

BUILDING APPROVALS AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) FRI 31 OCT 1997

SEPTEMBER KEY FIGURES

TREND ESTIMATES	Sep 97	% change Aug 97 to Sep 97	% change Sep 96 to Sep 97
Dwelling units approved			
Private sector houses	8 035	0.1	13.5
Total dwelling units	11 991	0.4	11.8

SEASONALLY ADJUSTED	Sep 97	% change Aug 97 to Sep 97	% change Sep 96 to Sep 97
Dwelling units approved			
Private sector houses	8 136	-4.3	13.1
Total dwelling units	11 725	-9.5	19.5

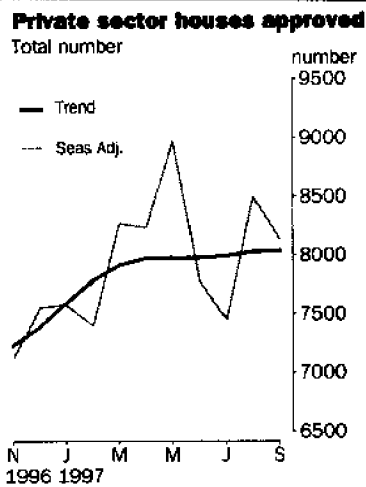
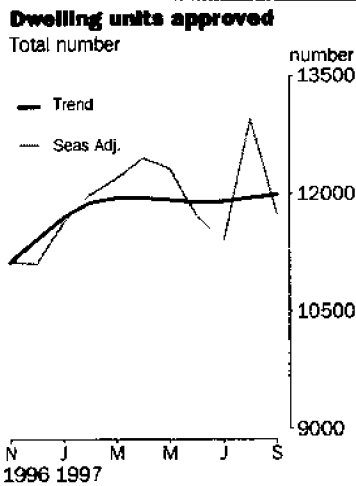
SEPTEMBER KEY POINTS

TREND ESTIMATES

- The trend for private sector house approvals remains relatively flat with an increase of 1.6% over the last six months following stronger growth from November 1996 to March 1997. The level is 13.5% above that in September 1996.
- The trend for total dwelling units approved is relatively flat with an increase of 0.8% over the last three months. However the level is 11.8% above September 1996.
- The trend for the value of non-residential building approved has grown strongly over the last six months (42%) but the rate of growth is diminishing.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate of private sector house approvals decreased by 4.3% in September, following an increase of 14.0% in August.
- The seasonally adjusted estimate of other residential dwelling units decreased by 20.5% in September, following an increase of 17.6% in August. This series is volatile with four of the monthly movements in the last six months being greater than 17%.



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- For further information about these and related unpublished statistics, contact Richard Mason on 08 8237 7663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>
October 1997	2 December 1997
November 1997	8 January 1998
December 1997	3 February 1998
January 1998	3 March 1998
February 1998	31 March 1998

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CHANGES IN THIS ISSUE

There are no changes in this issue.

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DATA NOTES

There are no notes this month.

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REVISIONS THIS MONTH

Some processing and reporting errors have resulted in revisions to data for some States. For Victoria and Northern Territory the amendments are spread across most months of the period January to August 1997. For Queensland the amendments relate to August and for Western Australia to July.

Most of the revisions for Victoria and the Northern Territory are downwards. The net effect of the revisions on 1996-97 is -258 dwelling units (-0.2%), -\$23.7 million of residential building (-0.1%), and +\$6.3 million of non-residential building (+0.05%).

For 1997-98 there have been revisions in Victoria, Queensland and Western Australia. The net effect of the changes is -60 dwelling units, -\$7.2 million of residential building and +\$1.4 million of non-residential building. The revision in Western Australia was a change in July in the classification of a \$25 million other business premise to an office.

For dwelling units the revisions by State are:-

	1996-97	1997-98
Victoria	-188	-32
Queensland	0	-28
Northern Territory	-70	0

Further details on these revisions are available from the relevant State publications.

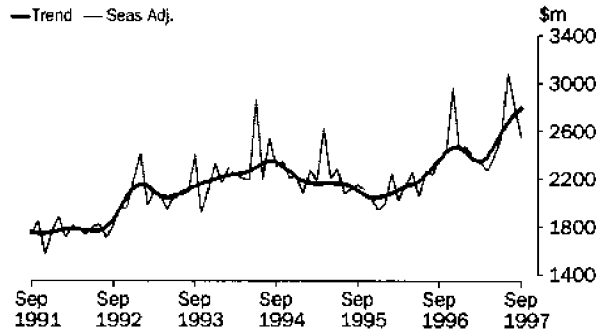
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Dennis Trewin
Acting Australian Statistician

VALUE OF BUILDING APPROVED

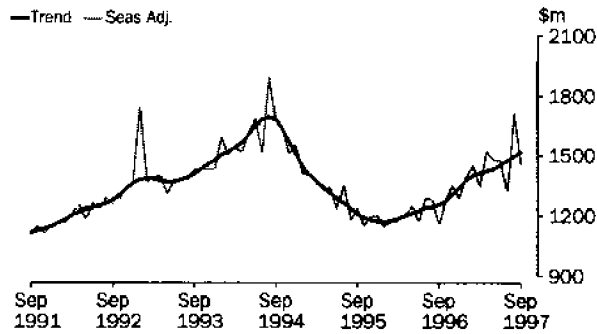
VALUE OF TOTAL BUILDING

The trend has increased by 19.2% over the last six months. An increase in the seasonally adjusted estimate in October of 2% or more will be required for growth to continue. The average monthly movement is 8%.



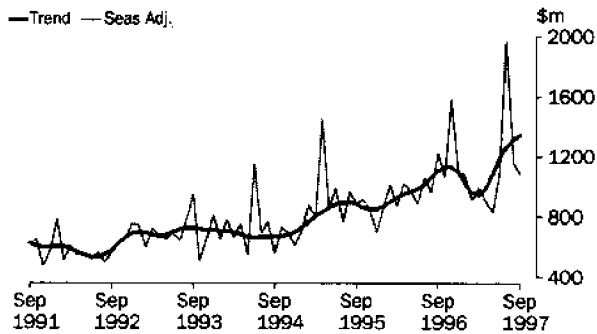
VALUE OF RESIDENTIAL BUILDING

The trend has increased steadily since late 1995 and has shown growth of 21.1% over the last year. This growth will continue if there is a small increase in the seasonally adjusted estimate in October.



VALUE OF NON-RESIDENTIAL BUILDING

The trend has risen by 42.0% over the last six months following falls in the previous four months. The trend estimate is 21.5% above that for September 1996. Unless the seasonally adjusted estimate for October increases by the average monthly movement of 18%, the series will begin to decline.



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

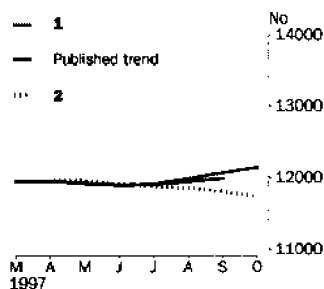
- +4% for total number of dwelling units approved
- +3% for number of private sector houses approved
- +5% for value of residential building approved
- +18% for value of non-residential building approved
- +8% for value of total building approved.

2 The October seasonally adjusted estimate is lower than the September 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.

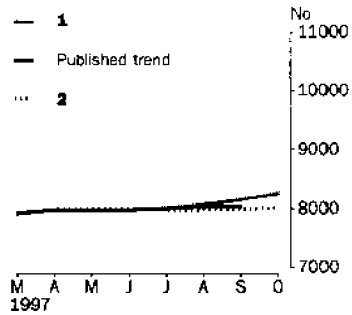
TOTAL NUMBER OF DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 4% on Sep 1997</i>	% change	2 <i>falls by 4% on Sep 1997</i>	% change
1997						
May	11 914	-0.2	11 918	-0.2	11 951	-0.1
June	11 886	-0.2	11 888	-0.3	11 904	-0.4
July	11 901	0.1	11 912	0.2	11 870	-0.3
August	11 944	0.4	11 985	0.6	11 843	-0.2
September	11 991	0.4	12 066	0.7	11 799	-0.4
October	—	—	12 142	0.6	11 739	-0.5

WHAT IF...? continued

PRIVATE SECTOR HOUSES



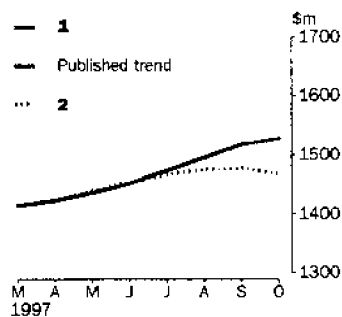
TREND AS PUBLISHED

	no.	% change
1997		
May	7 975	0.1
June	7 976	0.0
July	7 989	0.2
August	8 024	0.4
September	8 035	0.1
October	—	—

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1		2	
rises by 3% on Sep 1997		falls by 3% on Sep 1997	
no.	% change	no.	% change
7 971	0.1	7 989	0.2
7 973	0.0	7 982	-0.1
8 000	0.3	7 976	-0.1
8 063	0.8	7 984	0.1
8 145	1.0	7 996	0.2
8 248	1.3	8 023	0.3

VALUE OF RESIDENTIAL BUILDING APPROVED



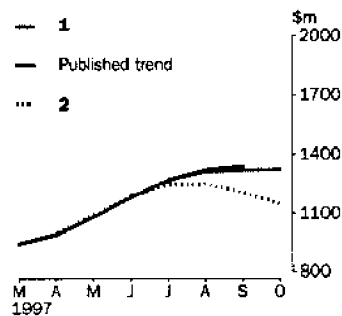
TREND AS PUBLISHED

	\$m	% change
1997		
May	1 434.9	0.9
June	1 451.6	1.2
July	1 472.9	1.5
August	1 495.1	1.5
September	1 518.3	1.5
October	—	—

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1		2	
rises by 5% on Sep 1997		falls by 5% on Sep 1997	
\$m	% change	\$m	% change
1 435.1	0.9	1 439.9	1.0
1 451.8	1.2	1 454.2	1.0
1 473.2	1.5	1 466.9	0.9
1 496.3	1.6	1 475.3	0.6
1 517.4	1.4	1 477.7	0.2
1 527.2	0.6	1 467.4	-0.7

VALUE OF NON-RESIDENTIAL BUILDING APPROVED



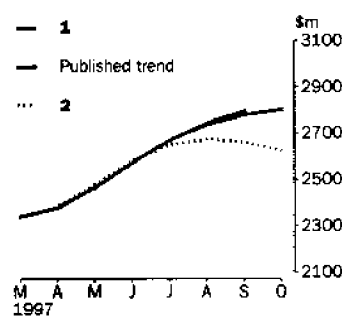
TREND AS PUBLISHED

	\$m	% change
1997		
May	1 080.6	9.2
June	1 182.3	9.4
July	1 264.1	6.9
August	1 316.9	4.2
September	1 338.0	1.6
October	—	—

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1		2	
rises by 18% on Sep 1997		falls by 18% on Sep 1997	
\$m	% change	\$m	% change
1 079.1	9.2	1 092.8	9.7
1 182.4	9.6	1 189.2	8.8
1 262.4	6.8	1 244.3	4.6
1 306.4	3.5	1 246.6	0.2
1 319.6	1.0	1 207.0	-3.2
1 320.0	0.0	1 150.1	-4.7

VALUE OF TOTAL BUILDING APPROVED



TREND AS PUBLISHED

	\$m	% change
1997		
May	2 466.2	3.7
June	2 572.8	4.3
July	2 669.7	3.8
August	2 743.6	2.8
September	2 792.6	1.8
October	—	—

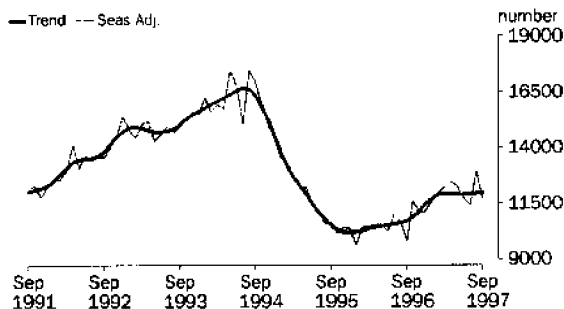
WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1		2	
rises by 8% on Sep 1997		falls by 8% on Sep 1997	
\$m	% change	\$m	% change
2 463.8	3.7	2 478.2	3.9
2 572.4	4.4	2 579.6	4.1
2 669.8	3.8	2 650.7	2.8
2 738.2	2.6	2 675.2	0.9
2 778.1	1.5	2 659.4	-0.6
2 800.1	0.8	2 621.1	-1.4

DWELLING APPROVALS

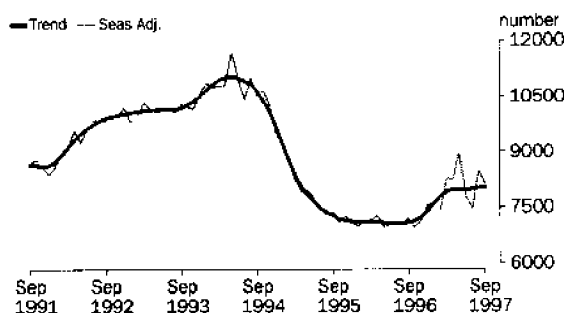
DWELLING UNITS APPROVED, AUSTRALIA

This series reflects the changes in the two major component series shown below. The trend has increased by 11.8% over the last year, compared to an increase of 1.9% in the previous year.



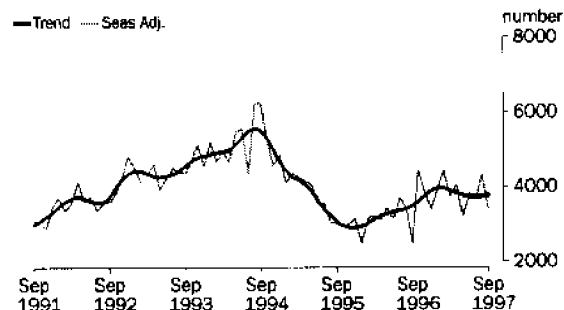
PRIVATE SECTOR HOUSES APPROVED, AUSTRALIA

Following increased growth from October 1996 to April 1997 the trend growth for private sector house approvals has slowed. It is 14% above the bottom of the recent trough (August 1996) but 27% below the last peak (May 1994).



OTHER RESIDENTIAL BUILDING APPROVED, AUSTRALIA

The trend for the number of other residential dwelling units has begun to increase after falling for the six months from January 1997. The trend estimate is 30% above the trough in November 1995 but 32% below the peak in August 1994.



DWELLING UNITS APPROVED: Seasonally Adjusted & Trend

Month	HOUSES.....		OTHER RESIDENTIAL		DWELLING UNITS.....		
	Private sector	Total	Private sector	Total	Private sector	Public sector	Total
	no.	no.	no.	no.	no.	no.	no.

SEASONALLY ADJUSTED

1996							
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
1997							
January	7 580	7 718	3 602	3 925	11 182	460	11 642
February	7 399	7 544	4 124	4 440	11 523	461	11 984
March	8 269	8 454	3 509	3 736	11 778	412	12 190
April	8 231	8 396	3 818	4 059	12 049	408	12 455
May	8 977	9 103	3 031	3 208	12 008	303	12 311
June	7 780	7 890	3 657	3 817	11 437	270	11 707
July	7 453	7 746	3 513	3 667	10 967	446	11 413
August	8 498	8 638	4 036	4 314	12 534	419	12 953
September	8 136	8 297	3 016	3 429	11 151	574	11 725

TREND ESTIMATES

1996							
September	7 078	7 233	3 115	3 493	10 193	530	10 726
October	7 133	7 282	3 225	3 606	10 358	528	10 888
November	7 233	7 379	3 375	3 751	10 608	521	11 129
December	7 388	7 533	3 532	3 885	10 920	498	11 418
1997							
January	7 593	7 738	3 636	3 962	11 229	471	11 700
February	7 782	7 929	3 660	3 953	11 441	440	11 881
March	7 911	8 061	3 638	3 885	11 549	397	11 946
April	7 968	8 125	3 604	3 816	11 572	368	11 941
May	7 975	8 139	3 580	3 775	11 555	359	11 914
June	7 976	8 145	3 540	3 741	11 516	369	11 886
July	7 989	8 163	3 515	3 738	11 505	396	11 901
August	8 024	8 200	3 488	3 744	11 512	432	11 944
September	8 035	8 213	3 483	3 778	11 518	473	11 991

TREND ESTIMATES (% change from preceding month)

1996							
September	0.3	0.3	2.7	2.5	1.1	-1.2	1.0
October	0.8	0.7	3.5	3.2	1.6	-0.5	1.5
November	1.4	1.3	4.6	4.0	2.4	-1.3	2.2
December	2.1	2.1	4.7	3.6	2.9	-4.4	2.6
1997							
January	2.8	2.7	2.9	2.0	2.8	-5.5	2.5
February	2.5	2.5	0.7	-0.2	1.9	-6.6	1.5
March	1.7	1.7	-0.6	-1.7	0.9	-9.7	0.5
April	0.7	0.8	-0.9	-1.8	0.2	-7.3	0.0
May	0.1	0.2	-0.7	-1.1	-0.1	-2.5	-0.2
June	0.0	0.1	-1.1	-0.9	-0.3	2.9	-0.2
July	0.2	0.2	-0.7	-0.1	-0.1	7.3	0.1
August	0.4	0.5	-0.8	0.2	0.1	9.1	0.4
September	0.1	0.1	-0.2	0.9	0.1	9.4	0.4



VALUE OF BUILDING APPROVED: **Seasonally Adjusted & Trend**

<i>Month</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
<i>Month</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
SEASONALLY ADJUSTED					
1996					
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
1997					
January	1 164.3	220.7	1 391.0	1 069.3	2 465.9
February	1 217.3	228.4	1 450.4	909.3	2 374.4
March	1 209.2	220.1	1 344.3	992.2	2 347.2
April	1 260.2	200.7	1 523.8	896.6	2 268.4
May	1 315.2	215.3	1 476.4	831.1	2 383.1
June	1 200.4	283.7	1 472.8	1 077.5	2 530.7
July	1 104.4	203.9	1 320.9	1 964.3	3 086.0
August	1 433.0	230.7	1 711.7	1 158.0	2 791.1
September	1 208.8	213.1	1 450.5	1 078.5	2 544.1
TREND ESTIMATES					
1996					
September	1 044.8	198.8	1 253.4	1 101.4	2 361.1
October	1 060.6	204.3	1 272.7	1 128.0	2 422.0
November	1 089.1	210.5	1 302.5	1 130.7	2 462.4
December	1 125.5	214.3	1 337.5	1 099.0	2 463.7
1997					
January	1 163.9	217.0	1 374.2	1 026.4	2 418.1
February	1 191.7	219.0	1 399.5	959.3	2 362.4
March	1 206.2	221.3	1 413.0	941.9	2 340.9
April	1 212.1	224.2	1 422.0	989.2	2 378.4
May	1 217.2	227.1	1 434.9	1 080.6	2 466.2
June	1 222.5	228.7	1 451.6	1 182.3	2 572.8
July	1 232.6	228.8	1 472.9	1 264.1	2 669.7
August	1 245.3	227.3	1 495.1	1 316.9	2 743.6
September	1 258.4	225.5	1 518.3	1 338.0	2 792.6
TREND ESTIMATES (% change from preceding month)					
1996					
September	0.5	1.5	0.9	4.1	3.1
October	1.5	2.8	1.5	2.4	2.6
November	2.7	3.0	2.3	0.2	1.7
December	3.3	1.8	2.7	-2.8	0.1
1997					
January	3.4	1.3	2.7	-6.6	-1.8
February	2.4	0.9	1.8	-6.5	-2.3
March	1.2	1.1	1.0	-1.8	-0.9
April	0.5	1.3	0.6	5.0	1.6
May	0.4	1.3	0.9	9.2	3.7
June	0.4	0.7	1.2	9.4	4.3
July	0.8	0.0	1.5	6.9	3.8
August	1.0	-0.6	1.5	4.2	2.8
September	1.1	-0.8	1.5	1.6	1.8

DWELLING UNITS APPROVED, By State: Seasonally Adjusted & Trend

Period	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory
no.	no.	no.	no.	no.	no.	no.	no.	no.
SEASONALLY ADJUSTED								
1996								
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.
1997								
January	4 191	2 593	2 839	452	1 379	154	n.a.	n.a.
February	4 308	2 563	3 001	509	1 146	155	n.a.	n.a.
March	3 995	2 638	3 033	572	1 406	147	n.a.	n.a.
April	4 326	2 460	2 694	630	1 577	176	n.a.	n.a.
May	4 442	2 502	2 762	618	1 387	152	n.a.	n.a.
June	4 389	2 672	2 524	569	1 208	125	n.a.	n.a.
July	3 744	2 397	2 977	578	1 506	166	n.a.	n.a.
August	4 862	3 215	2 856	502	1 374	138	n.a.	n.a.
September	3 567	2 859	3 264	557	1 226	139	n.a.	n.a.
TREND ESTIMATES								
1996								
September	3 618	2 108	2 738	493	1 285	161	164	166
October	3 698	2 117	2 762	489	1 303	160	167	168
November	3 836	2 161	2 803	482	1 312	160	166	172
December	3 989	2 244	2 846	483	1 323	160	158	176
1997								
January	4 112	2 360	2 871	495	1 336	158	152	177
February	4 153	2 461	2 869	523	1 352	156	151	173
March	4 132	2 528	2 835	556	1 371	155	158	163
April	4 100	2 559	2 799	582	1 389	154	168	145
May	4 088	2 584	2 782	591	1 397	152	176	127
June	4 088	2 633	2 794	584	1 389	149	174	112
July	4 092	2 714	2 846	570	1 370	146	164	101
August	4 087	2 805	2 922	555	1 347	143	150	94
September	4 082	2 889	3 010	539	1 309	141	133	94
TREND ESTIMATES (% change from preceding month)								
1996								
September	0.9	-0.3	0.4	0.9	2.1	-2.6	3.5	-3.1
October	2.2	0.4	0.9	-0.9	1.4	-0.9	1.8	1.3
November	3.7	2.1	1.5	-1.3	0.7	0.1	-0.8	2.7
December	4.0	3.8	1.5	0.1	0.9	-0.3	-4.6	2.0
1997								
January	3.1	5.1	0.9	2.7	1.0	-0.8	-4.1	0.5
February	1.0	4.3	-0.1	5.5	1.2	-1.3	-0.2	-1.9
March	-0.5	2.7	-1.2	6.3	1.4	-0.5	4.6	-6.0
April	-0.8	1.2	-1.3	4.7	1.3	-0.8	6.5	-11.3
May	-0.3	1.0	-0.6	1.6	0.6	-1.3	4.5	-12.4
June	0.0	1.9	0.4	-1.2	-0.6	-1.9	-1.1	-12.0
July	0.1	3.1	1.9	-2.4	-1.4	-2.1	-5.9	-9.2
August	-0.1	3.3	2.7	-2.6	-1.6	-2.0	-8.5	-6.9
September	-0.1	3.0	3.0	-2.8	-2.8	-1.7	-11.3	0.2

DWELLING UNITS APPROVED, Private and Public Sector: Original

<i>Period</i>	<i>New houses no.</i>	<i>New other residential building no.</i>	<i>Conversions, etc. no.</i>	<i>Total dwelling units no.</i>
PRIVATE SECTOR				
1994-95	112 468	47 355	3 791	163 614
1995-96	85 802	31 275	1 874	118 951
1996-97	90 772	36 948	3 545	131 265
1996				
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
1997				
January	6 327	3 084	170	9 581
February	6 665	3 701	325	10 691
March	7 276	3 072	224	10 572
April	8 477	3 316	158	11 951
May	9 584	3 491	216	13 291
June	7 721	2 614	712	11 047
July	8 482	3 492	452	12 426
August	8 713	3 879	290	12 882
September	9 056	3 286	96	12 438
PUBLIC SECTOR				
1994-95	2 551	4 870	49	7 470
1995-96	1 755	3 862	143	5 760
1996-97	1 768	3 469	130	5 367
1996				
September	112	176	1	289
October	155	333	6	494
November	135	292	5	432
December	113	244	16	373
1997				
January	128	345	6	479
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
July	179	148	5	332
August	132	231	4	367
September	151	190	0	341
TOTAL				
1994-95	115 019	52 225	3 840	171 084
1995-96	87 557	35 137	2 017	124 711
1996-97	92 540	40 417	3 675	136 632
1996				
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
1997				
January	6 455	3 429	176	10 060
February	6 803	4 005	325	11 133
March	7 488	3 277	236	11 001
April	8 677	3 537	165	12 379
May	9 715	3 669	239	13 623
June	7 892	2 929	756	11 577
July	8 661	3 640	457	12 758
August	8 845	4 110	294	13 249
September	9 207	3 476	96	12 779

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		
		NUMBER OF DWELLING UNITS								
1994-95	115 019	19 497	10 240	29 737	7 435	4 879	10 174	22 488	52 225	167 244
1995-96	87 557	12 427	7 499	19 926	4 388	4 027	6 796	15 211	35 137	122 694
1996-97	92 540	10 698	8 920	19 618	4 777	5 464	10 558	20 799	40 417	132 957
1996										
September	7 639	910	684	1 594	307	272	192	771	2 365	10 004
October	7 849	1 108	783	1 891	306	406	1 148	1 860	3 751	11 600
November	7 461	884	501	1 385	533	590	839	1 962	3 347	10 808
December	6 818	578	614	1 192	392	576	532	1 500	2 692	9 510
1997										
January	6 455	888	904	1 792	540	462	635	1 637	3 429	9 884
February	6 803	1 036	878	1 914	316	512	1 263	2 091	4 005	10 808
March	7 488	822	697	1 519	313	366	1 079	1 758	3 277	10 765
April	8 677	1 064	664	1 728	499	414	896	1 809	3 537	12 214
May	9 715	935	1 018	1 953	251	572	893	1 716	3 669	13 384
June	7 892	639	847	1 486	339	441	663	1 443	2 929	10 821
July	8 661	1 008	928	1 936	448	385	871	1 704	3 640	12 301
August	8 845	945	916	1 861	481	448	1 320	2 249	4 110	12 955
September	9 207	775	698	1 473	377	531	1 095	2 003	3 476	12 683
VALUE (\$ million)										
1994-95	10 942.5	1 319.6	890.8	2 210.3	506.5	384.7	1 426.2	2 317.9	4 528.2	15 470.7
1995-96	8 812.4	882.5	656.9	1 539.3	339.3	324.8	1 103.0	1 766.9	3 306.2	12 118.6
1996-97	9 878.2	753.1	809.5	1 562.7	351.4	479.9	1 406.2	2 237.8	3 800.4	13 678.6
1996										
September	807.1	63.4	64.5	127.9	20.0	24.2	21.0	65.2	193.1	1 000.2
October	820.1	71.5	72.6	144.1	21.8	34.9	137.7	194.3	338.4	1 158.6
November	780.8	64.0	48.1	112.1	37.8	53.0	155.7	246.6	358.7	1 139.6
December	735.8	40.7	50.6	91.3	27.3	45.9	66.1	139.3	230.6	966.4
1997										
January	683.8	64.9	83.9	148.9	39.6	36.6	89.0	165.2	314.1	997.9
February	725.3	74.8	81.5	156.2	26.3	50.2	137.9	214.4	370.6	1 095.9
March	804.2	57.5	63.5	121.1	24.8	31.8	101.6	158.3	279.3	1 083.5
April	931.6	74.0	58.3	132.3	40.6	31.0	107.0	178.6	310.9	1 242.5
May	1 084.7	68.9	96.8	165.8	17.8	57.7	144.3	219.8	385.6	1 470.2
June	857.4	46.7	76.1	122.8	26.8	41.4	112.8	181.1	303.8	1 161.2
July	949.7	72.1	90.6	162.7	35.5	31.1	134.6	201.2	363.9	1 313.6
August	962.8	70.1	77.0	147.1	43.6	54.3	241.7	339.6	486.7	1 449.5
September	1 026.6	58.4	61.7	120.1	28.5	38.4	133.8	200.8	320.9	1 347.5

(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
PRIVATE SECTOR (\$ million)							
1994-95	10 715.5	4 163.0	14 878.5	2 396.1	17 274.6	6 791.4	24 066.0
1995-96	8 641.1	3 017.7	11 658.8	2 214.1	13 873.0	7 657.0	21 529.9
1996-97	9 689.2	3 524.6	13 213.8	2 498.8	15 712.6	9 209.5	24 922.2
1996							
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
1997							
January	668.8	288.1	957.0	182.7	1 139.7	692.3	1 831.9
February	711.5	345.3	1 056.8	200.6	1 257.3	632.4	1 889.7
March	781.3	263.4	1 044.7	202.2	1 247.0	528.0	1 775.0
April	908.4	292.9	1 201.3	208.2	1 409.5	650.7	2 060.2
May	1 071.7	371.8	1 443.5	219.6	1 663.1	621.2	2 284.3
June	838.8	272.9	1 111.7	254.2	1 365.9	676.6	2 042.5
July	933.2	353.3	1 286.5	223.8	1 510.3	1 132.0	2 642.2
August	946.5	465.2	1 411.7	227.1	1 638.8	753.1	2 391.8
September	1 009.8	305.8	1 315.6	243.2	1 558.8	822.4	2 381.2
PUBLIC SECTOR (\$ million)							
1994-95	227.0	365.2	592.2	37.2	629.4	-2 823.3	3 452.6
1995-96	171.3	288.5	459.7	70.2	530.0	3 072.3	3 602.3
1996-97	188.9	275.9	464.8	62.5	527.3	3 520.3	4 047.6
1996							
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
1997							
January	15.0	26.0	40.9	4.4	45.4	335.3	380.6
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	382.3	436.3
July	16.6	10.6	27.1	3.0	30.2	513.4	543.5
August	16.3	21.5	37.8	2.9	40.7	616.0	656.8
September	16.7	15.1	31.9	4.8	36.7	213.3	250.0
TOTAL (\$ million)							
1994-95	10 942.5	4 528.2	15 470.7	2 433.3	17 904.0	9 614.7	27 518.7
1995-96	8 812.4	3 306.2	12 118.6	2 284.4	14 402.9	10 729.3	25 132.2
1996-97	9 878.2	3 800.4	13 678.6	2 561.3	16 239.9	12 729.8	28 969.7
1996							
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
1997							
January	683.8	314.1	997.9	187.1	1 185.0	1 027.6	2 212.6
February	725.3	370.6	1 095.9	205.0	1 300.9	960.2	2 261.1
March	804.2	279.3	1 083.5	205.1	1 288.6	714.3	2 002.9
April	931.6	310.9	1 242.5	212.3	1 454.8	823.0	2 277.8
May	1 084.7	385.6	1 470.2	229.2	1 699.5	923.0	2 622.5
June	857.4	303.8	1 161.2	258.8	1 420.0	1 058.8	2 478.8
July	949.7	363.9	1 313.6	226.8	1 540.4	1 645.3	3 185.7
August	962.8	486.7	1 449.5	230.0	1 679.4	1 369.0	3 048.5
September	1 026.6	320.9	1 347.5	248.0	1 595.4	1 035.7	2 631.2



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
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ORIGINAL

1994-95	10 023.7	4 692.8	14 716.4	2 227.7	16 943.7	9 984.3	26 928.5
1995-96	7 948.3	3 361.6	11 309.9	2 055.1	13 365.3	10 965.4	24 330.4
1996-97	8 942.5	3 866.5	12 809.0	2 298.4	15 110.0	12 815.9	27 923.3

Quarter							
1996							
March	1 830.8	659.4	2 490.3	494.1	2 983.7	2 681.4	5 665.7
June	2 012.6	913.5	2 926.1	522.2	3 448.3	2 839.9	6 288.2
September	2 207.5	934.7	3 142.2	559.6	3 702.2	3 169.9	6 871.8
December	2 107.6	937.6	3 045.2	576.3	3 622.2	4 062.8	7 684.3
1997							
March	2 015.0	980.6	2 995.6	541.4	3 537.8	2 727.6	6 264.6
June	2 612.4	1 013.6	3 626.0	621.2	4 247.9	2 855.5	7 102.6

SEASONALLY ADJUSTED

Quarter							
1996							
March	1 979.5	681.5	2 688.2	529.8	3 265.0	2 789.1	6 042.4
June	1 995.6	895.9	2 885.1	527.7	3 388.1	2 906.4	6 203.8
September	2 054.5	853.9	2 887.2	521.7	3 488.3	3 234.4	6 593.1
December	2 113.6	977.9	3 076.2	569.1	3 666.1	3 757.7	7 542.0
1997							
March	2 281.6	1 048.0	3 385.3	606.6	3 937.0	2 989.6	6 950.0
June	2 523.5	1 038.2	3 534.8	619.6	4 153.8	2 856.2	6 913.4

TREND ESTIMATES

Quarter							
1996							
March	1 968.7	770.6	2 747.4	518.0	3 296.9	2 685.4	5 956.3
June	1 994.4	809.3	2 798.8	525.0	3 351.2	3 006.4	6 294.3
September	2 041.2	895.6	2 928.2	537.8	3 495.4	3 313.1	6 765.6
December	2 147.2	968.8	3 116.2	565.2	3 694.5	3 366.1	7 069.4
1997							
March	2 299.6	1 019.5	3 328.5	597.5	3 915.9	3 196.8	7 126.6
June	2 470.3	1 065.4	3 548.0	627.0	4 139.1	2 950.9	7 025.5

TREND ESTIMATES (% change from preceding quarter)

Quarter							
1996							
March	-0.3	-5.0	-1.5	1.0	-1.6	-0.3	-1.3
June	1.3	5.0	1.9	1.4	1.6	12.0	5.7
September	2.3	10.7	4.6	2.4	4.3	10.2	7.5
December	5.2	8.2	6.4	5.1	5.7	1.6	4.5
1997							
March	7.1	5.2	6.8	5.7	6.0	-5.0	0.8
June	7.4	4.5	6.6	4.9	5.7	-7.7	-1.4

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

Month	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educa- tional	Religious	Health	Entertain- ment and recreational	Misc- ellaneous	Total non- residential building
	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.
Value—\$50,000—\$199,999											
1997											
July	23	305	102	181	146	49	6	27	28	62	929
August	35	318	94	183	97	49	12	21	39	52	900
September	47	335	104	189	119	25	12	25	33	56	945
Value—\$200,000—\$499,999											
1997											
July	10	78	48	62	80	35	10	11	19	35	388
August	16	77	66	63	68	30	4	16	23	19	382
September	13	81	60	66	77	34	7	15	18	17	388
Value—\$500,000—\$999,999											
1997											
July	6	42	27	20	35	27	4	8	13	12	194
August	4	43	19	25	23	17	3	8	7	4	153
September	4	26	27	25	29	23	1	7	11	8	161
Value—\$1,000,000—\$4,999,999											
1997											
July	2	20	16	13	19	18	1	15	13	6	123
August	4	18	8	23	31	18	0	13	15	2	132
September	9	13	11	15	20	26	0	14	14	12	134
Value—\$5,000,000 and over											
1997											
July	4	7	3	7	9	7	0	5	3	0	45
August	3	7	5	1	6	3	0	5	5	0	35
September	2	5	2	7	1	4	0	5	4	0	30
Value—Total											
1994-95	501	3 715	2 274	3 324	2 541	1 478	208	578	1 040	1 105	16 764
1995-96	578	4 098	2 246	3 461	2 646	1 505	205	661	1 070	1 310	17 780
1996-97	665	4 183	2 313	3 479	2 861	1 528	193	778	1 143	1 328	18 471
1997											
July	45	452	196	283	289	136	21	66	76	115	1 679
August	62	463	192	295	225	117	19	63	89	77	1 602
September	75	460	204	302	246	112	20	66	80	93	1 658

NON-RESIDENTIAL BUILDING APPROVED, Value 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
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
Value—\$50,000—\$199,999											
1997											
July	2.2	27.9	10.8	17.7	14.3	5.1	0.6	2.6	2.6	6.8	90.5
August	3.6	28.3	10.1	18.0	9.4	5.4	1.2	2.2	4.4	5.3	87.9
September	4.3	29.6	11.5	17.6	10.7	2.2	1.0	2.4	3.6	5.2	88.1
Value—\$200,000—\$499,999											
1997											
July	3.1	22.1	14.3	18.2	23.4	12.3	2.7	3.1	5.9	9.8	114.9
August	4.7	20.9	20.3	18.2	19.9	9.7	1.3	5.1	6.3	5.9	112.5
September	4.0	24.5	17.2	19.0	24.4	10.8	2.4	4.2	5.4	5.3	117.2
Value—\$500,000—\$999,999											
1997											
July	4.4	27.6	17.8	12.5	22.3	18.5	2.6	6.4	8.7	8.2	128.9
August	2.4	29.9	13.3	16.2	15.3	12.0	2.0	5.9	4.0	2.6	103.7
September	2.6	17.0	18.6	16.5	20.5	16.3	0.8	4.5	7.9	6.0	110.8
Value—\$1,000,000—\$4,999,999											
1997											
July	6.2	39.6	31.1	25.4	39.8	48.2	1.1	30.1	27.5	21.4	270.4
August	6.2	37.2	16.0	48.0	70.2	34.5	0.0	30.1	29.6	5.9	277.8
September	16.3	28.6	13.7	24.4	41.6	44.2	0.0	31.8	27.1	26.5	254.1
Value—\$5,000,000 and over											
1997											
July	148.0	70.5	94.4	214.1	107.6	56.9	0.0	316.5	32.6	0.0	1 040.6
August	46.7	146.9	41.6	14.0	100.1	26.1	0.0	142.1	269.6	0.0	787.1
September	18.2	109.1	11.7	188.7	11.8	22.1	0.0	50.2	53.7	0.0	465.5
Value—Total											
1994-95	611.2	1 802.6	870.0	1 472.3	1 158.1	1 203.1	73.0	635.9	1 167.3	621.2	9 614.7
1995-96	658.0	1 811.2	989.2	1 801.3	1 719.8	1 255.3	85.8	765.8	936.6	706.3	10 729.3
1996-97	912.6	2 180.1	1 132.3	2 293.3	1 627.8	1 407.3	56.3	982.6	1 321.0	816.6	12 729.8
1997											
July	163.8	187.6	168.4	287.9	207.4	141.0	7.0	358.7	77.3	46.3	1 645.3
August	63.6	263.3	101.3	114.3	215.0	87.8	4.5	185.5	314.0	19.8	1 369.0
September	45.4	208.8	72.7	266.2	108.9	95.7	4.2	93.0	97.7	43.1	1 035.7

NUMBER AND VALUE OF BUILDING APPROVED, By State—September 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
PRIVATE SECTOR											
NSW	2 499	1 524	49	4 072	305.7	138.2	443.9	110.4	554.3	314.2	868.5
Vic.	2 340	410	7	2 757	260.3	39.2	299.5	71.8	371.3	205.0	576.3
Qld	2 244	1 171	17	3 432	241.5	111.4	352.9	26.2	379.1	205.0	584.1
SA	512	60	5	577	45.2	5.2	50.4	10.0	60.4	26.6	87.0
WA	1 186	81	17	1 284	126.1	8.3	134.4	15.7	150.1	54.3	204.4
Tas.	128	18	0	146	11.4	2.1	13.5	2.7	16.2	3.8	20.0
NT	64	22	1	87	8.5	1.5	9.9	1.1	11.0	5.8	16.9
ACT	83	0	0	83	11.2	0.0	11.2	5.1	16.3	7.6	23.9
Australia	9 056	3 286	96	12 438	1 009.8	305.8	1 315.6	243.2	1 558.8	822.4	2 381.2
PUBLIC SECTOR											
NSW	3	83	0	86	0.4	6.9	7.3	0.0	7.3	82.2	89.5
Vic.	34	73	0	107	2.5	4.3	6.8	3.7	10.6	31.7	42.3
Qld	49	10	0	59	7.7	1.1	8.8	0.0	8.9	50.8	59.7
SA	23	8	0	31	1.4	0.5	1.9	0.8	2.7	31.7	34.4
WA	30	14	0	44	2.9	2.1	4.9	0.1	5.1	2.3	7.3
Tas.	3	0	0	3	0.3	0.0	0.3	0.1	0.4	9.7	10.1
NT	9	2	0	11	1.5	0.3	1.8	0.0	1.8	3.5	5.3
ACT	0	0	0	0	0.0	0.0	0.0	0.0	0.0	1.4	1.4
Australia	151	190	0	341	16.7	15.1	31.9	4.8	36.7	213.3	250.0
TOTAL											
NSW	2 502	1 607	49	4 158	306.0	145.1	451.1	110.4	561.5	396.4	958.0
Vic.	2 374	483	7	2 864	262.8	43.5	306.3	75.6	381.9	236.7	618.6
Qld	2 293	1 181	17	3 491	249.2	112.5	361.7	26.2	388.0	255.9	643.9
SA	535	68	5	608	46.6	5.7	52.3	10.8	63.1	58.4	121.4
WA	1 216	95	17	1 328	129.0	10.3	139.3	15.8	155.1	56.5	211.7
Tas.	131	18	0	149	11.7	2.1	13.8	2.8	16.6	13.5	30.1
NT	73	24	1	98	10.0	1.8	11.8	1.1	12.9	9.3	22.2
ACT	83	0	0	83	11.2	0.0	11.2	5.1	16.3	9.0	25.3
Australia	9 207	3 476	96	12 779	1 026.6	320.9	1 347.5	248.0	1 595.4	1 035.7	2 631.2

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

VALUE.....

	<i>Hotels, motels and other short term accommoda- tion</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	9.1	25.1	33.9	167.4	21.8	17.8	1.1	4.7	30.8	2.6	314.2
Vic.	4.1	66.4	20.2	26.5	30.3	13.0	1.9	13.6	17.8	11.3	205.0
Qld	27.8	90.1	7.8	12.7	21.7	5.5	0.2	8.2	25.2	6.0	205.0
SA	1.4	11.1	3.1	2.7	1.5	2.5	0.6	2.0	1.2	0.5	26.6
WA	2.3	11.3	6.1	4.7	13.4	3.5	0.5	8.4	2.2	2.0	54.3
Tas.	0.2	0.2	0.9	0.3	0.2	0.4	0.0	1.4	0.2	0.1	3.8
NT	0.0	3.2	0.0	0.2	0.7	0.0	0.0	0.1	1.7	0.0	5.8
ACT	0.0	1.1	0.0	3.7	1.4	0.9	0.0	0.4	0.3	0.0	7.6
Australia	44.9	208.4	72.0	218.1	90.9	43.6	4.2	38.5	79.5	22.3	822.4
PUBLIC SECTOR											
NSW	0.5	0.0	0.0	11.8	12.2	15.5	0.0	21.5	14.5	6.1	82.2
Vic.	0.0	0.1	0.0	3.2	4.6	6.0	0.0	13.2	3.2	1.3	31.7
Qld	0.0	0.0	0.7	22.3	0.7	4.8	0.0	11.9	0.0	10.5	50.8
SA	0.0	0.0	0.0	4.1	0.1	20.2	0.0	7.1	0.2	0.0	31.7
WA	0.0	0.3	0.0	0.5	0.3	1.0	0.0	0.0	0.1	0.1	2.3
Tas.	0.0	0.0	0.0	6.1	0.1	3.3	0.0	0.0	0.1	0.0	9.7
NT	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.7	0.0	2.7	3.5
ACT	0.0	0.0	0.0	0.0	0.0	1.3	0.0	0.1	0.0	0.0	1.4
Australia	0.5	0.4	0.8	48.0	18.0	52.1	0.0	54.5	18.2	20.7	213.3
TOTAL											
NSW	9.6	25.1	33.9	179.2	34.0	33.3	1.1	26.2	45.3	8.7	396.4
Vic.	4.1	66.5	20.2	29.6	34.9	18.9	1.9	26.8	21.0	12.6	236.7
Qld	27.8	90.1	8.5	34.9	22.3	10.3	0.2	20.1	25.2	16.5	255.9
SA	1.4	11.1	3.1	6.8	1.6	22.7	0.6	9.1	1.5	0.5	58.4
WA	2.3	11.5	6.1	5.2	13.7	4.5	0.5	8.4	2.2	2.1	56.5
Tas.	0.2	0.2	0.9	6.4	0.3	3.7	0.0	1.4	0.3	0.1	13.5
NT	0.0	3.2	0.1	0.2	0.7	0.0	0.0	0.8	1.7	2.7	9.3
ACT	0.0	1.1	0.0	3.7	1.4	2.2	0.0	0.4	0.3	0.0	9.0
Australia	45.4	208.8	72.7	266.2	108.9	95.7	4.2	93.0	97.7	43.1	1 035.7

EXPLANATORY NOTES

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INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

- permits issued by local government authorities;
- 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

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FUNCTIONAL CLASSIFICATIONS

continued

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

9 In the case of a multi-function building, 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.

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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

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

G L O S S A R Y

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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