

BUILDING APPROVALS AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) TUES 7 JAN 1997

NOVEMBER KEY FIGURES

TREND ESTIMATES

	Nov 96	% change Oct 96 to Nov 96	% change Nov 95 to Nov 96
Dwelling units approved			
Private sector houses	7 003	0.2	-1.7
Total dwelling units	10 822	1.1	6.2

SEASONALLY ADJUSTED

	Nov 96	% change Oct 96 to Nov 96	% change Nov 95 to Nov 96
Dwelling units approved			
Private sector houses	7 061	4.7	-0.8
Total dwelling units	10 942	-1.6	6.8

NOVEMBER KEY POINTS

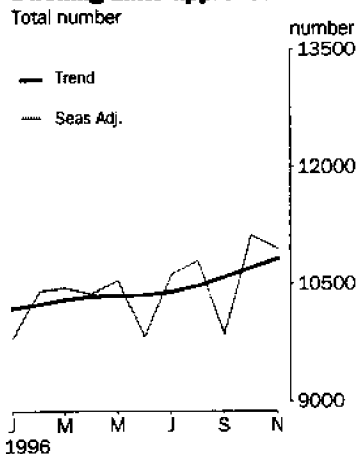
TREND ESTIMATES

- The trend for private sector houses remains flat with a fall of 1.7% over the last year and a small increase of 0.2% in November.
- The trend for other residential dwelling units is showing strong growth with an increase of 27% over the last year.
- The trend for the total number of dwelling units is showing low but steady growth with an increase of 6.2% over the last year. It is reflecting the static conditions of the private house sector and the strong growth in the other residential sector.
- The trend value of non-residential building is showing strong growth with an increase of 40% over the last year. It includes the start of the Olympic Games projects.

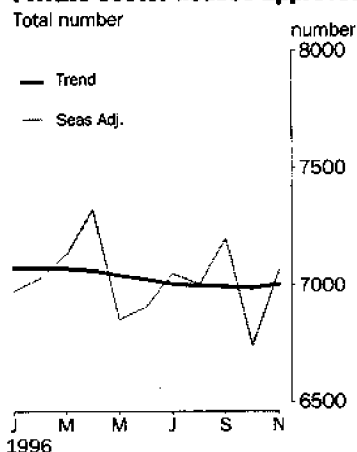
SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for the number of private sector houses increased by 4.7% in November 1996 to 7,061 following a decrease of 6.4% in October.
- The number of other residential dwelling units fell by 11.3% in November 1996 to 3,755 following a rise of 68.4% in October and a decrease of 29.6% in September. Despite the removal of regular seasonal influences this series remains volatile because of the uneven flow of large jobs.
- The seasonally adjusted estimate for the total dwelling units decreased by 1.6% in November 1996 to 10,942 following an increase of 12.8% in October and a decrease of 8.6% in September. This series is strongly influenced by the 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- For further information about these and related unpublished statistics, contact Richard Mason on 08 8237 7663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>
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
May 1997	2 July 1997

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CHANGES IN THIS ISSUE

The Olympic Games stadium has been included in this months approvals but because of its atypical nature its full influence on the trend has been moderated.

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SIGNIFICANT REVISIONS THIS MONTH

A Tasmanian project for 13 other residential dwelling units for October 1996 was incorrectly shown as alterations and additions rather than new work. This publication has been revised and is now in line with the Tasmanian publication (8731.6)

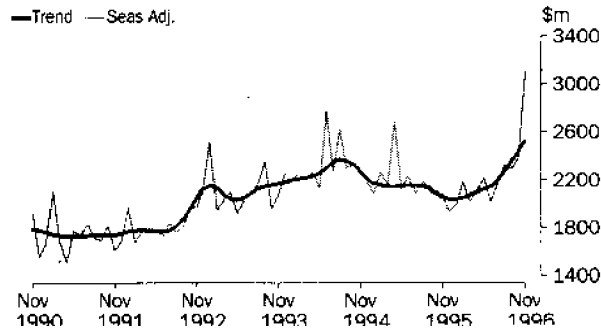
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W. McLennan
Australian Statistician

VALUE OF BUILDING APPROVED

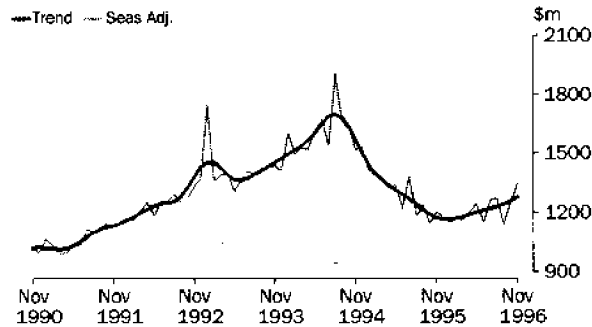
VALUE OF TOTAL BUILDING

The trend for the value of total building approved rose by 3.4% in November 1996 and follows increases of more than 3% in October, September and August. The trend will continue to grow unless there is a fall of more than 25% in the seasonally adjusted series in December.



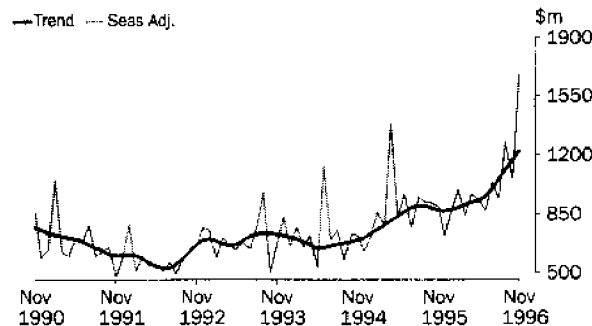
VALUE OF RESIDENTIAL BUILDING

The trend for the value of residential building approved increased by 1.4% in November following increases of more than 1% in both October and September. Growth will continue unless the seasonally adjusted estimate in December falls by more than 15%.



VALUE OF NON-RESIDENTIAL BUILDING

The trend for the value of non-residential building approved rose by 4.5% in November 1996 following strong growth in the previous 4 months and is 40% up on a year ago. The trend will continue to grow unless there is a fall of more than 27% in the seasonally adjusted series in November. An allowance has been made for the impact of the Olympic Stadium.



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

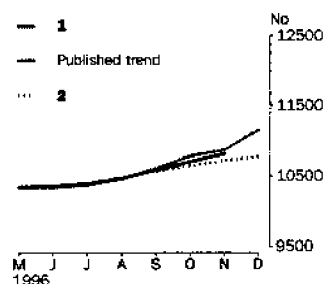
- +4% for total number of dwelling units approved
- +3% for number of private sector houses approved
- +5% for value of residential building approved
- +18% for value of non-residential building approved
- +8% for value of total building approved

2 The December seasonally adjusted estimate is lower than the November 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.

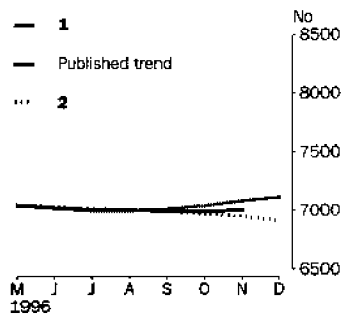
TOTAL NUMBER OF DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	number	% change	1 <i>rises by 4% on Nov 1996</i>		2 <i>falls by 4% on Nov 1996</i>	
	number	% change	number	% change	number	% change
1996						
July	10 390	0.3	10 371	0.4	10 401	0.4
August	10 470	0.8	10 459	0.8	10 474	0.7
September	10 584	1.1	10 611	1.5	10 571	0.9
October	10 705	1.1	10 789	1.7	10 656	0.8
November	10 822	1.1	10 872	0.8	10 720	0.6
December	—	—	11 165	2.7	10 786	0.6

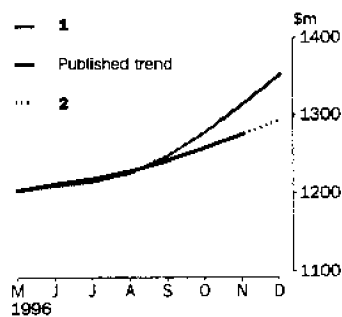
WHAT IF...? (continued)

PRIVATE SECTOR HOUSES



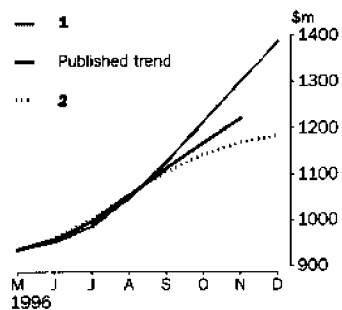
	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	number	% change	1 rises by 3% on Nov 1996		2 falls by 3% on Nov 1996	
			number	% change	number	% change
1996						
July	7 005	-0.3	6 994	-0.3	7 010	-0.2
August	6 995	-0.1	6 989	-0.1	6 997	-0.2
September	6 993	0.0	7 008	0.3	6 987	-0.1
October	6 988	-0.1	7 040	0.5	6 969	-0.3
November	7 003	0.2	7 081	0.6	6 947	-0.3
December	—	—	7 115	0.5	6 912	-0.5

VALUE OF RESIDENTIAL BUILDING APPROVED



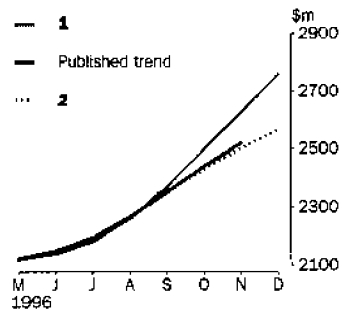
	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	\$m	% change	1 rises by 5% on Nov 1996		2 falls by 5% on Nov 1996	
			\$m	% change	\$m	% change
1996						
July	1 218.1	0.6	1 213.6	0.4	1 218.2	0.6
August	1 227.3	0.8	1 225.1	0.9	1 227.4	0.8
September	1 240.8	1.1	1 246.8	1.8	1 240.7	1.1
October	1 257.3	1.3	1 277.7	2.5	1 257.6	1.4
November	1 275.1	1.4	1 313.2	2.8	1 275.3	1.4
December	—	—	1 351.9	2.9	1 294.7	1.5

VALUE OF NON-RESIDENTIAL BUILDING APPROVED



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	\$m	% change	1 rises by 18% on Nov 1996		2 falls by 18% on Nov 1996	
			\$m	% change	\$m	% change
1996						
July	996.9	4.2	985.4	3.7	1 001.6	4.4
August	1 053.1	5.6	1 047.5	6.3	1 055.6	5.4
September	1 112.5	5.6	1 126.0	7.5	1 104.7	4.7
October	1 167.9	5.0	1 213.4	7.8	1 143.0	3.5
November	1 220.8	4.5	1 302.0	7.3	1 169.4	2.3
December	—	—	1 385.5	6.4	1 185.2	1.4

VALUE OF TOTAL BUILDING APPROVED

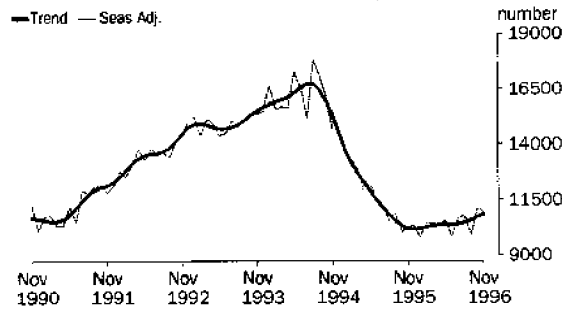


	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	\$m	% change	1 rises by 8% on Nov 1996		2 falls by 8% on Nov 1996	
			\$m	% change	\$m	% change
1996						
July	2 194.0	2.2	2 179.4	1.9	2 194.9	2.2
August	2 266.2	3.3	2 258.9	3.6	2 266.6	3.3
September	2 351.1	3.7	2 368.6	4.9	2 348.2	3.6
October	2 438.3	3.7	2 496.0	5.4	2 428.9	3.4
November	2 520.4	3.4	2 626.6	5.2	2 500.2	2.9
December	—	—	2 756.8	5.0	2 566.0	2.6

DWELLING APPROVALS

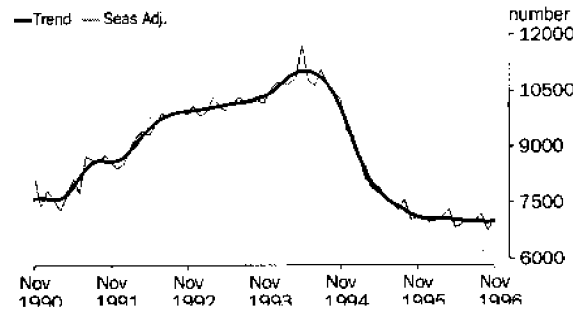
DWELLING UNITS APPROVED, AUSTRALIA

The trend for the total number of dwelling units approved increased 1.1% in November 1996 to 10,822. The trend is now 35% below its peak in July 1994 but 6.2% up on a year ago. The trend has been relatively flat over the last year.



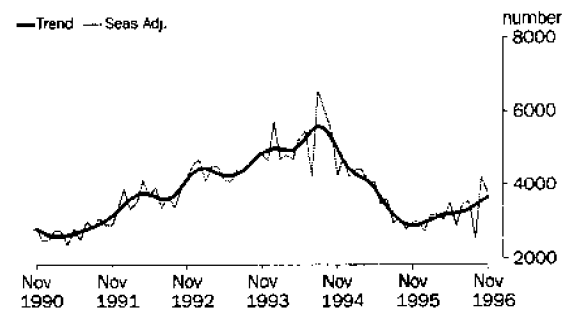
PRIVATE SECTOR HOUSES APPROVED, AUSTRALIA

The trend for the number of private sector houses approved rose 0.2% in November 1996 to 7,003. This is more than 36% below its last peak in June 1994 but only 1.7% down on a year ago. The trend has remained relatively static over the last year.



OTHER RESIDENTIAL BUILDING APPROVED, AUSTRALIA

The trend for the number of other residential units approved increased by 3.0% in November 1996 to 3,667 and is 27% up on a year ago. The seasonally adjusted series fluctuates significantly because of the uneven flow of large jobs and the average monthly movement regardless of sign is 10.0%





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							
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
November	7 061	7 187	3 514	3 755	10 575	502	10 942

TREND ESTIMATES

1995							
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	7 043	7 129	2 894	3 216	9 936	470	10 345
June	7 023	7 122	2 918	3 234	9 941	462	10 356
July	7 005	7 123	2 942	3 267	9 947	461	10 390
August	6 995	7 132	3 004	3 339	9 999	465	10 470
September	6 993	7 142	3 102	3 442	10 095	475	10 584
October	6 988	7 144	3 225	3 561	10 213	484	10 705
November	7 003	7 154	3 314	3 667	10 317	516	10 822

TREND ESTIMATES (% change from preceding month)

1995							
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	-0.3	-0.3	1.5	0.8	0.2	-1.1	0.1
June	-0.3	-0.1	0.8	0.6	0.1	-1.6	0.1
July	-0.3	0.0	0.8	1.0	0.1	-0.3	0.3
August	-0.1	0.1	2.1	2.2	0.5	1.0	0.8
September	0.0	0.1	3.3	3.1	1.0	2.1	1.1
October	-0.1	0.0	3.9	3.5	1.2	1.9	1.1
November	0.2	0.1	2.8	3.0	1.0	6.4	1.1



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
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SEASONALLY ADJUSTED

1995					
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	1 073.6	192.9	1 251.6	1 063.2	2 387.2
November	1 126.5	227.7	1 349.6	1 682.1	3 102.6

TREND ESTIMATES

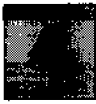
1995					
November	982.0	187.7	1 175.5	870.5	2 058.8
December	970.5	191.8	1 166.4	868.1	2 042.1
1996					
January	969.5	195.3	1 165.4	874.2	2 043.8
February	975.9	197.5	1 170.2	887.8	2 056.6
March	988.0	198.1	1 179.0	903.2	2 078.1
April	1 002.4	197.7	1 191.9	918.1	2 101.1
May	1 012.6	195.7	1 202.3	933.3	2 120.2
June	1 018.7	193.6	1 210.9	956.7	2 146.8
July	1 022.2	192.5	1 218.1	996.9	2 194.0
August	1 029.4	193.4	1 227.3	1 053.1	2 266.2
September	1 041.7	196.2	1 240.8	1 112.5	2 351.1
October	1 056.8	200.4	1 257.3	1 167.9	2 438.3
November	1 072.3	205.7	1 275.1	1 220.8	2 520.4

TREND ESTIMATES (% change from preceding month)

1995					
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	1.0	-1.0	0.9	1.7	0.9
June	0.6	-1.1	0.7	2.5	1.3
July	0.3	-0.5	0.6	4.2	2.2
August	0.7	0.4	0.8	5.6	3.3
September	1.2	1.5	1.1	5.6	3.7
October	1.4	2.1	1.3	5.0	3.7
November	1.5	2.6	1.4	4.5	3.4

DWELLING UNITS APPROVED, By State: Seasonally Adjusted & Trend

Period	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory
Number	Number	Number	Number	Number	Number	Number	Number	Number
SEASONALLY ADJUSTED								
1995								
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.
November	3 786	1 815	2 798	504	1 302	159	n.a.	n.a.
TREND ESTIMATES								
1995								
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	3 582	1 987	2 639	449	1 270	193	144	144
June	3 613	2 005	2 681	456	1 212	182	151	141
July	3 618	2 016	2 711	470	1 190	173	155	136
August	3 611	2 019	2 739	488	1 208	165	159	139
September	3 602	2 010	2 770	505	1 238	160	167	147
October	3 603	1 989	2 801	520	1 270	157	178	158
November	3 603	1 961	2 837	532	1 302	161	192	173
TREND ESTIMATES (% change from preceding month)								
1995								
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	1.7	0.8	1.8	-0.1	-5.0	-4.9	7.2	-3.1
June	0.9	0.9	1.6	1.6	-4.6	-5.6	4.5	-2.0
July	0.1	0.5	1.1	3.1	-1.8	-5.2	2.5	-3.8
August	-0.2	0.1	1.0	3.8	1.5	-4.6	2.7	1.9
September	-0.2	-0.4	1.2	3.6	2.5	-2.8	5.2	6.2
October	0.0	-1.0	1.1	2.9	2.6	-1.8	6.6	7.3
November	0.0	-1.4	1.3	2.4	2.5	2.6	7.7	9.4



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				
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
November	7 248	3 053	510	10 811
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				
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	323	0	454
November	101	288	5	394
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				
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	3 728	376	11 817
November	7 349	3 341	515	11 205

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										
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	1 085	783	1 868	306	406	1 148	1 860	3 728	11 441
November	7 349	878	501	1 379	533	590	839	1 962	3 341	10 690

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										
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	70.4	72.6	143.0	21.8	34.9	137.7	194.3	337.3	1 143.2
November	769.9	63.8	48.1	111.9	37.8	53.0	155.7	246.6	358.5	1 128.4

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							
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
November	758.6	338.2	1 096.8	230.5	1 327.2	1 215.1	2 542.4
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							
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	25.3	38.6	4.6	43.2	224.7	267.9
November	11.3	20.3	31.6	5.9	37.5	493.8	531.3
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							
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	337.3	1 143.2	224.1	1 367.3	1 384.5	2 751.9
November	769.9	358.5	1 128.4	236.3	1 364.7	1 709.0	3 073.7

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	6 988.9
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											
September	31	278	106	171	111	44	8	24	63	65	901
October	30	264	111	185	157	42	13	25	52	55	934
November	25	259	93	201	123	98	8	29	57	60	953
Value—\$200,000—\$499,999											
1996											
September	12	76	65	58	68	42	7	20	33	23	404
October	20	77	56	77	62	37	8	17	27	32	413
November	7	60	63	79	63	35	5	19	21	28	380
Value—\$500,000—\$999,999											
1996											
September	5	30	27	17	24	14	0	8	9	7	141
October	9	32	22	33	26	26	1	9	13	11	182
November	7	30	17	14	28	19	1	5	14	11	146
Value—\$1,000,000—\$4,999,999											
1996											
September	7	24	24	17	18	22	2	8	10	10	142
October	9	22	9	30	20	21	0	15	20	7	153
November	9	15	13	16	19	27	2	19	13	9	142
Value—\$5,000,000 and over											
1996											
September	2	6	4	7	4	5	0	5	1	1	35
October	1	6	1	6	4	3	0	2	1	1	25
November	2	7	5	10	4	5	0	5	6	2	46
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											
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
November	50	371	191	320	237	184	16	77	111	110	1 667

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

Month	Hotels, motels and other short term accom- modation	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											
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
November	2.6	22.6	9.9	19.4	12.2	10.4	0.8	3.0	5.4	6.2	92.3
Value—\$200,000—\$499,999											
1996											
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
November	2.2	17.9	18.0	23.1	18.5	10.8	1.6	5.8	5.6	8.3	111.9
Value—\$500,000—\$999,999											
1996											
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
November	4.8	20.0	12.2	9.0	19.5	13.1	0.8	2.6	9.7	7.8	99.5
Value—\$1,000,000—\$4,999,999											
1996											
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
November	18.5	29.1	21.7	34.5	40.2	50.6	6.2	49.9	32.1	18.1	300.9
Value—\$5,000,000 and over											
1996											
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
November	45.5	100.1	66.9	109.2	119.0	58.1	0.0	85.0	509.0	11.6	1 104.4
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											
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
November	73.6	189.7	128.6	195.1	209.5	142.9	9.4	146.4	561.7	52.0	1 709.0

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

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

	DWELLING UNITS				VALUE						
	New houses	New other residential building	Conversions 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	2 031	1 473	458	3 962	236.1	173.0	409.1	130.3	539.3	749.2	1 288.6
Vic.	1 361	424	43	1 828	151.2	41.5	192.7	47.9	240.5	157.7	398.2
Qld	2 023	684	3	2 710	200.8	81.1	281.9	22.1	304.0	207.4	511.4
SA	438	49	1	488	35.7	4.2	39.9	8.8	48.8	18.7	67.5
WA	1 117	175	4	1 296	107.6	14.5	122.1	14.1	136.2	54.9	191.1
Tas.	145	18	0	163	12.0	0.9	12.9	3.3	16.2	6.4	22.6
NT	76	119	1	196	8.2	11.3	19.5	1.5	21.0	6.3	27.4
ACT	57	111	0	168	6.9	11.8	18.6	2.5	21.1	14.4	35.5
Australia	7 248	3 053	510	10 811	758.6	338.2	1 096.8	230.5	1 327.2	1 215.1	2 542.4

PUBLIC SECTOR

NSW	2	111	5	118	0.3	8.9	9.2	1.4	10.5	165.5	176.0
Vic.	7	39	0	46	0.5	2.3	2.8	3.9	6.7	126.4	133.0
Qld	26	119	0	145	2.9	7.6	10.4	0.0	10.4	58.8	69.3
SA	0	0	0	0	0.0	0.0	0.0	0.0	0.0	21.0	21.0
WA	24	8	0	32	2.8	0.6	3.4	0.1	3.4	110.0	113.4
Tas.	1	4	0	5	0.1	0.4	0.4	0.0	0.5	0.9	1.3
NT	25	7	0	32	3.3	0.7	4.0	0.5	4.5	2.0	6.5
ACT	16	0	0	16	1.5	0.0	1.5	0.0	1.5	9.3	10.8
Australia	101	288	5	394	11.3	20.3	31.6	5.9	37.5	493.8	531.3

TOTAL

NSW	2 033	1 584	463	4 080	236.3	181.9	418.2	131.6	549.8	914.7	1 464.5
Vic.	1 368	463	43	1 874	151.7	43.7	195.5	51.8	247.2	284.0	531.2
Qld	2 049	803	3	2 855	203.7	88.6	292.4	22.1	314.4	266.2	580.7
SA	438	49	1	488	35.7	4.2	39.9	8.8	48.8	39.7	88.5
WA	1 141	183	4	1 328	110.4	15.0	125.4	14.2	139.6	165.0	304.6
Tas.	146	22	0	168	12.1	1.3	13.4	3.3	16.7	7.3	24.0
NT	101	126	1	228	11.6	11.9	23.5	2.0	25.5	8.4	33.9
ACT	73	111	0	184	8.3	11.8	20.1	2.5	22.6	23.7	46.3
Australia	7 349	3 341	515	11 205	769.9	358.5	1 128.4	236.3	1 364.7	1 709.0	3 073.7

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

VALUE.....

	<i>Hotels, motels and other short term accommodation</i>	Shops	Factories	Offices	<i>Other business premises</i>	Educational	Religious	Health	<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	46.8	51.4	71.0	67.1	16.8	5.0	5.8	6.2	477.1	2.0	749.2
Vic.	14.5	20.0	29.5	24.2	28.2	5.5	1.2	17.6	6.6	10.1	157.7
Qld	5.2	93.4	11.8	21.4	25.4	8.4	2.2	9.5	25.9	4.1	207.4
SA	2.7	2.6	0.9	2.6	4.2	0.9	0.0	0.3	4.3	0.3	18.7
WA	3.4	13.1	11.8	8.6	8.9	3.3	0.2	5.0	0.5	0.3	54.9
Tas.	0.2	1.7	1.3	1.3	0.4	0.0	0.0	0.5	1.0	0.1	6.4
NT	0.3	1.5	0.4	0.4	2.4	0.1	0.0	0.0	1.1	0.3	6.3
ACT	0.3	0.4	0.1	11.3	1.5	0.3	0.0	0.0	0.4	0.2	14.4
Australia	73.3	184.1	126.9	136.8	87.9	23.5	9.4	39.0	516.8	17.3	1 215.1
PUBLIC SECTOR											
NSW	0.0	2.6	0.0	6.4	96.8	19.9	0.0	4.3	27.4	8.0	165.5
Vic.	0.0	0.3	0.0	13.0	0.8	8.7	0.0	76.0	9.5	18.0	126.4
Qld	0.1	1.2	1.7	27.0	4.4	20.7	0.0	0.0	2.2	1.5	58.8
SA	0.0	0.0	0.0	8.4	0.2	5.4	0.0	6.6	0.0	0.4	21.0
WA	0.0	0.1	0.0	0.6	19.2	61.6	0.0	18.9	2.7	6.8	110.0
Tas.	0.2	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.1	0.9
NT	0.0	0.8	0.0	1.1	0.0	0.1	0.0	0.0	0.0	0.0	2.0
ACT	0.0	0.0	0.0	1.9	0.0	3.0	0.0	1.5	2.9	0.0	9.3
Australia	0.3	5.6	1.7	58.3	121.6	119.4	0.0	107.4	44.9	34.7	493.8
TOTAL											
NSW	46.8	53.9	71.0	73.5	113.7	24.9	5.8	10.5	504.5	10.1	914.7
Vic.	14.5	20.4	29.5	37.2	29.1	14.2	1.2	93.7	16.1	28.1	284.0
Qld	5.3	94.7	13.5	48.4	29.9	29.1	2.2	9.5	28.1	5.6	266.2
SA	2.7	2.6	0.9	10.9	4.4	6.3	0.0	6.9	4.3	0.7	39.7
WA	3.4	13.2	11.8	9.1	28.1	64.9	0.2	23.9	3.3	7.1	165.0
Tas.	0.4	2.2	1.3	1.3	0.4	0.0	0.0	0.5	1.1	0.1	7.3
NT	0.3	2.3	0.4	1.4	2.4	0.2	0.0	0.0	1.1	0.3	8.4
ACT	0.3	0.4	0.1	13.2	1.5	3.3	0.0	1.5	3.3	0.2	23.7
Australia	73.6	189.7	128.6	195.1	209.5	142.9	9.4	146.4	561.7	52.0	1 709.0

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.

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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.

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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.

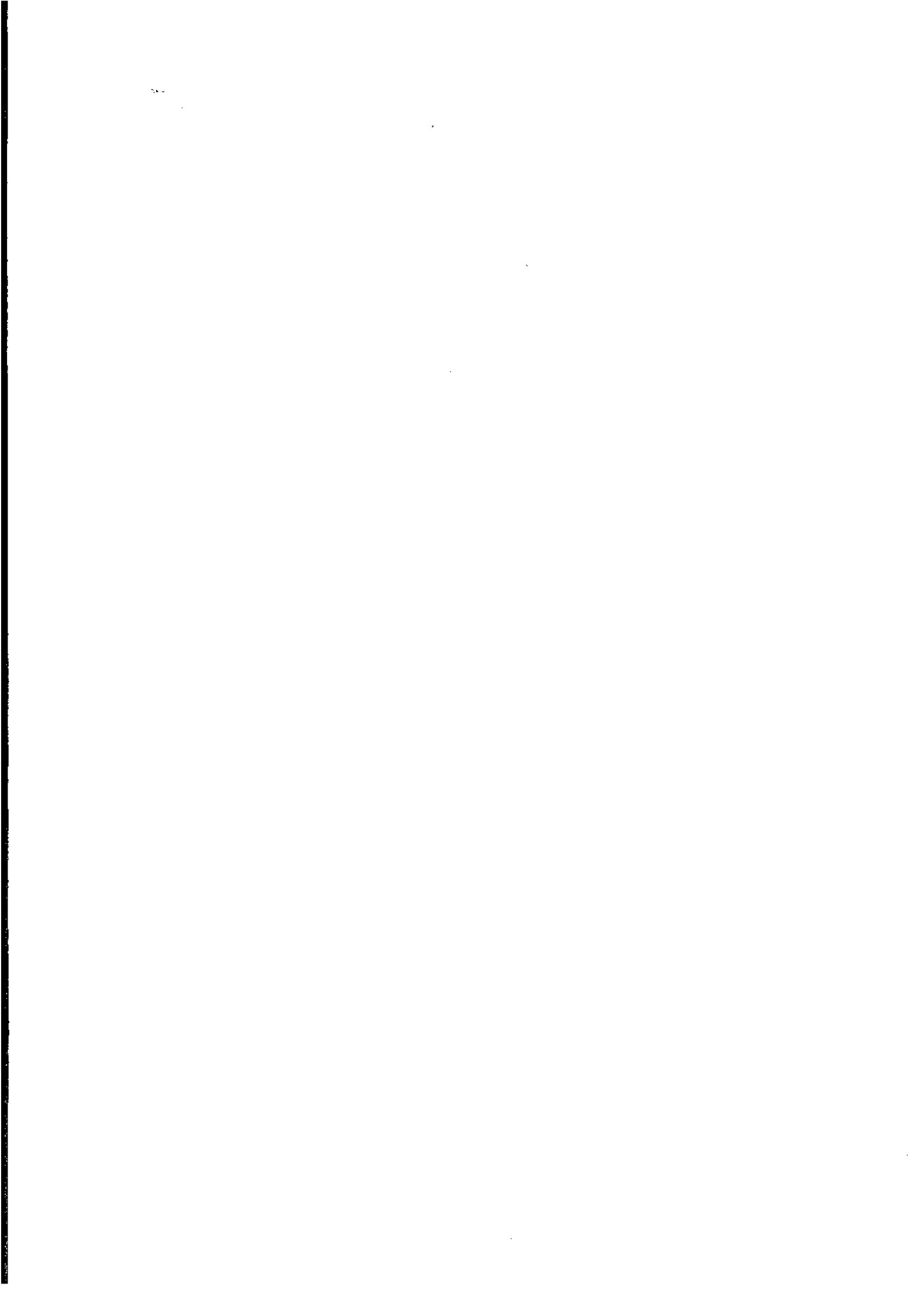
GLOSSARY

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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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