

# BUILDING APPROVALS AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) WED 30 JULY 1997

## JUNE KEY FIGURES

### TREND ESTIMATES

	Jun 97	% change May 97 to Jun 97	% change Jun 96 to Jun 97
Dwelling units approved			
Private sector houses	8 231	0.3	16.6
Total dwelling units	12 053	-0.3	14.7

### SEASONALLY ADJUSTED

	Jun 97	% change May 97 to Jun 97	% change Jun 96 to Jun 97
Dwelling units approved			
Private sector houses	7 844	-12.8	11.8
Total dwelling units	11 774	-4.5	15.1

## JUNE KEY POINTS

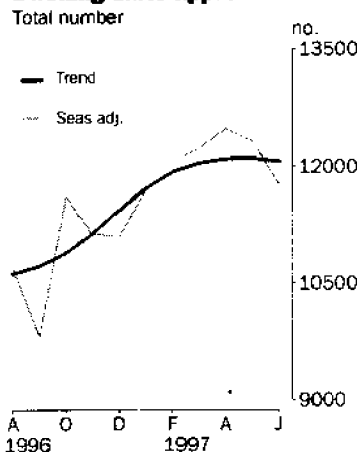
### TREND ESTIMATES

- The trend in private sector house approvals has slowed, with growth of 3.0% from March to June compared with 8.1% from December to March.
- The trend for other residential dwelling units is continuing to fall and has declined 6.9% over the last 5 months from its peak in January.
- The trend in total dwelling units has flattened. The rate of growth has decreased over the last 6 months from 2.5% in January to a decrease of 0.3% in June.
- Trend growth in recent months has been increasing only in Northern Territory. Growth is steady in New South Wales and slowing in Victoria and South Australia. Trend estimates are falling in Queensland, Western Australia and Tasmania while the Australian Capital Territory has recorded falls of more than 10% in each of the last 3 months.
- Trend estimates of the value of total building approved have begun to grow after falling in the first four months of 1997. While the rate of growth in the value of new residential building has been declining in recent months, the falling value of non-residential building approved appears to have ceased.

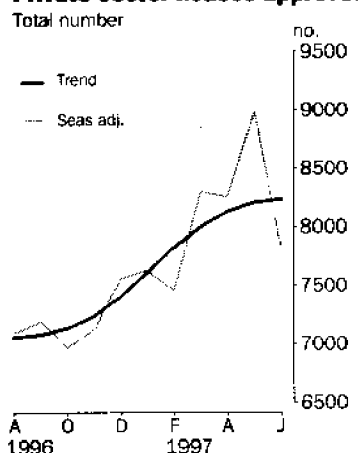
### SEASONALLY ADJUSTED ESTIMATES

- Seasonal adjustment factors have been further revised - see Notes on page 2.
- The seasonally adjusted estimate of private sector houses decreased by 12.8% in June following an increase of 8.9% in May. However, if the effect of the Olympic Games Project approvals included in May is removed from the series, there would have been decreases of 2.7% in May and 2.4% in June.

### Dwelling units approved



### Private sector houses approved



## INQUIRIES

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

# NOTES

## FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
July 1997	1 September 1997
August 1997	30 September 1997
September 1997	31 October 1997
October 1997	2 December 1997

## DATA NOTES

Offices of the Bankstown Council (NSW) were severely damaged by fire early July and the council has been unable to provide details of all building work approved in June. Figures for Bankstown in this issue include 9 new private sector dwellings and total building work valued at \$6.3 million. The average monthly approvals for Bankstown over the previous 11 months were 63 new private sector dwelling units and \$15 million of total building work.

The Olympic Games Project was included in May 1997. Because of the magnitude and atypical nature, the trend series have been moderated.

## SIGNIFICANT REVISIONS THIS MONTH

Estimates for the number and value of other residential dwelling units approved in New South Wales in February 1997 have been revised upwards. The revision is due to the inclusion of a private sector residential job, involving 198 dwelling units with a value of \$11.6 million, which had been approved but not advised to the ABS.

Additional approvals in Victoria in May 1997, not previously advised to the ABS have resulted in the addition of 230 new dwellings with a value of \$22.1 million. Additional alterations and additions to residential buildings (\$5.0 million) and non-residential work (\$11.3 million) have also been included.

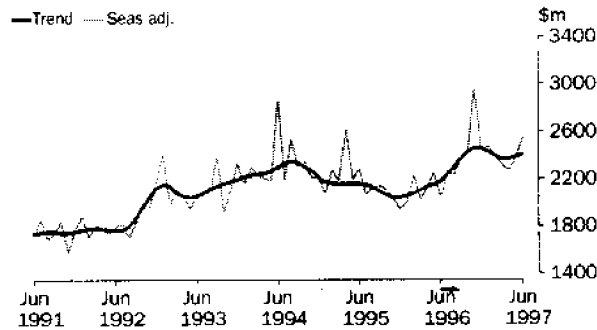
Following further analysis of relationships between Australian and State series, and a further reanalysis of seasonal factors, seasonally adjusted and trend series have been revised. For technical information on seasonal adjustment of these series please contact Philip Carruthers on 06 252 6345

W. McLennan  
Australian Statistician

# VALUE OF BUILDING APPROVED

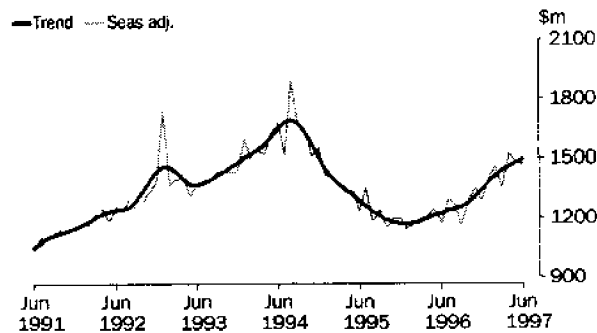
## VALUE OF TOTAL BUILDING

The fall in trend for the value of total building, since the beginning of 1997, has stopped with an increase of 1.2% in June following an increase of 0.5% in May. Growth will continue unless the seasonally adjusted series falls by more than 11% in July. (The average monthly movement is 8%).



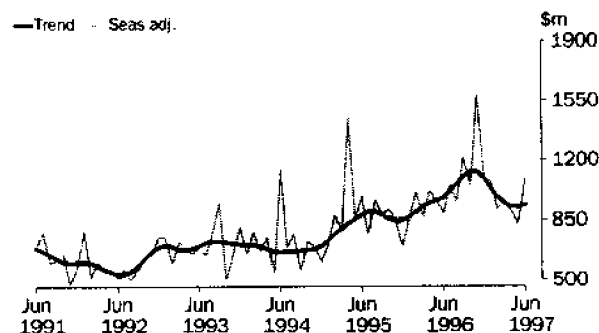
## VALUE OF RESIDENTIAL BUILDING

The trend for the value of residential building approved has been rising since early 1996 and rose by 1.1% in June. The rate of growth has been slowing and a fall of 1% in the seasonally adjusted estimate in July would halt growth. (The average monthly movement is 5%).



## VALUE OF NON-RESIDENTIAL BUILDING

The fall in trend for the value of non-residential building appears to have ceased with an increase of 1.3% in June. Growth will continue unless the seasonally adjusted estimate for July falls by more than 23%. (The average monthly movement 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 July seasonally adjusted estimate is higher than the June estimate by:

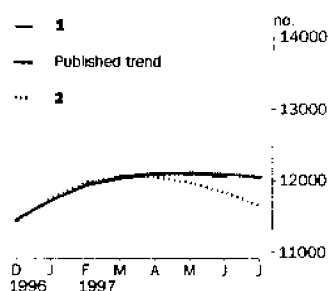
- +4% for total number of dwelling units approved
- +3% for number of private sector houses approved
- +5% for value of residential building approved
- +18% for value of non-residential building approved
- +8% for value of total building approved.

**2** The July seasonally adjusted estimate is lower than the June 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.

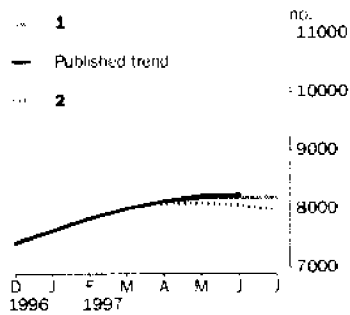
### TOTAL NUMBER OF DWELLINGS



	TREND AS PUBLISHED	WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:				
		<b>1</b> rises by 4% on Jun 1997		<b>2</b> falls by 4% on Jun 1997		
	no.	% change	no.	% change	no.	% change
1997						
February	11 927	1.8	11 933	1.8	11 965	1.9
March	12 035	0.9	12 039	0.9	12 055	0.8
April	12 087	0.4	12 092	0.4	12 050	0.0
May	12 095	0.1	12 100	0.1	11 962	-0.7
June	12 053	-0.3	12 085	-0.1	11 826	-1.1
July	—	—	12 040	-0.4	11 649	-1.5

# WHAT IF...? continued

## PRIVATE SECTOR HOUSES



1997  
 February  
 March  
 April  
 May  
 June  
 July

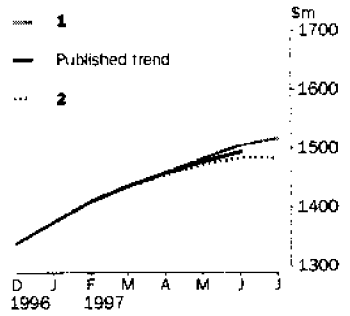
### TREND AS PUBLISHED

no.	% change
7 818	2.8
7 995	2.3
8 122	1.6
8 203	1.0
8 231	0.3
—	—

### WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

<b>1</b> rises by 3% on Jun 1997		<b>2</b> falls by 3% on Jun 1997	
no.	% change	no.	% change
7 826	2.8	7 843	2.9
7 999	2.2	8 008	2.1
8 108	1.4	8 085	1.0
8 165	0.7	8 091	0.1
8 184	0.2	8 044	-0.6
8 183	0.0	7 971	-0.9

## VALUE OF RESIDENTIAL BUILDING APPROVED



1997  
 February  
 March  
 April  
 May  
 June  
 July

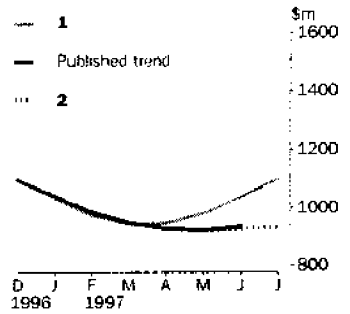
### TREND AS PUBLISHED

\$m	% change
1 409.8	2.5
1 436.2	1.9
1 458.8	1.6
1 477.4	1.3
1 493.9	1.1
—	—

### WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

<b>1</b> rises by 5% on Jun 1997		<b>2</b> falls by 5% on Jun 1997	
\$m	% change	\$m	% change
1 409.1	2.5	1 411.6	2.6
1 436.0	1.9	1 437.2	1.8
1 460.2	1.7	1 456.9	1.4
1 483.4	1.6	1 472.4	1.1
1 504.7	1.4	1 483.9	0.8
1 517.2	0.8	1 485.9	0.1

## VALUE OF NON-RESIDENTIAL BUILDING APPROVED



1997  
 February  
 March  
 April  
 May  
 June  
 July

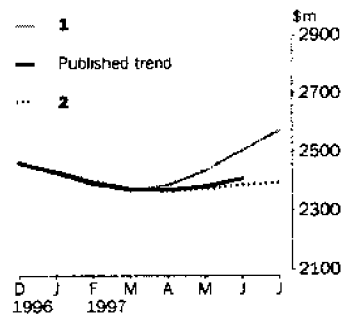
### TREND AS PUBLISHED

\$m	% change
985.9	-5.3
947.3	-3.9
927.8	-2.1
921.9	-0.6
934.0	1.3
—	—

### WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

<b>1</b> rises by 18% on Jun 1997		<b>2</b> falls by 18% on Jun 1997	
\$m	% change	\$m	% change
973.5	-5.9	986.9	-5.3
940.5	-3.4	947.2	-4.0
945.2	0.5	927.4	-2.1
981.0	3.8	922.4	-0.5
1 036.2	5.6	925.8	0.4
1 099.5	6.1	932.9	0.8

## VALUE OF TOTAL BUILDING APPROVED



1997  
 February  
 March  
 April  
 May  
 June  
 July

### TREND AS PUBLISHED

\$m	% change
2 394.8	-1.5
2 371.3	-1.0
2 368.4	-0.1
2 379.6	0.5
2 407.0	1.2
—	—

### WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

<b>1</b> rises by 8% on Jun 1997		<b>2</b> falls by 8% on Jun 1997	
\$m	% change	\$m	% change
2 383.9	-1.7	2 398.1	-1.5
2 365.3	-0.8	2 372.4	-1.1
2 384.9	0.8	2 366.1	-0.3
2 435.9	2.1	2 373.7	0.3
2 504.3	2.8	2 387.1	0.6
2 574.4	2.8	2 397.5	0.4

# SUMMARY OF 1996-97 BUILDING APPROVALS

## NUMBER BY STATE & TERRITORIES

The number of dwelling units approved in 1996-97 and the percentage movements between 1995-96 and 1996-97 for the States and Territories are summarised below:

	DWELLING UNITS APPROVED BY STATE								
	NSW	VIC	QLD	SA	WA	TAS	NT	ACT	Aust.
No. of dwelling units	47 884	28 038	33 086	6 264	15 743	1 861	2 057	1 957	136 890
1995-96 to 1996-97									
% change	12.4	18.3	8.7	5.0	-0.7	-26.9	41.7	-9.0	9.8

## NUMBER OF DWELLING UNIT APPROVALS

In original terms there were 136,890 dwelling units approved in 1996-97, an increase of 12,179 or 9.8% from the 1995-96 estimate of 124,711. This increase is in contrast to the fall of 27.1% between 1994-95 and 1995-96.

## VALUE BY STATE AND TERRITORIES

Percentage movements for the value of building approved between 1995-96 and 1996-97 for the States and Territories are summarised below:

	PERCENTAGE CHANGE BETWEEN 1995-96 & 1996-97								
	NSW	VIC	QLD	SA	WA	TAS	NT	ACT	Aust.
	%	%	%	%	%	%	%	%	%
New residential	12.4	25.6	10.4	9.8	7.3	-27.6	49.6	-4.1	13.1
Alterations and additions to residential buildings	11.2	22.2	8.1	-2.1	6.0	-4.2	-12.6	0.2	11.8
Non-residential	41.6	15.2	-3.5	3.2	50.0	-26.7	10.8	-40.8	18.6
<b>Total</b>	<b>23.9</b>	<b>20.4</b>	<b>4.4</b>	<b>5.4</b>	<b>21.6</b>	<b>-25.3</b>	<b>23.4</b>	<b>-27.3</b>	<b>15.3</b>

## VALUE OF BUILDING APPROVALS

In original terms there was \$28,987.1 million of building work approved in 1996-97 an increase of 15.3% from 1995-96. The value of new residential building increased by 13.1%, while alterations and additions to residential buildings increased by 11.8% and the value of non-residential approvals increased by 18.6%.

There were marked differences in the growth patterns between States. The strongest growth was achieved in New South Wales (23.9%), Victoria (20.4%), Western Australia (21.6%) and Northern Territory (23.4%). More moderate growth was obtained in Queensland (4.4%) and South Australia (5.4%). Falls in the value of buildings approved were recorded in Tasmania (25.3%) and the Australian Capital Territory (27.3%).

## 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>
	no.	no.	no.	no.	no.	no.	no.

### SEASONALLY ADJUSTED

<b>1996</b>							
June	7 018	7 074	3 002	3 151	10 020	205	10 225
July	7 065	7 287	3 059	3 713	10 124	876	11 000
August	7 092	7 242	3 176	3 430	10 269	403	10 672
September	7 191	7 311	2 119	2 500	9 310	501	9 811
October	6 969	7 169	4 048	4 451	11 016	604	11 620
November	7 126	7 255	3 498	3 877	10 624	508	11 132
December	7 554	7 683	3 065	3 423	10 620	486	11 106
<b>1997</b>							
January	7 630	7 772	3 602	3 925	11 232	465	11 697
February	7 459	7 604	4 146	4 462	11 605	461	12 066
March	8 303	8 488	3 510	3 737	11 813	412	12 225
April	8 255	8 420	3 818	4 059	12 073	406	12 479
May	8 991	9 117	3 031	3 208	12 022	303	12 325
June	7 844	7 954	3 660	3 819	11 504	270	11 774

### TREND ESTIMATES

<b>1996</b>							
June	7 059	7 176	2 942	3 329	10 015	496	10 505
July	7 062	7 218	2 987	3 388	10 034	537	10 586
August	7 054	7 211	3 031	3 409	10 078	533	10 620
September	7 076	7 231	3 114	3 493	10 189	531	10 723
October	7 134	7 284	3 225	3 606	10 361	530	10 890
November	7 236	7 383	3 376	3 752	10 603	523	11 135
December	7 398	7 544	3 535	3 888	10 917	499	11 432
<b>1997</b>							
January	7 606	7 755	3 636	3 962	11 239	475	11 717
February	7 818	7 969	3 663	3 957	11 511	446	11 927
March	7 995	8 146	3 633	3 890	11 704	409	12 035
April	8 122	8 269	3 595	3 818	11 844	372	12 087
May	8 203	8 343	3 559	3 751	11 933	336	12 095
June	8 231	8 363	3 522	3 690	11 961	303	12 053

### TREND ESTIMATES (% change from preceding month)

<b>1996</b>							
June	-0.4	-0.4	1.7	1.4	0.3	-1.7	0.2
July	0.0	0.6	1.5	1.2	0.2	8.4	0.8
August	-0.1	-0.1	1.5	1.2	0.4	-0.7	0.3
September	0.3	0.3	2.7	2.4	1.1	-0.5	1.0
October	0.8	0.7	3.6	3.3	1.7	-0.2	1.6
November	1.4	1.3	4.7	4.1	2.3	-1.3	2.2
December	2.2	2.2	4.7	3.6	3.0	-4.5	2.7
<b>1997</b>							
January	2.8	2.8	2.8	1.9	2.9	-4.9	2.5
February	2.8	2.8	0.7	-0.1	2.4	-6.1	1.8
March	2.3	2.2	-0.8	-1.7	1.7	-8.4	0.9
April	1.6	1.5	-1.0	-1.8	1.2	-9.1	0.4
May	1.0	0.9	-1.0	-1.7	0.8	-9.6	0.1
June	0.3	0.2	-1.0	-1.6	0.2	-9.8	-0.3

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VALUE OF BUILDING APPROVED: Seasonally Adjusted & Trend

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Month	New residential building \$m	Alterations and additions to residential buildings \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
<b>SEASONALLY ADJUSTED</b>					
<b>1996</b>					
June	968.0	198.8	1 169.3	887.2	2 049.4
July	1 078.3	196.2	1 286.8	1 060.3	2 267.6
August	1 068.7	196.3	1 279.7	959.6	2 233.4
September	943.0	189.2	1 159.0	1 218.9	2 369.7
October	1 091.7	199.0	1 276.2	1 058.6	2 409.3
November	1 136.7	226.9	1 353.2	1 583.1	2 961.8
December	1 069.4	205.9	1 286.2	1 102.9	2 434.6
<b>1997</b>					
January	1 170.8	222.0	1 398.9	1 075.4	2 479.5
February	1 225.9	229.3	1 460.0	909.7	2 384.1
March	1 213.0	221.3	1 349.0	950.3	2 317.1
April	1 262.7	201.0	1 526.8	898.3	2 272.6
May	1 316.9	215.4	1 478.2	832.3	2 386.2
June	1 210.2	272.4	1 471.8	1 092.4	2 544.6

<b>TREND ESTIMATES</b>					
<b>1996</b>					
June	1 033.9	194.1	1 220.8	982.4	2 176.6
July	1 041.5	195.2	1 237.4	1 012.7	2 230.1
August	1 039.0	195.8	1 241.4	1 057.5	2 290.7
September	1 044.5	198.7	1 253.1	1 102.2	2 361.5
October	1 060.9	204.3	1 273.1	1 129.5	2 423.6
November	1 088.3	210.7	1 302.0	1 131.5	2 462.6
December	1 124.9	215.0	1 337.7	1 097.3	2 462.4
<b>1997</b>					
January	1 164.0	217.3	1 375.3	1 041.4	2 431.3
February	1 200.4	218.4	1 409.8	985.9	2 394.8
March	1 227.8	220.2	1 436.2	947.3	2 371.3
April	1 249.5	224.1	1 458.8	927.8	2 368.4
May	1 265.0	229.7	1 477.4	921.9	2 379.6
June	1 276.4	237.3	1 493.9	934.0	2 407.0

<b>TREND ESTIMATES (% change from preceding month)</b>					
<b>1996</b>					
June	0.5	-0.8	0.8	1.8	1.1
July	0.7	0.6	1.4	3.1	2.5
August	-0.2	0.3	0.3	4.4	2.7
September	0.5	1.5	0.9	4.2	3.1
October	1.6	2.8	1.6	2.5	2.6
November	2.6	3.1	2.3	0.2	1.6
December	3.4	2.0	2.7	-3.0	0.0
<b>1997</b>					
January	3.5	1.1	2.8	-5.1	-1.3
February	3.1	0.5	2.5	-5.3	-1.5
March	2.3	0.8	1.9	-3.9	-1.0
April	1.8	1.8	1.6	-2.1	-0.1
May	1.2	2.5	1.3	-0.6	0.5
June	0.9	3.3	1.1	1.3	1.2



**DWELLING UNITS APPROVED, By State: Seasonally Adjusted & Trend**

Period	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory
<b>SEASONALLY ADJUSTED</b>								
<b>1996</b>								
June	3 461	2 046	2 652	431	1 126	216	n.a.	n.a.
July	4 131	2 038	2 769	484	1 303	119	n.a.	n.a.
August	3 489	2 457	2 667	483	1 239	178	n.a.	n.a.
September	3 061	2 025	2 546	476	1 244	156	n.a.	n.a.
October	3 781	2 178	3 051	584	1 371	176	n.a.	n.a.
November	3 984	1 858	2 808	454	1 325	160	n.a.	n.a.
December	3 957	2 100	2 637	453	1 336	157	n.a.	n.a.
<b>1997</b>								
January	4 191	2 631	2 839	452	1 379	154	n.a.	n.a.
February	4 308	2 614	3 001	509	1 146	155	n.a.	n.a.
March	3 995	2 668	3 033	572	1 406	147	n.a.	n.a.
April	4 326	2 485	2 694	630	1 577	176	n.a.	n.a.
May	4 442	2 512	2 762	618	1 387	152	n.a.	n.a.
June	4 389	2 717	2 524	569	1 208	125	n.a.	n.a.
<b>TREND ESTIMATES</b>								
<b>1996</b>								
June	3 597	2 077	2 697	465	1 208	181	147	140
July	3 591	2 109	2 719	477	1 246	173	152	184
August	3 584	2 112	2 728	488	1 258	166	158	171
September	3 618	2 106	2 738	493	1 285	161	163	166
October	3 698	2 118	2 762	489	1 303	160	168	168
November	3 825	2 169	2 803	482	1 312	160	170	172
December	3 974	2 261	2 846	483	1 323	160	165	176
<b>1997</b>								
January	4 100	2 378	2 875	495	1 338	159	160	176
February	4 174	2 493	2 876	520	1 355	157	159	174
March	4 201	2 571	2 849	551	1 368	155	165	163
April	4 228	2 613	2 804	580	1 376	153	179	145
May	4 259	2 642	2 748	604	1 374	149	196	125
June	4 289	2 642	2 688	618	1 363	145	221	109
<b>TREND ESTIMATES (% change from preceding month)</b>								
<b>1996</b>								
June	0.5	2.8	1.1	1.3	-4.5	-4.9	3.9	-4.8
July	-0.2	1.6	0.8	2.6	3.1	-4.6	3.7	31.6
August	-0.2	0.1	0.3	2.4	1.0	-4.0	3.5	-7.0
September	0.9	-0.3	0.4	0.9	2.1	-2.6	3.6	-3.1
October	2.2	0.6	0.9	-0.9	1.4	-0.9	2.9	1.3
November	3.5	2.4	1.5	-1.3	0.7	0.1	1.1	2.8
December	3.9	4.2	1.5	0.1	0.9	-0.3	-2.6	2.0
<b>1997</b>								
January	3.2	5.2	1.0	2.6	1.1	-0.6	-3.2	0.2
February	1.8	4.8	0.0	5.1	1.2	-1.1	-0.7	-1.3
March	0.6	3.1	-0.9	5.9	1.0	-1.0	3.9	-6.3
April	0.7	1.7	-1.6	5.3	0.5	-1.6	8.3	-10.7
May	0.7	1.1	-2.0	4.0	-0.1	-2.2	9.6	-13.9
June	0.7	0.0	-2.2	2.4	-0.8	-2.7	12.7	-13.1



DWELLING UNITS APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Conversions, etc.	Total dwelling units
	no.	no.	no.	no.
<b>PRIVATE SECTOR</b>				
<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>1996-97</b>	91 001	36 972	3 546	131 519
<b>1996</b>				
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
February	6 719	3 722	325	10 766
March	7 306	3 073	224	10 603
April	8 502	3 316	158	11 976
May	9 599	3 491	216	13 306
June	7 785	2 616	712	11 113
<b>PUBLIC SECTOR</b>				
<b>1994-95</b>	2 551	4 870	49	7 470
<b>1995-96</b>	1 755	3 862	143	5 760
<b>1996-97</b>	1 772	3 469	130	5 371
<b>1996</b>				
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
February	138	304	0	442
March	212	205	12	429
April	200	221	7	428
May	131	178	23	332
June	171	315	44	530
<b>TOTAL</b>				
<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>1996-97</b>	92 773	40 441	3 676	136 890
<b>1996</b>				
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
February	6 857	4 026	325	11 208
March	7 518	3 278	236	11 032
April	8 702	3 537	165	12 404
May	9 730	3 669	239	13 638
June	7 956	2 931	756	11 643

## NEW DWELLING UNITS APPROVED(a), 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		
		<b>NUMBER OF DWELLING UNITS</b>								
<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>1996-97</b>	92 773	10 310	8 739	19 049	4 754	5 482	10 168	20 404	40 441	133 214
<b>1996</b>										
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	684	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
February	6 857	1 006	864	1 870	316	533	1 046	1 895	4 026	10 883
March	7 518	773	616	1 389	305	363	1 079	1 747	3 278	10 796
April	8 702	890	614	1 504	488	414	896	1 798	3 537	12 239
May	9 730	915	982	1 897	247	572	893	1 712	3 669	13 399
June	7 956	641	847	1 488	339	441	663	1 443	2 931	10 887

## VALUE (\$ million)

<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>1996-97</b>	9 906.5	725.3	793.0	1 518.6	349.8	481.0	1 354.8	2 185.7	3 802.4	13 709.0
<b>1996</b>										
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
February	731.3	72.5	80.2	152.7	26.3	52.0	123.3	201.6	372.4	1 103.7
March	807.4	54.1	56.2	110.3	24.0	31.1	101.6	156.7	279.4	1 086.9
April	934.0	60.8	53.0	113.8	40.1	31.0	107.0	178.1	310.9	1 244.9
May	1 086.6	67.6	94.2	161.8	17.5	57.7	144.3	219.5	385.6	1 472.1
June	866.6	46.8	76.1	122.9	26.8	41.4	112.8	181.1	303.9	1 170.5

(a) 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>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>1996-97</b>	9 717.0	3 526.6	13 243.5	2 492.2	15 735.7	9 195.0	24 930.7
<b>1996</b>							
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
February	717.5	347.0	1 064.5	201.4	1 265.9	632.8	1 898.7
March	784.6	263.5	1 048.1	203.3	1 251.4	497.9	1 749.3
April	910.8	292.9	1 203.7	208.6	1 412.3	652.3	2 064.6
May	1 073.6	371.8	1 445.4	219.8	1 665.2	622.5	2 287.7
June	848.0	273.0	1 121.0	243.9	1 365.0	687.6	2 052.6
<b>PUBLIC SECTOR (\$ million)</b>							
<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>1996-97</b>	189.5	275.9	465.4	62.5	527.9	3 528.5	4 056.4
<b>1996</b>							
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
February	13.8	25.4	39.2	4.5	43.6	327.8	371.4
March	22.9	15.9	38.8	2.9	41.7	186.3	228.0
April	23.2	18.0	41.2	4.1	45.3	172.3	217.6
May	13.0	13.8	26.8	9.6	36.4	301.8	338.2
June	18.6	30.9	49.5	4.5	54.0	385.9	439.9
<b>TOTAL (\$ million)</b>							
<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>1996-97</b>	9 906.5	3 802.4	13 709.0	2 554.6	16 263.6	12 723.5	28 987.1
<b>1996</b>							
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
February	731.3	372.4	1 103.7	205.8	1 309.5	960.6	2 270.1
March	807.4	279.4	1 086.9	206.2	1 293.1	684.2	1 977.3
April	934.0	310.9	1 244.9	212.7	1 457.6	824.6	2 282.2
May	1 086.6	385.6	1 472.1	229.4	1 701.6	924.3	2 625.9
June	866.6	303.9	1 170.5	248.5	1 419.0	1 073.5	2 492.5

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>	7 948.7	3 361.1	11 309.7	2 055.3	13 366.0	10 963.9	24 328.9
Quarter							
<b>1995</b>							
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	494.0	2 984.6	2 680.6	5 664.9
June	2 012.2	913.0	2 925.2	522.1	3 447.6	2 840.0	6 287.2
September	2 207.0	934.7	3 141.7	559.5	3 700.9	3 173.0	6 874.3
December	2 107.6	938.0	3 045.6	576.4	3 621.0	4 068.8	7 690.8
<b>1997</b>							
March	1 942.6	944.9	2 887.5	519.9	3 407.2	2 633.2	6 040.6
SEASONALLY ADJUSTED							
Quarter							
<b>1995</b>							
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	1 981.4	858.1	2 849.4	526.7	3 342.7	2 812.8	6 133.9
September	2 080.2	888.2	2 942.9	520.4	3 493.8	3 294.5	6 625.9
December	2 099.3	942.7	3 059.8	565.8	3 616.4	3 886.7	7 592.4
<b>1997</b>							
March	2 144.8	1 047.9	3 269.3	590.8	3 773.2	2 844.2	6 768.9
TREND ESTIMATES							
Quarter							
<b>1995</b>							
December	1 974.3	810.2	2 789.2	512.8	3 313.0	2 710.2	6 057.8
<b>1996</b>							
March	1 964.2	767.2	2 737.5	519.5	3 256.6	2 670.8	5 932.3
June	1 999.6	803.7	2 799.2	526.7	3 325.3	2 996.6	6 270.0
September	2 055.7	889.7	2 942.6	537.4	3 479.6	3 299.1	6 730.2
December	2 105.0	962.6	3 089.5	558.4	3 625.9	3 403.9	7 059.1
<b>1997</b>							
March	2 148.4	1 019.8	3 227.6	586.0	3 759.2	3 314.5	7 201.2
TREND ESTIMATES (% change from preceding quarter)							
Quarter							
<b>1995</b>							
December	-3.1	-10.7	-5.1	0.5	-4.4	5.2	-4.2
<b>1996</b>							
March	-0.5	-5.3	-1.9	1.3	-1.7	-1.5	-2.1
June	1.8	4.8	2.3	1.4	2.1	12.2	5.7
September	2.8	10.7	5.1	2.0	4.6	10.1	7.3
December	2.4	8.2	5.0	3.9	4.2	3.2	4.9
<b>1997</b>							
March	2.1	5.9	4.5	4.9	3.7	-2.6	2.0



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- residential building
	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.
Value—\$50,000—\$199,999											
<b>1997</b>											
April	32	216	93	171	130	32	10	35	42	82	843
May	33	240	106	189	140	60	11	24	45	104	952
June	30	188	99	165	120	43	12	18	50	46	771
Value— \$200,000—\$499,999											
<b>1997</b>											
April	17	62	46	63	66	31	1	22	15	31	354
May	10	80	51	78	73	23	4	16	24	23	382
June	5	56	43	68	64	35	4	11	22	35	343
Value—\$500,000—\$999,999											
<b>1997</b>											
April	9	20	12	29	18	10	2	13	17	10	140
May	8	29	23	22	25	15	2	11	10	5	150
June	12	23	17	23	27	14	2	4	15	8	145
Value—\$1,000,000—\$4,999,999											
<b>1997</b>											
April	10	22	16	19	28	21	0	7	14	9	146
May	5	23	14	25	20	19	1	15	9	8	139
June	8	18	9	15	16	17	1	11	9	6	110
Value—\$5,000,000 and over											
<b>1997</b>											
April	1	6	4	0	3	2	0	3	2	2	23
May	1	6	2	11	2	5	0	3	3	1	34
June	4	4	2	3	8	5	0	1	3	2	32
Value—Total											
<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>1996-97</b>	665	4 192	2 321	3 488	2 866	1 533	193	780	1 143	1 332	18 513
<b>1997</b>											
April	69	326	171	282	245	96	13	80	90	134	1 506
May	57	378	196	325	260	122	18	69	91	141	1 657
June	59	289	170	274	235	114	19	45	99	97	1 401

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

Month	<i>Hotels, motels and other short term accommodation</i>										Total non-residential building
	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous		
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
Value—\$50,000—\$199,999											
<b>1997</b>											
April	3.6	19.8	9.6	17.1	14.1	3.4	1.1	3.5	3.9	9.0	84.9
May	3.3	20.9	11.6	17.5	14.1	5.7	1.3	2.6	4.3	10.0	91.2
June	2.9	16.3	10.0	16.3	11.7	4.9	1.3	1.9	5.5	4.5	75.4
Value—\$200,000 \$499,999											
<b>1997</b>											
April	4.9	19.4	15.2	19.0	18.6	10.9	0.2	7.0	4.7	8.8	108.8
May	3.3	23.2	16.1	22.5	21.7	7.4	1.5	4.7	7.7	6.8	114.8
June	1.5	17.6	13.6	20.6	18.9	12.5	0.9	2.8	6.7	10.6	105.8
Value—\$500,000—\$999,999											
<b>1997</b>											
April	6.9	12.9	7.5	20.6	11.8	7.4	1.2	8.2	11.8	7.6	96.0
May	5.2	20.0	15.7	15.7	17.0	11.3	1.2	7.8	6.9	3.1	103.9
June	7.7	16.1	11.3	15.2	17.9	9.4	1.7	3.1	10.6	5.3	98.3
Value—\$1,000,000—\$4,999,999											
<b>1997</b>											
April	18.7	53.7	32.4	35.7	48.9	39.0	0.0	13.8	30.2	14.4	287.0
May	9.6	40.9	26.7	44.3	41.7	46.4	1.0	36.5	18.6	18.3	284.1
June	19.4	36.5	14.2	26.8	33.0	36.0	2.0	25.5	19.7	10.6	223.6
Value--\$5,000,000 and over											
<b>1997</b>											
April	9.4	92.9	25.5	0.0	19.5	14.3	0.0	51.8	22.3	12.1	247.8
May	6.0	64.1	14.7	77.6	13.5	44.4	0.0	79.1	25.9	5.0	330.4
June	66.4	103.0	10.9	21.0	116.3	171.2	0.0	6.7	31.4	43.6	570.3
Value—Total											
<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>1996-97</b>	912.6	2 181.5	1 138.3	2 295.3	1 601.7	1 412.3	56.3	983.6	1 324.8	817.2	12 723.5
<b>1997</b>											
April	43.5	198.7	90.2	92.4	112.9	75.0	2.5	84.3	73.0	52.0	824.6
May	27.4	169.1	84.7	177.6	107.9	115.2	5.0	130.6	63.5	43.2	924.3
June	98.0	189.5	59.9	99.9	197.9	234.0	5.9	39.9	73.9	74.6	1 073.5

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

	DWELLING UNITS.....				VALUE.....						
	<i>New houses</i>	<i>New other residential building</i>	<i>Con-versions etc.</i>	<i>Total dwelling units</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Total residential building</i>	<i>Total non-residential building</i>	<i>Total building</i>
	Number	Number	Number	Number	\$m	\$m	\$m	\$m	\$m	\$m	\$m
<b>PRIVATE SECTOR</b>											
NSW	2 114	1 391	439	3 944	248.9	152.9	401.8	121.9	523.7	297.9	821.7
Vic.	1 858	440	258	2 556	210.9	60.9	271.8	71.9	343.7	131.1	474.9
Qld	1 880	546	7	2 433	194.8	36.6	231.4	19.5	250.9	98.7	349.5
SA	518	47	6	571	43.6	3.5	47.1	9.2	56.3	79.2	135.5
WA	1 106	87	0	1 193	116.8	8.4	125.2	13.4	138.6	46.3	184.9
Tas.	104	13	1	118	8.9	0.5	9.5	2.5	12.0	13.3	25.3
NT	151	92	1	244	17.6	10.3	27.9	2.3	30.2	16.8	47.0
ACT	54	0	0	54	6.4	0.0	6.4	3.2	9.6	4.2	13.8
<b>Australia</b>	<b>7 785</b>	<b>2 616</b>	<b>712</b>	<b>11 113</b>	<b>848.0</b>	<b>273.0</b>	<b>1 121.0</b>	<b>243.9</b>	<b>1 365.0</b>	<b>687.6</b>	<b>2 052.6</b>
<b>PUBLIC SECTOR</b>											
NSW	8	235	0	243	0.8	24.2	25.1	1.2	26.3	55.0	81.3
Vic.	7	4	44	55	0.4	0.2	0.6	2.3	2.9	261.8	264.6
Qld	57	56	0	113	7.5	4.9	12.4	0.1	12.5	30.0	42.6
SA	22	4	0	26	2.0	0.4	2.4	0.0	2.4	12.8	15.2
WA	45	16	0	61	3.8	1.2	5.0	0.7	5.7	7.7	13.4
Tas.	0	0	0	0	0.0	0.0	0.0	0.0	0.0	0.3	0.3
NT	32	0	0	32	4.0	0.0	4.0	0.2	4.3	9.5	13.7
ACT	0	0	0	0	0.0	0.0	0.0	0.0	0.0	8.8	8.8
<b>Australia</b>	<b>171</b>	<b>315</b>	<b>44</b>	<b>530</b>	<b>18.6</b>	<b>30.9</b>	<b>49.5</b>	<b>4.5</b>	<b>54.0</b>	<b>385.9</b>	<b>439.9</b>
<b>TOTAL</b>											
NSW	2 122	1 626	439	4 187	249.7	177.1	426.9	123.2	550.0	353.0	903.0
Vic.	1 865	444	302	2 611	211.3	61.1	272.4	74.2	346.6	392.9	739.5
Qld	1 937	602	7	2 546	202.3	41.5	243.8	19.6	263.4	128.7	392.1
SA	540	51	6	597	45.7	3.8	49.5	9.2	58.7	92.0	150.7
WA	1 151	103	0	1 254	120.6	9.6	130.2	14.1	144.3	54.1	198.4
Tas.	104	13	1	118	8.9	0.5	9.5	2.5	12.0	13.6	25.6
NT	183	92	1	276	21.7	10.3	31.9	2.5	34.5	26.2	60.7
ACT	54	0	0	54	6.4	0.0	6.4	3.2	9.6	13.0	22.6
<b>Australia</b>	<b>7 956</b>	<b>2 931</b>	<b>756</b>	<b>11 643</b>	<b>866.6</b>	<b>303.9</b>	<b>1 170.5</b>	<b>248.5</b>	<b>1 419.0</b>	<b>1 073.5</b>	<b>2 492.5</b>



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

## VALUE.....

	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscel- laneous	Total non-resi- dential building
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR											
NSW	13.8	88.7	16.0	32.4	68.0	13.3	2.8	13.9	44.6	4.5	297.9
Vic.	18.7	16.4	26.0	16.5	23.7	11.0	1.5	7.9	1.4	8.0	131.1
Qld	27.2	32.0	5.9	8.7	8.9	6.0	0.1	3.7	3.8	2.4	98.7
SA	26.7	35.9	1.6	9.0	1.2	1.6	1.0	0.8	0.6	0.9	79.2
WA	5.6	7.5	8.7	2.0	11.5	4.0	0.3	3.8	2.0	1.0	46.3
Tas.	1.3	0.8	0.1	0.1	7.4	0.4	0.2	2.9	0.0	0.1	13.3
NT	4.6	7.1	0.6	1.6	0.7	1.6	0.0	0.0	0.6	0.0	16.8
ACT	0.0	0.2	0.0	2.1	0.0	0.0	0.0	0.0	2.0	0.0	4.2
Australia	97.9	188.5	58.9	72.4	121.3	38.0	5.8	32.9	55.0	17.0	687.6
PUBLIC SECTOR											
NSW	0.0	0.4	0.3	7.5	13.4	16.7	0.1	2.3	8.5	5.8	55.0
Vic.	0.0	0.3	0.4	2.0	52.2	160.2	0.0	1.8	3.6	41.2	261.8
Qld	0.0	0.2	0.0	8.4	8.6	8.8	0.0	3.0	0.3	0.6	30.0
SA	0.0	0.0	0.3	7.1	1.0	1.2	0.0	0.0	2.2	1.0	12.8
WA	0.0	0.1	0.0	0.1	1.2	0.0	0.0	0.0	4.2	2.2	7.7
Tas.	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.1	0.3
NT	0.1	0.0	0.0	0.3	0.0	9.1	0.0	0.0	0.0	0.0	9.5
ACT	0.0	0.0	0.0	1.9	0.2	0.0	0.0	0.0	0.0	6.7	8.8
Australia	0.1	1.0	1.0	27.6	76.6	196.0	0.1	7.1	18.8	57.6	385.9
TOTAL											
NSW	13.8	89.1	16.3	39.9	81.5	30.0	2.8	16.1	53.1	10.3	353.0
Vic.	18.7	16.7	26.4	18.6	75.9	171.2	1.5	9.6	5.0	49.2	392.9
Qld	27.2	32.2	5.9	17.1	17.4	14.8	0.1	6.7	4.1	3.0	128.7
SA	26.7	35.9	1.9	16.1	2.2	2.8	1.0	0.8	2.8	1.9	92.0
WA	5.6	7.5	8.7	2.1	12.6	4.0	0.3	3.8	6.2	3.2	54.1
Tas.	1.3	0.8	0.1	0.3	7.4	0.4	0.2	2.9	0.0	0.2	13.6
NT	4.7	7.1	0.6	1.8	0.7	10.7	0.0	0.0	0.6	0.0	26.2
ACT	0.0	0.2	0.0	4.0	0.2	0.0	0.0	0.0	2.0	6.7	13.0
Australia	98.0	189.5	59.9	99.9	197.9	234.0	5.9	39.9	73.9	74.6	1 073.5

# 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;
- permits issued by private building surveyors;
- 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.

## EXPLANATORY NOTES

### 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, i.e. 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. The timing of this review may vary and when appropriate will be notified in the 'Data Notes' section of this publication.

### 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.

## EXPLANATORY NOTES

### 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  
n.a. not available  
r figure or series revised since previous issue

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

## GLOSSARY

<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 (e.g. hospitals) or temporary accommodation (e.g. 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 (e.g. 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.

## GLOSSARY

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- 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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