September	3 258	1 799	2 559	466	1 195	155	n.a.	n.a.
October	3 671	2 053	3 044	582	1 355	174	n.a.	n.a.

TREND ESTIMATES

1995								
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	3 446	1 960	2 541	454	1 383	209	122	160
April	3 523	1 971	2 591	449	1 336	203	135	149
May	3 585	1 983	2 638	449	1 271	193	146	147
June	3 618	1 998	2 679	456	1 214	182	154	145
July	3 621	2 012	2 710	470	1 192	173	156	138
August	3 602	2 028	2 741	488	1 201	165	155	133
September	3 576	2 039	2 779	509	1 224	160	153	130
October	3 542	2 059	2 808	529	1 256	153	149	124

TREND ESTIMATES (% change from preceding month)

1995								
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	1.9	0.4	2.1	-1.7	-0.7	-1.1	9.4	-12.7
April	2.2	0.6	2.0	-1.1	-3.4	-2.9	10.0	-7.1
May	1.8	0.6	1.8	-0.1	-4.9	-4.9	8.5	-1.0
June	0.9	0.8	1.5	1.5	-4.5	-5.5	5.3	-1.6
July	0.1	0.7	1.1	3.1	-1.8	-5.3	1.4	-4.8
August	-0.5	0.8	1.2	4.0	0.8	-4.7	-0.7	-3.3
September	-0.7	0.5	1.4	4.3	1.9	-3.1	-1.5	-2.7
October	-1.0	1.0	1.0	3.8	2.6	-4.0	-2.1	-4.5



DWELLING UNITS APPROVED, Private and Public Sector: Original

<i>Period</i>	<i>New houses</i> Number	<i>New other residential building</i> Number	<i>Conversions, etc.</i> Number	<i>Total dwelling units</i> 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				
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
September	7 399	2 189	174	9 762
October	7 582	3 405	376	11 363

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				
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
September	93	160	1	254
October	131	310	13	454

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				
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
September	7 492	2 349	175	10 016
October	7 713	3 715	389	11 817

NEW DWELLING UNITS APPROVED¹, By Type of Dwelling: Original

NEW OTHER RESIDENTIAL BUILDING.....

Period	Semi-detached, row or terrace houses, townhouses, etc. of.....			Flats, units or apartments in a building of.....				Total	Total new residential building	
	New houses	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										
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
September	7 492	894	684	1 578	307	272	192	771	2 349	9 841
October	7 713	1 072	783	1 855	306	406	1 148	1 860	3 715	11 428
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										
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
September	793.4	62.2	64.5	126.8	20.0	24.2	21.0	65.2	192.0	985.3
October	805.9	68.6	72.6	141.3	21.8	34.9	137.7	194.3	335.6	1 141.5

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							
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
September	781.6	178.4	960.0	201.6	1 161.6	827.6	1 989.3
October	792.6	312.0	1 104.6	219.4	1 324.1	1 159.8	2 483.9
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							
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
September	11.7	13.6	25.3	2.4	27.7	311.1	338.8
October	13.3	23.6	36.9	6.3	43.2	224.7	267.9
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							
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
September	793.4	192.0	985.3	204.0	1 189.3	1 138.8	2 328.1
October	805.9	335.6	1 141.5	225.8	1 367.3	1 384.5	2 751.9



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
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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	3 360.1	11 297.1	2 054.6	13 352.3	10 956.4	24 308.1

Quarter

1995							
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	2 787.2	6 009.8
1996							
March	1 830.9	659.3	2 490.2	494.2	2 984.6	2 679.5	5 663.9
June	2 000.5	912.0	2 912.6	521.3	3 434.0	2 833.5	6 267.4
September	2 167.2	888.9	3 056.1	552.1	3 608.6	3 134.6	6 742.8

SEASONALLY ADJUSTED

Quarter

1995							
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	2 626.9	5 972.6
1996							
March	1 972.5	703.0	2 672.4	536.0	3 221.4	2 763.2	5 991.4
June	1 970.1	857.2	2 837.2	525.9	3 329.3	2 806.4	6 114.5
September	2 042.8	847.5	2 864.9	513.4	3 407.8	3 251.8	6 499.3

TREND ESTIMATES

Quarter

1995							
June	2 170.6	994.2	3 164.4	521.5	3 688.1	2 858.5	6 523.2
September	2 037.7	907.7	2 940.9	510.1	3 465.0	2 858.3	6 326.0
December	1 975.8	812.6	2 793.1	513.2	3 317.3	2 712.0	6 063.7
1996							
March	1 967.6	775.9	2 751.3	521.6	3 271.3	2 721.8	6 008.4
June	1 986.7	798.6	2 784.7	525.5	3 305.0	2 914.2	6 172.5
September	2 020.8	850.5	2 855.2	521.5	3 385.0	3 094.1	6 377.0

TREND ESTIMATES (% change from preceding quarter)

Quarter

1995							
June	-9.0	-10.0	-9.4	-4.0	-8.7	10.3	-1.4
September	-6.1	-8.7	-7.1	-2.2	-6.1	0.0	-3.0
December	-3.0	-10.5	-5.0	0.6	-4.3	-5.1	-4.1
1996							
March	-0.4	-4.5	-1.5	1.6	-1.4	0.4	-0.9
June	1.0	2.9	1.2	0.7	1.0	7.1	2.7
September	1.7	6.5	2.5	-0.8	2.4	6.2	3.3



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											
August	28	261	113	189	147	29	7	38	44	81	937
September	31	278	106	171	111	44	8	24	63	65	901
October	30	264	111	185	157	42	13	25	52	55	934
Value—\$200,000—\$499,999											
1996											
August	7	67	73	67	67	30	5	18	29	31	394
September	12	76	65	58	68	42	7	20	33	23	404
October	20	77	56	77	62	37	8	17	27	32	413
Value—\$500,000—\$999,999											
1996											
August	3	31	38	28	26	18	2	4	9	10	169
September	5	30	27	17	24	14	0	8	9	7	141
October	9	32	22	33	26	26	1	9	13	11	182
Value—\$1,000,000—\$4,999,999											
1996											
August	3	24	17	17	26	31	0	7	7	7	139
September	7	24	24	17	18	22	2	8	10	10	142
October	9	22	9	30	20	21	0	15	20	7	153
Value—\$5,000,000 and over											
1996											
August	3	7	2	3	8	4	0	2	4	4	37
September	2	6	4	7	4	5	0	5	1	1	35
October	1	6	1	6	4	3	0	2	1	1	25
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											
August	44	390	243	304	274	112	14	69	93	133	1 676
September	57	414	226	270	225	127	17	65	116	106	1 623
October	69	401	199	331	269	129	22	68	113	106	1 707



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											
August	2.6	23.8	12.2	17.6	14.8	3.5	0.8	3.5	4.2	8.1	91.0
September	3.5	25.6	10.4	16.1	10.9	4.6	0.7	2.6	6.4	7.0	87.8
October	3.4	23.6	11.6	18.2	14.8	4.5	1.3	2.5	5.0	5.7	90.7
Value—\$200,000—\$499,999											
1996											
August	2.1	19.8	22.5	20.0	19.9	9.2	1.4	5.7	8.8	8.7	118.0
September	3.7	22.5	20.1	18.5	20.3	12.7	1.5	5.6	10.9	7.3	123.1
October	5.9	22.6	18.6	21.7	18.4	11.4	2.3	5.3	7.6	9.9	123.6
Value—\$500,000—\$999,999											
1996											
August	2.1	20.8	24.5	19.2	18.1	13.0	1.6	2.7	6.6	7.1	115.7
September	3.6	20.1	18.0	10.9	16.2	10.2	0.0	5.3	6.5	5.0	95.8
October	5.5	20.8	14.8	22.6	17.8	17.3	0.6	6.0	8.1	6.7	120.2
Value—\$1,000,000—\$4,999,999											
1996											
August	6.3	49.3	28.6	36.2	54.6	62.9	0.0	10.7	13.4	15.6	277.6
September	10.4	49.3	40.2	35.8	36.3	46.5	2.9	17.7	18.0	19.6	276.6
October	19.0	39.8	16.4	64.9	40.1	36.6	0.0	30.4	38.9	10.8	296.9
Value—\$5,000,000 and over											
1996											
August	48.5	218.5	16.5	31.5	73.3	25.5	0.0	19.4	34.5	63.1	530.8
September	78.0	96.2	47.8	133.6	81.3	46.5	0.0	52.1	13.5	6.5	555.4
October	16.5	118.8	11.0	450.6	32.1	31.5	0.0	61.8	5.0	25.8	753.2
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											
August	61.5	332.3	104.3	124.5	180.7	114.1	3.8	41.9	67.4	102.6	1 133.1
September	99.2	213.6	136.5	215.0	165.0	120.6	5.1	83.3	55.3	45.3	1 138.8
October	50.2	225.7	72.3	578.1	123.2	101.3	4.2	105.9	64.7	58.9	1 384.5

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

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

	<i>New other residential houses</i>	<i>Con- versions etc.</i>	<i>Total dwelling units</i>		<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Total residential building</i>	<i>Total non- residential building</i>	<i>Total building</i>
	Number	Number	Number	Number	\$m	\$m	\$m	\$m	\$m	\$m

PRIVATE SECTOR

NSW	2 010	1 461	234	3 705	237.7	136.7	374.4	96.3	470.7	665.2	1 135.8
Vic.	1 467	699	120	2 286	158.2	58.2	216.3	62.1	278.4	153.1	431.5
Qld	2 264	850	5	3 119	222.1	88.1	310.2	25.4	335.6	143.2	478.8
SA	401	148	4	553	34.2	8.6	42.7	12.0	54.7	25.0	79.7
WA	1 117	153	9	1 279	107.4	12.1	119.5	14.1	133.6	114.6	248.2
Tas.	154	11	3	168	14.1	0.7	14.8	3.4	18.2	9.6	27.8
NT	94	59	0	153	10.4	5.3	15.7	1.9	17.6	40.4	58.0
ACT	75	24	1	100	8.7	2.4	11.0	4.2	15.3	8.8	24.1
Australia	7 582	3 405	376	11 363	792.6	312.0	1 104.6	219.4	1 324.1	1 159.8	2 483.9

PUBLIC SECTOR

NSW	19	105	0	124	2.0	9.1	11.1	0.6	11.7	84.7	96.4
Vic.	17	22	0	39	1.2	2.1	3.3	3.3	6.6	51.4	58.1
Qld	48	133	0	181	4.7	8.2	12.9	0.0	12.9	51.1	64.0
SA	13	0	0	13	0.9	0.0	0.9	0.0	1.0	3.5	4.5
WA	18	41	0	59	1.9	3.4	5.2	0.1	5.3	26.4	31.7
Tas.	0	9	13	22	0.0	0.8	0.8	1.8	2.6	1.1	3.7
NT	16	0	0	16	2.6	0.0	2.6	0.6	3.1	1.4	4.5
ACT	0	0	0	0	0.0	0.0	0.0	0.0	0.0	5.2	5.2
Australia	131	310	13	454	13.3	23.6	36.9	6.3	43.2	224.7	267.9

TOTAL

NSW	2 029	1 566	234	3 829	239.7	145.7	385.5	96.8	482.3	749.8	1 232.2
Vic.	1 484	721	120	2 325	159.3	60.3	219.6	65.4	285.0	204.5	489.5
Qld	2 312	983	5	3 300	226.8	96.3	323.1	25.4	348.5	194.3	542.8
SA	414	148	4	566	35.1	8.6	43.7	12.0	55.7	28.5	84.2
WA	1 135	194	9	1 338	109.3	15.5	124.8	14.1	138.9	141.0	279.9
Tas.	154	20	16	190	14.1	1.5	15.6	5.2	20.8	10.6	31.5
NT	110	59	0	169	13.0	5.3	18.3	2.5	20.8	41.7	62.5
ACT	75	24	1	100	8.7	2.4	11.0	4.2	15.3	14.0	29.2
Australia	7 713	3 715	389	11 817	805.9	335.6	1 141.5	225.8	1 367.3	1 384.5	2 751.9

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

VALUE.....

	<i>Hotels, motels and other short term accom- modation</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	8.0	99.3	28.5	425.5	43.9	8.2	1.3	34.1	12.1	4.2	665.2
Vic.	4.7	22.2	23.8	38.0	32.4	5.7	1.3	11.8	9.6	3.7	153.1
Qld	26.8	37.4	6.6	14.2	20.6	6.4	1.3	15.2	8.8	5.8	143.2
SA	0.4	4.7	0.9	9.2	7.2	1.6	0.0	0.3	0.3	0.4	25.0
WA	5.7	20.4	8.6	29.4	7.8	4.7	0.0	31.9	1.1	5.2	114.6
Tas.	0.7	0.6	1.3	0.6	2.0	0.2	0.3	2.4	1.6	0.0	9.6
NT	0.0	37.7	0.5	0.3	1.4	0.0	0.0	0.0	0.1	0.5	40.4
ACT	0.0	1.0	0.0	3.6	1.0	2.9	0.0	0.0	0.4	0.0	8.8
Australia	46.2	223.2	70.2	520.6	116.2	29.7	4.2	95.7	34.0	19.7	1 159.8
PUBLIC SECTOR											
NSW	4.0	2.2	0.5	19.8	2.5	23.9	0.0	6.4	20.1	5.5	84.7
Vic.	0.0	0.1	0.1	22.2	0.3	19.5	0.0	3.4	4.7	1.1	51.4
Qld	0.0	0.1	0.2	2.9	2.8	9.9	0.0	0.0	3.0	32.2	51.1
SA	0.0	0.0	1.5	1.1	0.0	0.4	0.0	0.0	0.5	0.1	3.5
WA	0.0	0.0	0.0	8.7	1.4	15.2	0.0	0.0	1.1	0.0	26.4
Tas.	0.0	0.1	0.0	0.6	0.1	0.0	0.0	0.0	0.0	0.3	1.1
NT	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.3	1.1	0.0	1.4
ACT	0.0	0.1	0.0	2.1	0.0	2.6	0.0	0.1	0.2	0.0	5.2
Australia	4.0	2.5	2.1	57.4	7.0	71.6	0.0	10.2	30.6	39.2	224.7
TOTAL											
NSW	12.0	101.5	29.0	445.3	46.3	32.1	1.3	40.5	32.1	9.7	749.8
Vic.	4.7	22.4	23.8	60.2	32.7	25.2	1.3	15.3	14.3	4.7	204.5
Qld	26.8	37.4	6.7	17.1	23.5	16.3	1.3	15.2	11.8	38.1	194.3
SA	0.4	4.7	2.4	10.2	7.2	2.0	0.0	0.3	0.8	0.5	28.5
WA	5.7	20.4	8.6	38.1	9.2	19.8	0.0	31.9	2.2	5.2	141.0
Tas.	0.7	0.6	1.3	1.2	2.0	0.2	0.3	2.4	1.6	0.3	10.6
NT	0.0	37.7	0.5	0.3	1.4	0.1	0.0	0.3	1.1	0.5	41.7
ACT	0.0	1.0	0.0	5.7	1.0	5.5	0.0	0.1	0.6	0.0	14.0
Australia	50.2	225.7	72.3	578.1	123.2	101.3	4.2	105.9	64.7	58.9	1 384.5

EXPLANATORY NOTES

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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.

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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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