

# BUILDING APPROVALS AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) TUES 4 MAR 1997

## JANUARY KEY FIGURES

### TREND ESTIMATES

	Jan 97	% change Dec 96 to Jan 97	% change Jan 96 to Jan 97
Dwelling units approved			
Private sector houses	7 456	1.2	5.5
Total dwelling units	11 430	1.3	12.3

### SEASONALLY ADJUSTED

	Jan 97	% change Dec 96 to Jan 97	% change Jan 96 to Jan 97
Dwelling units approved			
Private sector houses	7 578	-0.5	8.7
Total dwelling units	12 020	10.4	22.5

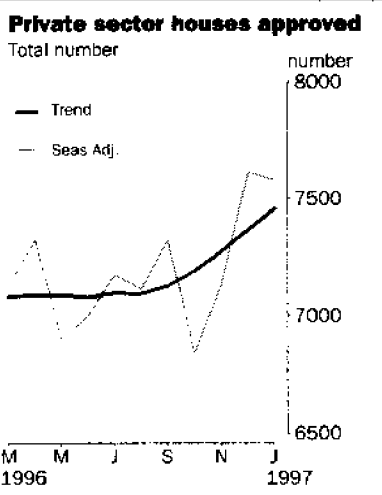
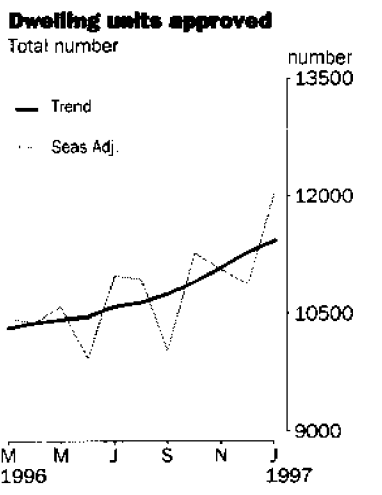
## JANUARY KEY POINTS

### TREND ESTIMATES

- The trend for private sector houses is showing growth of about 1% each month over the last four months, after being flat for the first half of 1996.
- The trend for other residential dwelling units has grown consistently since late 1995. It has grown by more than 2% each month for the last five months and 15% over the last six months.
- The decline in the trend for total dwelling units ended in early 1996. Since then there has been a gradual increase which has strengthened in recent months. For the 6 months ending June 1996 the growth was 2.9% compared with an 8.0% increase for the six months ending January 1997.
- The trend for the value of non-residential building shows signs of slower growth but there has been an increase of 15.5% over the last six months and 33.3% over the last year.

### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for the number of private sector houses decreased by 0.5% in January to 7,578 following an increase of 6.7% in December.
- The number of other residential units increased by 36.7% in January to 4,318 following decreases of 16.0% in December and 11.8% in November. This series is volatile because of the approval of large jobs in particular months.
- The seasonally adjusted estimate for the total number of dwelling units increased by 10.4% in January to 12,020, following decreases of 1.5% in December and 1.9% in November.



## INQUIRIES

- For further information about these and related unpublished statistics, contact Richard Mason on 08 8237 7663

# BUILDING APPROVALS NOTES

FORTHCOMING ISSUES	ISSUE	RELEASE DATE
	February 1997	4 April 1997
	March 1997	1 May 1997
	April 1997	2 June 1997
	May 1997	2 July 1997
	June 1997	30 July 1997
	July 1997	1 September 1997

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CHANGES IN THIS ISSUE      There are no changes in this issue.

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## SIGNIFICANT REVISIONS THIS MONTH

ABS investigations have identified incorrect reporting by approving authorities in Victoria and the Australian Capital Territory, and by the government housing authority in Western Australia. The series involved have now been revised. In Western Australia, the corrections relate to public sector dwellings; in Victoria they relate only to the local government authority of Casey. For both WA and ACT, revisions have been made from July 1996. Further investigations are occurring on incorrect reporting prior to that, and when they are completed, revisions will be made, if required, to earlier periods.

Additional details on these revisions are included in relevant State publications. Users of small area data should seek further details from the ABS (contact Rex Porter on (08) 8237 7316).

In addition, corrections to details previously reported have been made for single isolated jobs in New South Wales for July 1996 and in Queensland for November 1996.

The total value of all revisions is \$200 million or 1% of the value of building work over the period May to December 1996. However, this is not spread evenly across states, type of building or reporting periods. The revisions have added 1181 dwelling units over the period.

### Summary of revisions by State/Territory

NSW - July 96 - hotels and other residential - \$51 million

Vic - May to November 96 - all classes of building - \$75 million

Qld - November 96 - shops - \$17 million

WA - July to December 96 - public sector dwellings - \$17 million

ACT - July to December 96 - all classes of building - \$41 million

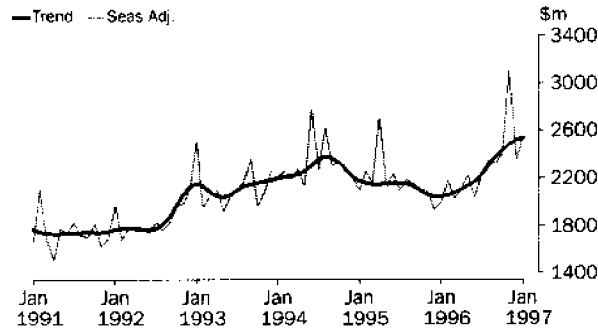
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W. McLennan  
Australian Statistician

# VALUE OF BUILDING APPROVED

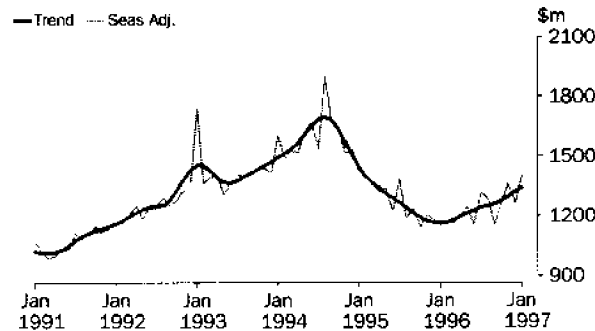
## VALUE OF TOTAL BUILDING

The rate of growth in the trend has slowed in recent months. The trend will flatten if the seasonally adjusted estimate falls by more than 4% in February. The historical average monthly movement regardless of sign, is 8%.



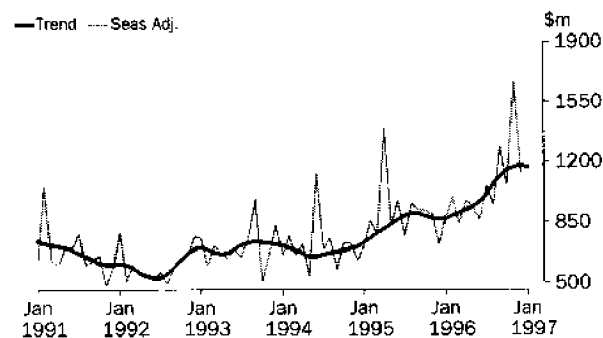
## VALUE OF RESIDENTIAL BUILDING

The trend for the value of residential building approved has increased by more than 1% each month since October 1996. Growth will continue unless the seasonally adjusted estimate in February falls by more than 15%. The historical average monthly movement, regardless of sign, is 5%.



## VALUE OF NON-RESIDENTIAL BUILDING

The trend for the value of non-residential building has flattened. However there has been an increase of 15.5% over the last six months and 33.3% over the last year. Growth will resume if the seasonally adjusted estimate in February increases by more than 9%. The historical average monthly movement, regardless of sign is 18%.



# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

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

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

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

**1** The February seasonally adjusted estimate is higher than the January estimate by:

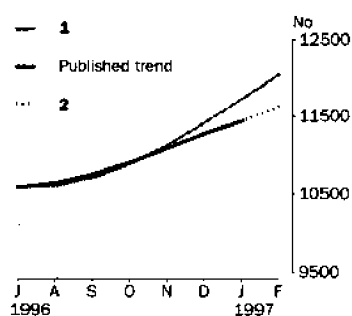
- +4% for total number of dwelling units approved
- +3% for number of private sector houses approved
- +5% for value of residential building approved
- +18% for value of non-residential building approved
- +8% for value of total building approved

**2** The February seasonally adjusted estimate is lower than the January 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.

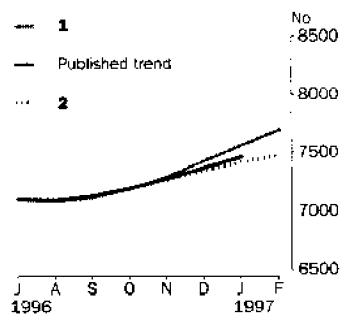
### TOTAL NUMBER OF DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	number	% change	<b>1</b> <i>rises by 4% on Jan 1997</i> number    % change	<b>2</b> <i>falls by 4% on Jan 1997</i> number    % change		
1996						
September	10 746	1.0	10 705	1.0	10 739	1.2
October	10 898	1.4	10 882	1.7	10 899	1.5
November	11 079	1.7	11 127	2.3	11 083	1.7
December	11 278	1.8	11 421	2.6	11 273	1.7
1997						
January	11 430	1.3	11 726	2.7	11 447	1.5
February	—	—	12 045	2.7	11 624	1.5

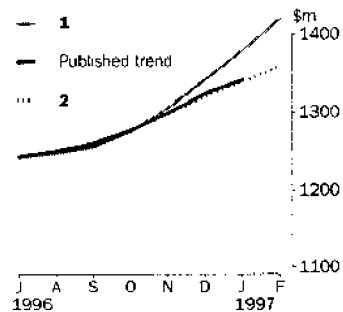
# WHAT IF...? (continued)

## PRIVATE SECTOR HOUSES



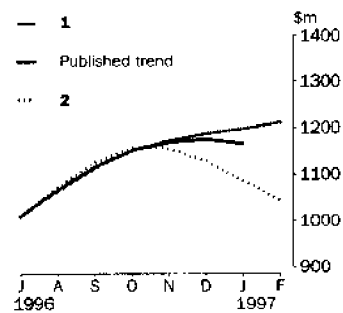
	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	number	% change	<b>1</b> rises by 3% on Jan 1997 number	% change	<b>2</b> falls by 3% on Jan 1997 number	% change
1996						
September	7 124	0.5	7 108	0.4	7 126	0.5
October	7 190	0.9	7 182	1.0	7 191	0.9
November	7 273	1.2	7 288	1.5	7 266	1.0
December	7 365	1.3	7 419	1.8	7 342	1.0
1997						
January	7 456	1.2	7 558	1.9	7 413	1.0
February	—	—	7 691	1.8	7 472	0.8

## VALUE OF RESIDENTIAL BUILDING APPROVED



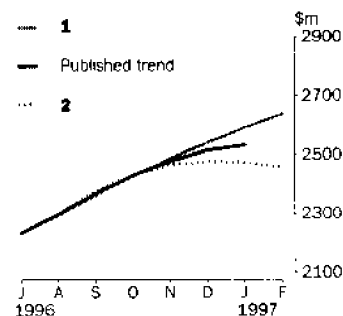
	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	\$m	% change	<b>1</b> rises by 5% on Jan 1997 \$m	% change	<b>2</b> falls by 5% on Jan 1997 \$m	% change
1996						
September	1 260.2	0.8	1 255.8	0.7	1 260.7	0.8
October	1 276.9	1.3	1 274.6	1.5	1 277.1	1.3
November	1 298.8	1.7	1 304.6	2.4	1 298.2	1.7
December	1 323.5	1.9	1 341.4	2.8	1 320.1	1.7
1997						
January	1 341.1	1.3	1 378.8	2.8	1 338.7	1.4
February	—	—	1 418.9	2.9	1 358.4	1.5

## VALUE OF NON-RESIDENTIAL BUILDING APPROVED



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	\$m	% change	<b>1</b> rises by 18% on Jan 1997 \$m	% change	<b>2</b> falls by 18% on Jan 1997 \$m	% change
1996						
September	1 115.2	4.7	1 112.7	4.7	1 126.3	5.2
October	1 150.5	3.2	1 149.1	3.3	1 155.9	2.6
November	1 169.0	1.6	1 172.6	2.0	1 154.7	-0.1
December	1 175.1	0.5	1 187.3	1.3	1 128.2	-2.3
1997						
January	1 165.2	-0.8	1 198.5	0.9	1 087.1	-3.6
February	—	—	1 213.1	1.2	1 045.0	-3.9

## VALUE OF TOTAL BUILDING APPROVED



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	\$m	% change	<b>1</b> rises by 8% on Jan 1997 \$m	% change	<b>2</b> falls by 8% on Jan 1997 \$m	% change
1996						
September	2 367.8	3.0	2 361.4	3.0	2 376.0	3.2
October	2 428.3	2.6	2 425.6	2.7	2 432.9	2.4
November	2 477.6	2.0	2 486.4	2.5	2 467.1	1.4
December	2 516.2	1.6	2 541.6	2.2	2 478.0	0.4
1997						
January	2 533.2	0.7	2 592.2	2.0	2 472.3	-0.2
February	—	—	2 638.4	1.8	2 457.4	-0.6

# VALUE OF BUILDING APPROVED: Average 1989-90 prices

DECEMBER QUARTER 1996

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

	TREND ESTIMATES	
	Sep qtr 96 to Dec qtr 96	Dec qtr 95 to Dec qtr 96
	% change	% change
New residential building	3.9	7.7
Alterations and additions to residential buildings	1.8	5.5
Non-residential building	10.5	34.6
<b>Total building</b>	<b>8.2</b>	<b>19.3</b>

## VALUE OF TOTAL BUILDING APPROVED

The trend for the value of total building approved at average 1989-90 prices has shown increases for the last three quarters following a decline since the June quarter 1994. The increase for the December quarter was 8.2% following increases of 7.7% for the September quarter and 4.7% for the June quarter.

## VALUE OF NEW RESIDENTIAL BUILDING

The value of new residential building approved has shown increases for each of the last three quarters after a decline since the September quarter 1994. The increases for the last two quarters have been almost 4% per quarter.

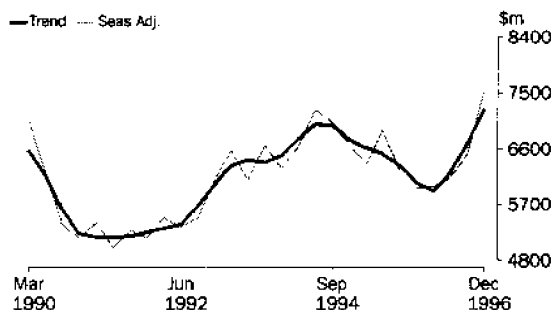
## VALUE OF ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDINGS

The value of approved alterations and additions to residential buildings has increased by over 1% for each of the last four quarters.

## VALUE OF NON-RESIDENTIAL BUILDING

The value of non-residential building approved has increased by over 10% for each of the last three quarters.

## QUARTERLY VALUE OF BUILDING APPROVED— (at average 1989-90 prices)



## DWELLING UNITS APPROVED: Seasonally Adjusted & Trend

Month	HOUSES.....		OTHER RESIDENTIAL...		DWELLING UNITS.....		
	Private sector	Total	Private sector	Total	Private sector	Public sector	Total
	Number	Number	Number	Number	Number	Number	Number
<b>SEASONALLY ADJUSTED</b>							
<b>1996</b>							
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	6 895	7 054	3 398	3 532	10 294	315	10 586
June	6 998	7 021	2 795	2 894	9 792	254	9 915
July	7 174	7 322	3 108	3 656	10 282	826	10 978
August	7 113	7 350	3 209	3 589	10 323	459	10 939
September	7 324	7 490	2 228	2 531	9 552	380	10 021
October	6 840	7 007	3 821	4 265	10 661	642	11 272
November	7 137	7 297	3 516	3 761	10 653	551	11 057
December	7 613	7 728	2 850	3 159	10 463	427	10 887
<b>1997</b>							
January	7 578	7 702	3 679	4 318	11 257	493	12 020
<b>TREND ESTIMATES</b>							
<b>1996</b>							
January	7 068	7 206	2 598	2 973	9 666	489	10 179
February	7 071	7 187	2 668	3 044	9 740	481	10 231
March	7 078	7 177	2 769	3 132	9 847	479	10 308
April	7 087	7 174	2 863	3 202	9 950	475	10 376
May	7 088	7 173	2 919	3 241	10 007	470	10 414
June	7 077	7 173	2 966	3 280	10 042	466	10 453
July	7 094	7 245	2 997	3 337	10 091	514	10 582
August	7 091	7 257	3 035	3 379	10 126	518	10 636
September	7 124	7 296	3 100	3 450	10 224	521	10 746
October	7 190	7 356	3 176	3 542	10 367	523	10 898
November	7 273	7 427	3 268	3 651	10 541	514	11 079
December	7 365	7 509	3 363	3 770	10 728	502	11 278
<b>1997</b>							
January	7 456	7 582	3 426	3 848	10 881	472	11 430
<b>TREND ESTIMATES (% change from preceding month)</b>							
<b>1996</b>							
January	-0.2	-0.5	1.8	2.0	0.3	-2.4	0.2
February	0.0	-0.3	2.7	2.4	0.8	-1.7	0.5
March	0.1	-0.1	3.8	2.9	1.1	-0.4	0.8
April	0.1	0.0	3.4	2.2	1.0	-0.9	0.7
May	0.0	0.0	2.0	1.2	0.6	-0.9	0.4
June	-0.2	0.0	1.6	1.2	0.4	-0.9	0.4
July	0.2	1.0	1.0	1.7	0.5	10.1	1.2
August	0.0	0.2	1.3	1.3	0.3	0.9	0.5
September	0.5	0.5	2.1	2.1	1.0	0.6	1.0
October	0.9	0.8	2.5	2.7	1.4	0.3	1.4
November	1.2	1.0	2.9	3.1	1.7	-1.7	1.7
December	1.3	1.1	2.9	3.3	1.8	-2.5	1.8
<b>1997</b>							
January	1.2	1.0	1.9	2.1	1.4	-6.0	1.3

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

<b>1996</b>					
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	1 105.3	185.7	1 246.8	941.5	2 226.9
June	934.9	199.5	1 158.5	868.9	2 035.3
July	1 083.3	197.1	1 317.7	1 061.2	2 243.2
August	1 107.4	198.0	1 287.3	946.9	2 341.9
September	959.3	185.3	1 158.6	1 287.7	2 317.2
October	1 087.9	195.7	1 268.6	1 064.5	2 404.7
November	1 137.7	230.4	1 363.4	1 668.0	3 102.2
December	1 054.1	202.0	1 267.3	1 135.0	2 344.3
<b>1997</b>					
January	1 175.1	226.4	1 403.4	1 094.6	2 549.4

TREND ESTIMATES

<b>1996</b>					
January	968.5	195.3	1 164.3	873.8	2 042.4
February	975.0	197.4	1 169.1	887.3	2 055.1
March	988.8	198.2	1 179.9	903.1	2 079.0
April	1 006.9	197.8	1 196.7	919.2	2 107.1
May	1 021.6	196.1	1 211.8	936.5	2 132.9
June	1 032.2	194.2	1 225.1	963.3	2 168.5
July	1 045.6	194.9	1 243.7	1 008.9	2 232.9
August	1 049.4	195.5	1 250.0	1 065.1	2 299.3
September	1 058.0	198.5	1 260.2	1 115.2	2 367.8
October	1 072.6	203.2	1 276.9	1 150.5	2 428.3
November	1 090.8	208.6	1 298.8	1 169.0	2 477.6
December	1 111.1	213.8	1 323.5	1 175.1	2 516.2
<b>1997</b>					
January	1 122.6	218.9	1 341.1	1 165.2	2 533.2

TREND ESTIMATES (% change from preceding month)

<b>1996</b>					
January	-0.2	1.8	-0.2	0.7	0.0
February	0.7	1.1	0.4	1.5	0.8
March	1.4	0.4	0.9	1.8	1.2
April	1.8	-0.2	1.4	1.8	1.4
May	1.5	-0.9	1.3	1.9	1.2
June	1.0	-1.0	1.1	2.9	1.7
July	1.3	0.4	1.5	4.7	3.0
August	0.4	0.3	0.5	5.6	3.0
September	0.8	1.5	0.8	4.7	3.0
October	1.4	2.4	1.3	3.2	2.6
November	1.7	2.6	1.7	1.6	2.0
December	1.9	2.5	1.9	0.5	1.6
<b>1997</b>					
January	1.0	2.4	1.3	-0.8	0.7



**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
<b>SEASONALLY ADJUSTED</b>								
<b>1996</b>								
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	1 859	2 666	451	1 208	161	n.a.	n.a.
June	3 407	2 078	2 589	419	1 094	220	n.a.	n.a.
July	4 328	2 000	2 866	478	1 305	119	n.a.	n.a.
August	3 418	2 513	2 677	511	1 236	175	n.a.	n.a.
September	3 258	1 916	2 559	466	1 230	155	n.a.	n.a.
October	3 671	2 148	3 044	582	1 394	174	n.a.	n.a.
November	3 786	1 861	2 798	504	1 339	159	n.a.	n.a.
December	3 890	2 127	2 620	444	1 308	161	n.a.	n.a.
<b>1997</b>								
January	4 258	2 535	2 725	451	1 319	150	n.a.	n.a.
<b>TREND ESTIMATES</b>								
<b>1996</b>								
January	3 342	1 945	2 454	476	1 374	212	105	146
February	3 378	1 952	2 489	462	1 394	211	112	127
March	3 446	1 969	2 541	454	1 385	209	122	111
April	3 533	1 997	2 591	449	1 338	203	135	105
May	3 606	2 035	2 639	449	1 269	193	144	105
June	3 644	2 075	2 686	457	1 206	182	152	107
July	3 642	2 094	2 724	473	1 240	172	158	155
August	3 625	2 096	2 746	491	1 250	165	161	161
September	3 627	2 100	2 760	502	1 281	161	164	170
October	3 670	2 107	2 768	504	1 307	161	166	177
November	3 761	2 128	2 765	498	1 323	160	167	178
December	3 880	2 168	2 755	487	1 334	158	165	177
<b>1997</b>								
January	3 973	2 223	2 732	471	1 334	160	159	171
<b>TREND ESTIMATES (% change from preceding month)</b>								
<b>1996</b>								
January	-0.3	0.6	0.8	-3.6	2.6	-0.7	3.5	-8.2
February	1.1	0.4	1.4	-2.9	1.4	-0.3	7.0	-12.7
March	2.0	0.9	2.1	-1.7	-0.6	-1.1	9.4	-12.6
April	2.5	1.4	2.0	-1.1	-3.4	-2.9	10.0	-5.6
May	2.0	1.9	1.8	-0.1	-5.1	-4.9	7.2	-0.2
June	1.1	2.0	1.8	1.8	-5.0	-5.7	5.5	2.4
July	-0.1	0.9	1.4	3.6	2.8	-5.3	3.8	44.3
August	-0.5	0.1	0.8	3.7	0.9	-4.4	1.9	4.2
September	0.0	0.2	0.5	2.4	2.5	-2.5	1.7	5.3
October	1.2	0.3	0.3	0.4	2.0	0.0	1.5	3.9
November	2.5	1.0	-0.1	-1.3	1.3	-0.2	0.1	0.9
December	3.2	1.9	-0.4	-2.2	0.8	-1.2	-0.9	-0.6
<b>1997</b>								
January	2.4	2.5	-0.9	-3.2	0.0	1.3	-3.4	-3.5

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				
<b>1993-94</b>	127 299	49 281	3 992	180 572
<b>1994-95</b>	112 468	47 355	3 791	163 614
<b>1995-96</b>	85 802	31 275	1 874	118 951
<b>1996</b>				
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	7 644	3 944	122	11 710
June	6 786	2 327	222	9 335
July	7 869	3 299	190	11 358
August	7 601	3 261	173	11 035
September	7 527	2 189	174	9 890
October	7 694	3 418	376	11 488
November	7 326	3 055	510	10 891
December	6 705	2 448	317	9 470
<b>1997</b>				
January	6 368	3 084	171	9 623
PUBLIC SECTOR				
<b>1993-94</b>	3 184	4 941	147	8 272
<b>1994-95</b>	2 551	4 870	49	7 470
<b>1995-96</b>	1 755	3 862	143	5 760
<b>1996</b>				
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	135	653	1	789
August	138	203	9	350
September	112	176	1	289
October	155	333	6	494
November	135	292	5	432
December	113	244	16	373
<b>1997</b>				
January	132	345	6	483
TOTAL				
<b>1993-94</b>	130 483	54 222	4 139	188 844
<b>1994-95</b>	115 019	52 225	3 840	171 084
<b>1995-96</b>	87 557	35 137	2 017	124 711
<b>1996</b>				
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	7 780	4 237	124	12 141
June	6 873	2 656	227	9 756
July	8 004	3 952	191	12 147
August	7 739	3 464	182	11 385
September	7 639	2 365	175	10 179
October	7 849	3 751	382	11 982
November	7 461	3 347	515	11 323
December	6 818	2 692	333	9 843
<b>1997</b>				
January	6 500	3 429	177	10 106

NEW DWELLING UNITS APPROVED<sup>1</sup>, 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	Two	Total	One or	Three	Four or	Total		
		storey	or more storeys		two storeys	storeys	more storeys			

## NUMBER OF DWELLING UNITS

<b>1993-94</b>	130 483	21 981	10 905	32 886	10 037	5 244	6 073	21 354	54 222	184 705
<b>1994-95</b>	115 019	19 497	10 240	29 737	7 435	4 879	10 174	22 488	52 225	167 244
<b>1995-96</b>	87 557	12 427	7 499	19 926	4 388	4 027	6 796	15 211	35 137	122 694

<b>1996</b>										
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	7 780	937	662	1 599	635	712	1 289	2 636	4 237	12 017
June	6 873	857	625	1 482	496	261	417	1 174	2 656	9 529
July	8 004	832	693	1 525	557	444	1 204	2 205	3 952	11 956
August	7 739	935	637	1 572	424	409	1 041	1 874	3 464	11 203
September	7 639	894	584	1 578	307	272	192	771	2 365	10 004
October	7 849	1 085	783	1 868	306	406	1 148	1 860	3 751	11 600
November	7 461	878	501	1 379	533	590	839	1 962	3 347	10 808
December	6 818	573	614	1 187	392	576	532	1 500	2 692	9 510
<b>1997</b>										
January	6 500	888	904	1 792	540	462	635	1 637	3 429	9 929

## VALUE (\$ million)

<b>1993-94</b>	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
<b>1994-95</b>	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
<b>1995-96</b>	8 812.4	882.5	656.9	1 539.3	339.3	324.8	1 103.0	1 766.9	3 306.2	12 118.6

<b>1996</b>										
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	805.9	62.1	56.7	118.8	45.6	56.4	247.8	349.8	468.7	1 274.6
June	712.7	62.3	52.5	114.8	32.7	19.6	34.2	86.4	201.2	913.9
July	837.3	58.7	61.0	119.7	40.2	44.7	152.0	236.9	396.9	1 234.2
August	810.1	63.2	52.6	115.9	28.4	28.5	144.3	201.2	318.3	1 128.4
September	807.1	62.2	64.5	126.8	20.0	24.2	21.0	65.2	193.1	1 000.2
October	820.1	70.4	72.6	143.0	21.8	34.9	137.7	194.3	338.4	1 158.6
November	780.8	63.8	48.1	111.9	37.8	53.0	155.7	246.6	358.7	1 139.6
December	735.8	40.3	50.6	90.9	27.3	45.9	66.1	139.3	230.6	966.4
<b>1997</b>										
January	689.4	64.9	83.9	148.9	39.6	36.6	89.0	165.2	314.1	1 003.5

<sup>1</sup> Excludes Conversions, etc

.....

VALUE OF BUILDING APPROVED, Private and Public Sector: Original

.....

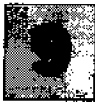
Period	New houses	New other residential building	New residential building	Alterations and additions to residential buildings	Total residential building	Non-residential building	Total building
<b>PRIVATE SECTOR (\$ million)</b>							
<b>1993-94</b>	11 403.8	3 693.6	15 097.4	2 267.1	17 364.5	6 057.0	23 421.5
<b>1994-95</b>	10 715.5	4 163.0	14 878.5	2 396.1	17 274.6	6 791.4	24 066.0
<b>1995-96</b>	8 641.1	3 017.7	11 658.8	2 214.1	13 873.0	7 657.0	21 529.9
<b>1996</b>							
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	794.3	448.9	1 243.2	194.2	1 437.4	788.5	2 225.9
June	705.4	176.4	881.8	175.7	1 057.5	542.3	1 599.8
July	824.4	346.4	1 170.8	204.0	1 374.9	624.5	1 999.4
August	795.9	303.1	1 099.0	199.2	1 298.2	808.9	2 107.0
September	794.1	178.4	972.5	204.3	1 176.7	836.1	2 012.8
October	804.9	312.7	1 117.6	222.6	1 340.2	1 160.9	2 501.1
November	767.3	338.3	1 105.6	233.2	1 338.8	1 198.3	2 537.1
December	722.2	211.2	933.4	167.9	1 101.4	779.8	1 881.1
<b>1997</b>							
January	673.8	288.1	962.0	183.9	1 145.8	693.5	1 839.3
<b>PUBLIC SECTOR (\$ million)</b>							
<b>1993-94</b>	265.4	322.5	587.9	22.0	609.8	2 728.5	3 338.4
<b>1994-95</b>	227.0	365.2	592.2	37.2	629.4	2 823.3	3 452.6
<b>1995-96</b>	171.3	288.5	459.7	70.2	530.0	3 072.3	3 602.3
<b>1996</b>							
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	331.9	372.5
June	7.3	24.8	32.1	5.2	37.3	307.8	345.0
July	12.9	50.5	63.3	7.4	70.7	266.5	337.2
August	14.2	15.2	29.5	6.7	36.2	327.2	363.4
September	13.0	14.8	27.8	2.4	30.1	311.1	341.3
October	15.3	25.7	40.9	4.8	45.7	225.3	271.0
November	13.5	20.5	34.0	5.9	39.9	496.3	536.2
December	13.6	19.3	32.9	5.4	38.3	188.1	226.4
<b>1997</b>							
January	15.6	26.0	41.5	4.4	46.0	339.9	385.9
<b>TOTAL (\$ million)</b>							
<b>1993-94</b>	11 669.2	4 016.1	15 685.3	2 289.0	17 974.3	8 785.6	26 759.9
<b>1994-95</b>	10 942.5	4 528.2	15 470.7	2 433.3	17 904.0	9 614.7	27 518.7
<b>1995-96</b>	8 812.4	3 306.2	12 118.6	2 284.4	14 402.9	10 729.3	25 132.2
<b>1996</b>							
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	805.9	468.7	1 274.6	203.4	1 478.0	1 120.4	2 598.3
June	712.7	201.2	913.9	180.9	1 094.7	850.1	1 944.8
July	837.3	396.9	1 234.2	211.4	1 445.6	891.0	2 336.6
August	810.1	318.3	1 128.4	205.9	1 334.4	1 136.0	2 470.4
September	807.1	193.1	1 000.2	206.6	1 206.9	1 147.3	2 354.1
October	820.1	338.4	1 158.6	227.4	1 385.9	1 386.2	2 772.1
November	780.8	358.7	1 139.6	239.1	1 378.7	1 694.6	3 073.3
December	735.8	230.6	966.4	173.3	1 139.7	967.9	2 107.5
<b>1997</b>							
January	689.4	314.1	1 003.5	188.3	1 191.8	1 033.5	2 225.2

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

Period	New houses \$m	New other residential building \$m	New residential building \$m	Alterations and additions to residential buildings \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
ORIGINAL							
<b>1993-94</b>	10 958.7	4 215.2	15 173.9	2 144.8	17 319.6	9 518.3	26 837.0
<b>1994-95</b>	10 024.3	4 692.7	14 717.0	2 227.8	16 946.1	9 985.2	26 929.9
<b>1995-96</b>	7 937.0	3 361.0	11 298.0	2 054.6	13 353.5	10 962.9	24 315.4
Quarter							
<b>1995</b>							
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
<b>1996</b>							
March	1 830.9	659.3	2 490.2	494.2	2 984.6	2 680.6	5 664.9
June	2 000.5	912.9	2 913.4	521.3	3 435.2	2 839.0	6 273.7
September	2 167.2	891.5	3 058.7	552.1	3 611.3	3 144.3	6 755.1
December	2 081.3	936.5	3 017.8	569.7	3 587.6	4 056.5	7 644.0
SEASONALLY ADJUSTED							
Quarter							
<b>1995</b>							
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
<b>1996</b>							
March	1 972.5	703.0	2 672.4	536.0	3 221.4	2 764.3	5 992.5
June	1 970.1	858.0	2 838.0	525.9	3 330.5	2 811.8	6 120.7
September	2 042.8	850.0	2 867.3	513.4	3 410.4	3 261.9	6 511.1
December	2 073.9	941.2	3 032.5	559.3	3 583.9	3 874.5	7 546.9
TREND ESTIMATES							
Quarter							
<b>1995</b>							
September	2 037.7	907.7	2 940.9	510.1	3 464.9	2 858.1	6 325.7
December	1 975.8	812.5	2 793.0	513.2	3 317.2	2 712.0	6 063.7
<b>1996</b>							
March	1 960.2	765.0	2 731.3	519.3	3 250.0	2 669.3	5 924.3
June	1 988.3	802.9	2 791.0	526.1	3 312.2	2 937.5	6 204.1
September	2 029.7	872.1	2 897.4	531.8	3 430.7	3 304.3	6 682.5
December	2 070.4	932.1	3 009.0	541.2	3 553.0	3 649.7	7 233.7
TREND ESTIMATES (% change from preceding quarter)							
Quarter							
<b>1995</b>							
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
<b>1996</b>							
March	-0.8	-5.8	-2.2	1.2	-2.0	-1.6	-2.3
June	1.4	5.0	2.2	1.3	1.9	10.0	4.7
September	2.1	8.6	3.8	1.1	3.6	12.5	7.7
December	2.0	6.9	3.9	1.8	3.6	10.5	8.2

**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											
<b>1996</b>											
November	25	259	93	202	124	98	8	29	57	60	955
December	25	189	108	152	128	92	6	32	42	59	833
<b>1997</b>											
January	28	177	86	176	88	57	11	30	32	49	734
Value—\$200,000—\$499,999											
<b>1996</b>											
November	7	60	63	79	63	35	5	19	21	28	380
December	10	55	52	59	70	40	1	14	23	26	350
<b>1997</b>											
January	12	63	54	65	53	16	7	18	12	15	315
Value—\$500,000—\$999,999											
<b>1996</b>											
November	7	30	17	14	28	19	1	5	14	11	146
December	3	22	25	22	23	18	4	12	9	6	144
<b>1997</b>											
January	3	22	13	19	16	18	0	7	6	8	112
Value—\$1,000,000—\$4,999,999											
<b>1996</b>											
November	9	15	13	17	19	27	2	19	13	9	143
December	9	20	11	14	7	20	0	8	10	12	111
<b>1997</b>											
January	3	11	11	11	17	22	1	8	7	9	100
Value—\$5,000,000 and over											
<b>1996</b>											
November	2	7	5	9	4	5	0	5	6	2	45
December	3	4	2	8	1	2	0	1	4	2	27
<b>1997</b>											
January	6	7	3	6	1	4	0	4	6	2	39
Value—Total											
<b>1993-94</b>	500	3 364	1 924	2 863	2 259	1 371	249	723	955	1 122	15 330
<b>1994-95</b>	501	3 715	2 274	3 324	2 541	1 478	208	578	1 040	1 105	16 764
<b>1995-96</b>	578	4 098	2 246	3 461	2 646	1 505	205	661	1 070	1 310	17 780
<b>1996</b>											
November	50	371	191	321	238	184	16	77	111	110	1 669
December	50	290	198	255	229	172	11	67	88	105	1 465
<b>1997</b>											
January	52	280	167	277	175	117	19	67	63	83	1 300



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

Month	Hotels, motel 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
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
Value—\$50,000—\$199,999											
<b>1996</b>											
November	2.6	22.6	9.9	19.4	12.2	10.4	0.8	3.0	5.4	6.2	92.5
December	2.8	16.0	11.5	13.9	12.6	9.9	0.5	3.1	4.6	6.5	81.5
<b>1997</b>											
January	2.5	16.4	8.6	16.0	8.9	6.1	1.2	3.3	3.3	4.5	70.8
Value—\$200,000—\$499,999											
<b>1996</b>											
November	2.2	17.9	18.0	23.1	18.5	10.8	1.6	5.8	5.6	8.3	111.9
December	2.6	15.4	15.2	18.6	20.6	11.8	0.2	4.7	7.2	7.7	104.0
<b>1997</b>											
January	3.9	17.9	16.0	18.5	15.9	5.3	2.3	5.6	3.7	4.7	93.9
Value—\$500,000—\$999,999											
<b>1996</b>											
November	4.8	20.0	12.2	9.0	19.5	13.1	0.8	2.6	9.7	7.8	99.5
December	2.1	14.6	17.5	15.2	16.4	12.6	2.7	7.9	6.1	3.5	98.5
<b>1997</b>											
January	2.2	13.7	8.9	12.4	12.0	12.2	0.0	3.9	4.0	5.4	74.6
Value—\$1,000,000—\$4,999,999											
<b>1996</b>											
November	18.5	29.1	21.7	37.0	40.2	50.6	6.2	49.9	32.1	18.1	303.4
December	17.5	46.3	29.6	25.3	10.8	45.9	0.0	16.2	15.7	25.8	233.0
<b>1997</b>											
January	5.4	22.7	17.8	26.5	43.5	42.1	2.0	17.5	19.7	21.9	219.2
Value—\$5,000,000 and over											
<b>1996</b>											
November	45.5	103.5	66.9	88.8	119.0	58.1	0.0	85.0	509.0	11.6	1 087.4
December	81.6	32.7	24.5	225.2	7.0	10.5	0.0	5.9	41.1	22.3	450.8
<b>1997</b>											
January	124.8	51.8	18.5	137.9	13.2	37.0	0.0	78.7	78.9	34.3	575.0
Value-Total											
<b>1993-94</b>	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
<b>1994-95</b>	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
<b>1995-96</b>	658.0	1 811.2	989.2	1 801.3	1 719.8	1 255.3	85.8	765.8	936.6	706.3	10 729.3
<b>1996</b>											
November	73.6	193.1	128.6	177.3	209.5	142.9	9.4	146.4	561.7	52.0	1 694.6
December	106.6	125.1	98.3	298.2	67.4	90.7	3.4	37.7	74.7	65.8	967.9
<b>1997</b>											
January	138.8	122.5	69.9	211.2	93.5	102.7	5.5	109.0	109.6	70.8	1 033.5

## NUMBER AND VALUE OF BUILDING APPROVED, By State: January 1997: Original

	DWELLING UNITS.....				VALUE.....						
	New houses	New other residential building	Con-versions etc.	Total dwelling units	New houses	New other residential building	New residential building	Alterations and additions to residential buildings	Total residential building	Total non-residential building	Total building
		Number	Number	Number	Number	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR											
NSW	1 813	1 597	101	3 511	210.1	151.4	361.5	89.1	450.6	291.6	742.2
Vic.	1 395	674	25	2 094	152.1	61.3	213.3	47.4	260.7	189.9	450.6
Qld	1 538	593	9	2 140	152.4	53.0	205.4	14.9	220.3	140.4	360.7
SA	340	10	1	351	28.9	0.7	29.6	8.6	38.2	11.3	49.6
WA	1 003	130	13	1 146	101.1	15.4	116.5	14.8	131.2	31.7	163.0
Tas.	117	25	5	147	10.5	1.7	12.2	3.1	15.3	9.3	24.6
NT	63	39	17	119	7.5	2.8	10.4	1.8	12.2	5.1	17.3
ACT	99	16	0	115	11.3	1.9	13.2	4.1	17.2	14.2	31.4
Australia	6 368	3 084	171	9 623	673.8	288.1	962.0	183.9	1 145.8	693.5	1 839.3
PUBLIC SECTOR											
NSW	5	250	1	256	0.6	19.1	19.7	0.5	20.2	121.4	141.6
Vic.	34	16	0	50	5.9	1.0	6.9	3.5	10.4	38.2	48.6
Qld	31	68	0	99	2.9	5.0	7.9	0.0	7.9	61.7	69.7
SA	0	0	0	0	0.0	0.0	0.0	0.0	0.0	30.6	30.6
WA	31	5	0	36	2.3	0.3	2.5	0.1	2.6	35.0	37.6
Tas.	1	0	5	6	0.1	0.0	0.1	0.4	0.4	1.6	2.1
NT	14	2	0	16	2.2	0.3	2.5	0.0	2.5	2.7	5.2
ACT	16	4	0	20	1.6	0.4	2.0	0.0	2.0	48.7	50.6
Australia	132	345	6	483	15.6	26.0	41.5	4.4	46.0	339.9	385.9
TOTAL											
NSW	1 818	1 847	102	3 767	210.7	170.5	381.2	89.6	470.8	413.0	883.8
Vic.	1 429	690	25	2 144	158.0	62.2	220.2	50.9	271.1	228.1	499.3
Qld	1 569	661	9	2 239	155.3	58.0	213.3	14.9	228.2	202.2	430.3
SA	340	10	1	351	28.9	0.7	29.6	8.6	38.2	41.9	80.1
WA	1 034	135	13	1 182	103.4	15.6	119.0	14.9	133.9	66.7	200.6
Tas.	118	25	10	153	10.6	1.7	12.2	3.5	15.8	10.9	26.6
NT	77	41	17	135	9.7	3.1	12.8	1.8	14.6	7.8	22.4
ACT	115	20	0	135	12.8	2.3	15.1	4.1	19.2	62.8	82.0
Australia	6 500	3 429	177	10 106	689.4	314.1	1 003.5	188.3	1 191.8	1 033.5	2 225.2



## NON-RESIDENTIAL BUILDING APPROVED, By State: January 1997: Original

## VALUE.....

	<i>Hotels, motels and other short term accommodation</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR											
NSW	52.8	44.2	20.5	93.4	21.6	4.8	0.8	43.6	7.7	2.3	291.6
Vic.	17.4	31.7	28.9	12.8	33.8	4.4	4.1	9.9	3.0	43.9	189.9
Qld	61.4	26.4	10.3	6.2	14.4	4.9	0.2	3.8	11.8	1.0	140.4
SA	0.1	6.7	0.4	0.9	1.6	0.2	0.3	0.0	0.8	0.3	11.3
WA	6.3	5.3	1.7	3.6	8.1	1.5	0.0	1.1	2.6	1.6	31.7
Tas.	0.7	0.5	0.6	3.0	1.4	1.1	0.0	1.0	0.6	0.4	9.3
NT	0.0	1.5	1.8	0.2	1.0	0.0	0.2	0.4	0.0	0.1	5.1
ACT	0.1	0.2	0.0	2.7	0.8	0.2	0.0	0.2	9.9	0.0	14.2
Australia	138.7	116.5	64.2	122.8	82.7	17.1	5.5	60.0	36.4	49.6	693.5
PUBLIC SECTOR											
NSW	0.0	0.2	0.0	16.7	9.6	35.6	0.0	6.0	50.6	2.7	121.4
Vic.	0.0	5.6	0.4	11.4	0.1	17.2	0.0	0.1	1.5	1.8	38.2
Qld	0.0	0.1	0.2	4.4	0.7	7.4	0.0	41.9	1.1	6.1	61.7
SA	0.1	0.0	0.0	1.2	0.0	11.7	0.0	0.3	16.2	1.1	30.6
WA	0.0	0.0	5.1	7.0	0.0	12.3	0.0	0.2	3.7	6.7	35.0
Tas.	0.0	0.0	0.0	0.5	0.0	0.0	0.0	0.4	0.1	0.6	1.6
NT	0.0	0.1	0.0	0.0	0.4	0.1	0.0	0.0	0.0	2.2	2.7
ACT	0.0	0.0	0.0	47.2	0.0	1.4	0.0	0.0	0.0	0.1	48.7
Australia	0.1	6.0	5.7	88.5	10.8	85.6	0.0	49.0	73.2	21.2	339.9
TOTAL											
NSW	52.8	44.4	20.5	110.1	31.2	40.3	0.8	49.6	58.3	5.0	413.0
Vic.	17.4	37.3	29.3	24.2	33.9	21.7	4.1	10.0	4.5	45.8	228.1
Qld	61.4	26.5	10.5	10.7	15.1	12.3	0.2	45.7	12.9	7.0	202.2
SA	0.2	6.7	0.4	2.1	1.6	11.9	0.3	0.3	17.0	1.4	41.9
WA	6.3	5.3	6.8	10.6	8.1	13.8	0.0	1.4	6.3	8.2	66.7
Tas.	0.7	0.5	0.6	3.5	1.4	1.1	0.0	1.4	0.7	1.0	10.9
NT	0.0	1.6	1.8	0.2	1.4	0.1	0.2	0.4	0.0	2.3	7.8
ACT	0.1	0.2	0.0	49.9	0.8	1.6	0.0	0.2	9.9	0.1	62.8
Australia	138.8	122.5	69.9	211.2	93.5	102.7	5.5	109.0	109.6	70.8	1 033.5

# EXPLANATORY NOTES

.....

## INTRODUCTION

**1** This publication presents monthly details of building work approved.

## SCOPE AND COVERAGE

**2** Statistics of building work approved are compiled from:

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

**3** The scope of the survey comprises the following activities:

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

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

## VALUE DATA

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

## OWNERSHIP

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

## FUNCTIONAL CLASSIFICATIONS

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

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

.....

FUNCTIONAL CLASSIFICATIONS

(continued)

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

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

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

SEASONAL ADJUSTMENT

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

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

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

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

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

TREND ESTIMATES

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

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

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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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<b>Alterations and additions</b>	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.
<b>Building</b>	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.
<b>Conversions, etc.</b>	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.
<b>Dwelling unit</b>	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.
<b>Educational</b>	Includes schools, colleges, kindergartens, libraries, museums and universities.
<b>Entertainment and recreational</b>	Includes clubs, cinemas, sport and recreation centres.
<b>Factories</b>	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
<b>Flats, units or apartments</b>	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
<b>Health</b>	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
<b>Hotels, motels and other short term accommodation</b>	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
<b>House</b>	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.
<b>Miscellaneous</b>	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.
<b>New building work</b>	Building activity which will result in the creation of a building which previously did not exist.
<b>Non-residential building</b>	A non-residential building is primarily intended for purposes other than long term residential purposes.
<b>Offices</b>	Includes banks, post offices and council chambers.
<b>Other business premises</b>	Includes warehouses, service stations, transport depots and terminals, electricity substation buildings, telephone exchanges, broadcasting and film studios.



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



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