

# BUILDING APPROVALS AUSTRALIA

EMBARGOED UNTIL 11:30AM TUES 29 NOVEMBER 1994

## OCTOBER KEY FIGURES

### TREND ESTIMATES

	Oct 94	monthly % change	annual % change
Dwelling units approved			
Private sector houses	10 753	-0.8	3.5
Total dwelling units	16 844	0.0	9.3

### SEASONALLY ADJUSTED

	Oct 94	monthly % change	annual % change
Dwelling units approved			
Private sector houses	10 483	-3.5	2.6
Total dwelling units	15 970	-8.1	4.4

## OCTOBER KEY POINTS

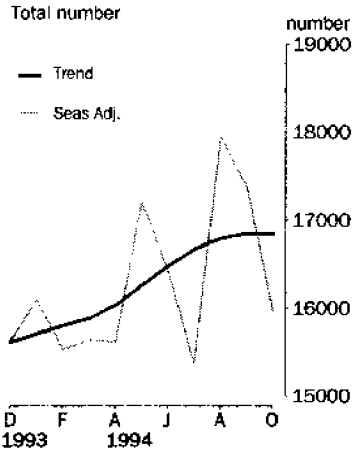
### TREND ESTIMATES

- The trend for total dwellings approved levelled off in October 1994 at 16,844. This follows increases of 0.3% in September and 0.7% in August 1994. This trend will start to show signs of decline unless there is an 8% increase in the seasonally adjusted number of dwelling units approved in November 1994.
- The trend for the number of private sector houses approved fell by 0.8% to 10,753 in October 1994. This trend has been revised and now shows decline from July 1994. There would need to be a 9% increase in the seasonally adjusted series in November 1994 to halt this decline.
- The trend for the number of other residential dwellings approved rose by 1.8% to 5,875 in October 1994. This follows rises of 2.6% in September and 3.3% in August 1994. This trend will begin to level out, unless there is a rise of approximately 3% in the seasonally adjusted series for November 1994.
- The trend for total dwelling units approved, to October 1994, continued to display growth in New South Wales, although the rate of growth has weakened considerably over the last two months. The trend of dwelling approvals continues to show growth in Victoria, the Australian Capital Territory and in the Northern Territory. The trend has been revised to show decline in South Australia (from August 1994), and continues to decline in Queensland, Western Australia and Tasmania.

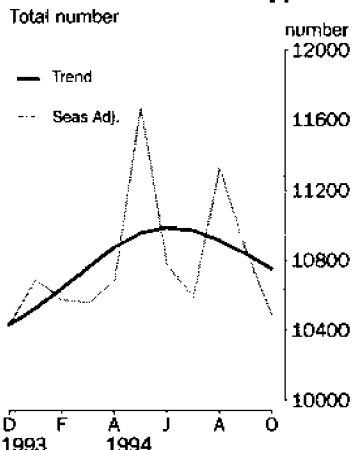
### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for the total number of dwellings approved fell 8.1% to 15,970 in October 1994. This follows a 3.2% fall in September 1994.
- The number of private sector houses approved fell by 3.5% to 10,483. This follows a 4.1% fall in September 1994.
- The number of other residential dwellings approved fell by 10.5% to 5,449 in October 1994. This follows a fall of 6.0% in September 1994.

### Dwelling units approved



### Private sector houses approved



## INQUIRIES

- For further information about these and related unpublished statistics, contact Paul Seville on 06 252 6067

# BUILDING APPROVALS NOTES

## FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
November 1994	06 January 1995
December 1994	01 February 1995
January 1995	01 March 1995
February 1995	29 March 1995
March 1995	04 May 1995
April 1995	29 May 1995

\*\*\*\*\*

## CHANGES IN THIS ISSUE

The seasonally adjusted and trend estimates for the number of dwelling units approved, shown in Table 1 and Table 3, include 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. Previously, only new dwelling units approved as part of the construction of new residential buildings were included in these estimates.

The number of these dwelling units approved, in original terms, is now shown separately in Table 4 and Table 10 under the heading of "Conversions, etc.". Previously, such dwellings were only included as a footnote.

The value of approved building work represented by these jobs, continues to be included in the value of alterations and additions to residential buildings or in the value of non-residential building, as appropriate.

\*\*\*\*\*

## SIGNIFICANT REVISIONS THIS MONTH

Constant price estimates for the value of building approved for the September quarter 1994 are included in this issue (see Table 7). Data for previous quarters have been revised in this issue as more up to date information on prices and commodity compositions has become available.

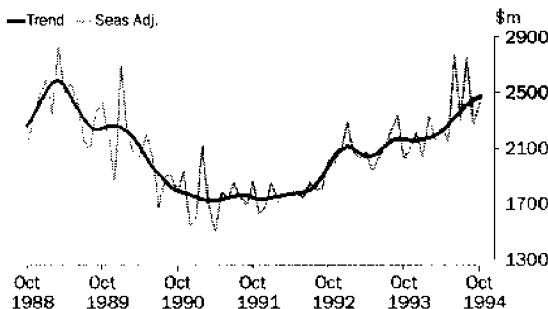
\*\*\*\*\*

RICHARD MADDEN  
ACTING AUSTRALIAN STATISTICIAN

# VALUE OF BUILDING APPROVED

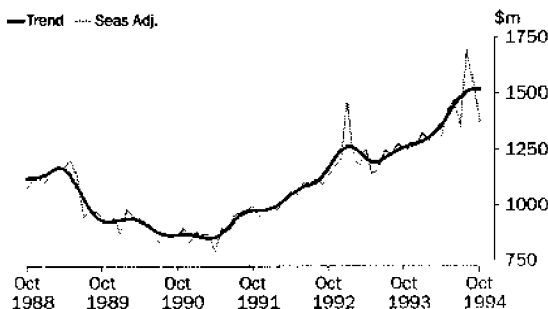
## VALUE OF TOTAL BUILDING

The trend for the value of total building approved rose by 0.8% in October 1994, following growth of 1.5% in September and 2.0% in August 1994. However, a fall in the seasonally adjusted series of about 2% in November 1994 will see the trend begin to level out.



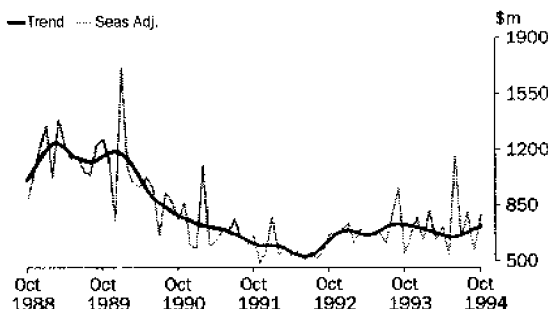
## VALUE OF RESIDENTIAL BUILDING

The trend for the value of residential building approved rose by 0.4% in October 1994, following rises of 0.9% in September and 1.7% in August 1994. This trend will begin to level out unless there is a rise of more than 9% in the seasonally adjusted series in November 1994.



## VALUE OF NON-RESIDENTIAL BUILDING

The trend for the value of non-residential building approved rose by 2.1% in October 1994, boosted by a 40% increase in the seasonally adjusted estimate. This follows trend increases of 3.1% in September and 2.8% in August 1994. A fall of 26% in the seasonally adjusted series in November 1994 would see the trend level out.



# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

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

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

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

**1** The November seasonally adjusted estimate is higher than the October estimate by:

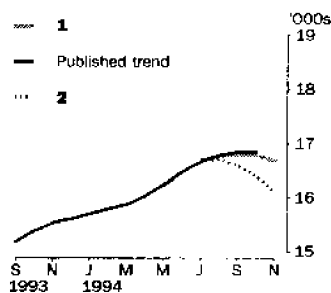
- \* +4.0% for total number of dwelling units approved
- \* +4.0% for number of private sector houses approved
- \* +5.0% for value of residential building approved
- \* +18.0% for value of non-residential building approved
- \* +9.0% for value of total building approved

**2** The November seasonally adjusted estimate is lower than the October estimate by:

- \* -4.0% for total number of dwelling units approved
- \* -4.0% for number of private sector houses approved
- \* -5.0% for value of residential building approved
- \* -18.0% for value of non-residential building approved
- \* -9.0% for value of total building approved

These percentages were chosen because they represent the average monthly percentage change for these series over the last ten years.

### TOTAL NUMBER OF DWELLINGS



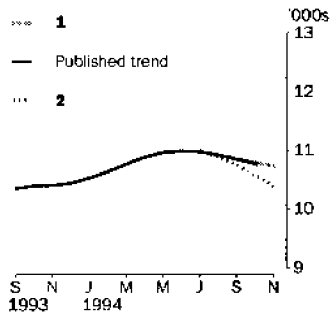
### TREND AS PUBLISHED

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

	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	number	% change	<b>1</b> rises by 4% on Oct 1994		<b>2</b> falls by 4% on Oct 1994	
	number	% change	number	% change	number	% change
<b>1994</b>						
June	16 480	1.4	16 492	1.4	16 537	1.6
July	16 670	1.2	16 675	1.1	16 698	1.0
August	16 788	0.7	16 770	0.6	16 710	0.1
September	16 846	0.3	16 795	0.1	16 598	-0.7
October	16 844	0.0	16 779	-0.1	16 407	-1.2
November	—	—	16 684	-0.6	16 123	-1.7

# WHAT IF...? (continued)

## PRIVATE SECTOR HOUSES



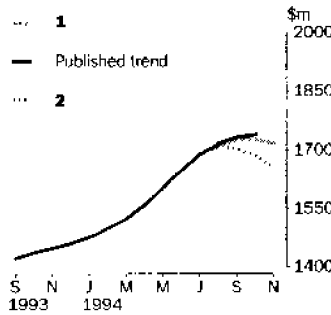
1994

	number	% change
June	10 987	0.3
July	10 970	-0.2
August	10 914	-0.5
September	10 842	-0.7
October	10 753	-0.8
November	—	—

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

1		2	
rises by 4% on Oct 1994		falls by 4% on Oct 1994	
number	% change	number	% change
10 990	0.3	11 016	0.4
10 970	-0.2	10 983	-0.3
10 913	-0.5	10 879	-0.9
10 846	-0.6	10 735	-1.3
10 786	-0.6	10 577	-1.5
10 710	-0.7	10 394	-1.7

## VALUE OF RESIDENTIAL BUILDING APPROVED



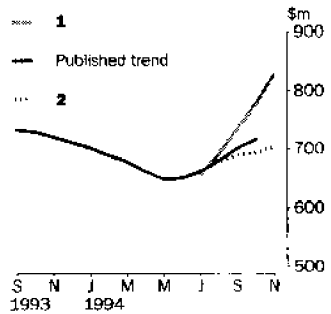
1994

	\$m	% change
June	1 649.0	2.8
July	1 688.5	2.4
August	1 716.5	1.7
September	1 732.7	0.9
October	1 739.7	0.4
November	—	—

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

1		2	
rises by 5% on Oct 1994		falls by 5% on Oct 1994	
\$m	% change	\$m	% change
1 651.1	2.9	1 656.0	3.0
1 689.4	2.3	1 691.9	2.2
1 713.6	1.4	1 707.2	0.9
1 724.5	0.6	1 703.2	-0.2
1 726.9	0.1	1 686.8	-1.0
1 717.0	-0.6	1 656.5	-1.8

## VALUE OF NON-RESIDENTIAL BUILDING APPROVED



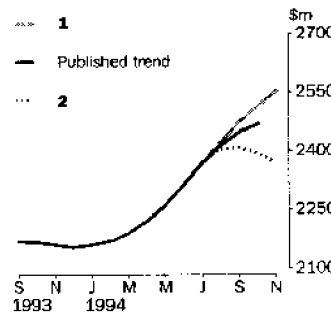
1994

	\$m	% change
June	650.0	0.3
July	662.3	1.9
August	680.8	2.8
September	701.7	3.1
October	716.6	2.1
November	—	—

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

1		2	
rises by 18% on Oct 1994		falls by 18% on Oct 1994	
\$m	% change	\$m	% change
641.2	-0.3	651.2	0.3
658.1	2.6	663.1	1.8
692.1	5.2	678.9	2.4
733.8	6.0	690.3	1.7
777.2	5.9	695.2	0.7
827.4	6.4	703.6	1.2

## VALUE OF TOTAL BUILDING APPROVED



1994

	\$m	% change
June	2 314.4	2.3
July	2 366.9	2.3
August	2 413.1	2.0
September	2 448.7	1.5
October	2 467.1	0.8
November	—	—

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

1		2	
rises by 9% on Oct 1994		falls by 9% on Oct 1994	
\$m	% change	\$m	% change
2 308.4	2.2	2 323.2	2.5
2 364.1	2.4	2 371.5	2.1
2 421.5	2.4	2 401.9	1.3
2 472.0	2.1	2 407.4	0.2
2 513.6	1.7	2 392.0	-0.6
2 552.6	1.6	2 369.1	-1.0

# VALUE OF BUILDINGS APPROVED: Average 1989-90 prices

SEPTEMBER QUARTER 1994

Changes in the value of building approvals in the September quarter 1994 at average 1989-90 prices are summarised below. Comparisons are given against the June quarter 1994 and September quarter 1993 figures.

	SEASONALLY ADJUSTED	
	Jun qtr 94 to Sep qtr 94 % change	Sep qtr 93 to Sep qtr 94 % change
New residential building	8.8	20.5
Alterations and additions to residential buildings	1.4	15.0
Non-residential building	-20.9	-16.9
Total building	-0.8	6.5

## Summary comment

### VALUE OF TOTAL BUILDING APPROVED

- In seasonally adjusted terms, at average 1989-90 prices, the value of total building approved in the September quarter 1994 decreased by 0.8% from the June quarter 1994 but remains well above the September quarter 1993 estimate.

### VALUE OF NEW RESIDENTIAL BUILDING

- The value of total new residential building approved in the September quarter 1994 rose by 8.8% over the June quarter 1994.
- The value of new houses approved fell by 1.5%.
- The value of new other residential buildings approved rose by 41.1%.

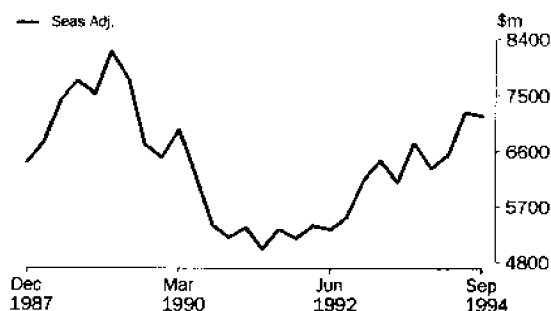
### VALUE OF ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDINGS

- The value of approved alterations and additions to residential buildings rose by 1.4%.

### VALUE OF NON-RESIDENTIAL BUILDING

- The value of non-residential building approved fell by 20.9%.

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





## DWELLING UNITS APPROVED: Seasonally Adjusted & Trend

Month	HOUSES.....		OTHER RESIDENTIAL.....		DWELLING UNITS.....		
	Private sector	Total	Private sector	Total	Private sector	Public sector	Total
	Number	Number	Number	Number	Number	Number	Number
<b>SEASONALLY ADJUSTED</b>							
<b>1993</b>							
October	10 213	10 599	4 396	4 703	14 609	535	15 302
November	10 348	10 604	4 538	4 951	14 887	634	15 556
December	10 439	10 810	4 583	4 830	15 022	576	15 640
<b>1994</b>							
January	10 689	10 889	4 725	5 207	15 414	565	16 096
February	10 574	10 739	4 216	4 794	14 790	667	15 533
March	10 555	10 867	4 230	4 769	14 785	687	15 636
April	10 677	10 949	4 314	4 671	14 991	685	15 620
May	11 670	11 763	4 843	5 446	16 513	883	17 209
June	10 784	11 070	5 062	5 362	15 845	829	16 432
July	10 586	10 927	4 080	4 436	14 666	660	15 363
August	11 330	11 470	6 056	6 479	17 386	600	17 949
September	10 862	11 294	5 715	6 088	16 576	684	17 381
October	10 483	10 521	4 939	5 449	15 422	525	15 970
<b>TREND ESTIMATES</b>							
<b>1993</b>							
October	10 385	10 689	4 402	4 715	14 786	566	15 404
November	10 403	10 703	4 494	4 832	14 897	559	15 535
December	10 437	10 721	4 500	4 886	14 936	573	15 607
<b>1994</b>							
January	10 524	10 787	4 476	4 917	15 000	608	15 704
February	10 639	10 882	4 430	4 912	15 069	658	15 794
March	10 761	10 986	4 399	4 894	15 160	705	15 880
April	10 876	11 102	4 458	4 935	15 333	744	16 037
May	10 955	11 193	4 613	5 059	15 568	762	16 252
June	10 987	11 236	4 830	5 244	15 817	750	16 480
July	10 970	11 221	5 050	5 449	16 020	715	16 670
August	10 914	11 160	5 229	5 629	16 144	670	16 788
September	10 842	11 073	5 364	5 773	16 206	626	16 846
October	10 753	10 969	5 447	5 875	16 199	584	16 844
<b>TREND ESTIMATES (% change from preceding month)</b>							
<b>1993</b>							
October	0.4	0.5	3.9	3.5	1.4	-5.0	1.4
November	0.2	0.1	2.1	2.5	0.8	-1.2	0.9
December	0.3	0.2	0.1	1.1	0.3	2.4	0.5
<b>1994</b>							
January	0.8	0.6	-0.5	0.6	0.4	6.2	0.6
February	1.1	0.9	-1.0	-0.1	0.5	8.1	0.6
March	1.1	1.0	-0.7	-0.4	0.6	7.2	0.5
April	1.1	1.1	1.3	0.8	1.1	5.6	1.0
May	0.7	0.8	3.5	2.5	1.5	2.3	1.3
June	0.3	0.4	4.7	3.7	1.6	-1.5	1.4
July	-0.2	-0.1	4.6	3.9	1.3	-4.7	1.2
August	-0.5	-0.5	3.5	3.3	0.8	-6.2	0.7
September	-0.7	-0.8	2.6	2.6	0.4	-6.6	0.3
October	-0.8	-0.9	1.6	1.8	0.0	-6.7	0.0

## VALUE OF BUILDING APPROVED: Seasonally Adjusted & Trend

Month	New residential building \$m	Alterations and additions to residential buildings \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
<b>SEASONALLY ADJUSTED</b>					
<b>1993</b>					
October	1 245.6	185.5	1 418.0	545.1	2 026.6
November	1 254.2	182.4	1 441.7	672.8	2 099.0
December	1 265.7	183.4	1 430.0	772.5	2 216.1
<b>1994</b>					
January	1 321.1	184.9	1 533.7	630.2	2 036.0
February	1 288.7	194.4	1 486.2	815.3	2 327.9
March	1 322.0	188.0	1 522.7	628.7	2 163.7
April	1 305.5	197.9	1 491.5	717.9	2 246.4
May	1 424.4	229.8	1 665.4	536.1	2 149.5
June	1 471.7	195.8	1 669.4	1 160.9	2 777.3
July	1 350.8	189.0	1 533.5	646.9	2 298.7
August	1 692.9	229.8	1 928.9	804.0	2 751.6
September	1 551.0	221.2	1 730.7	566.0	2 268.6
October	1 371.5	238.8	1 634.0	789.0	2 429.6
<b>TREND ESTIMATES</b>					
<b>1993</b>					
October	1 257.9	183.7	1 435.7	729.2	2 165.8
November	1 267.8	184.2	1 448.4	720.9	2 157.7
December	1 273.8	185.1	1 459.7	711.2	2 152.2
<b>1994</b>					
January	1 286.0	187.7	1 478.1	701.4	2 159.3
February	1 300.6	191.3	1 498.2	688.8	2 169.2
March	1 320.7	195.6	1 523.2	678.1	2 189.8
April	1 355.0	199.6	1 559.8	662.6	2 221.0
May	1 398.8	203.1	1 603.8	648.3	2 261.8
June	1 443.6	206.9	1 649.0	650.0	2 314.4
July	1 480.6	211.4	1 688.5	662.3	2 366.9
August	1 504.2	216.9	1 716.5	680.8	2 413.1
September	1 514.7	223.0	1 732.7	701.7	2 448.7
October	1 515.0	228.2	1 739.7	716.6	2 467.1
<b>TREND ESTIMATES (% change from preceding month)</b>					
<b>1993</b>					
October	1.1	0.7	1.1	-0.5	-0.1
November	0.8	0.2	0.9	-1.1	-0.4
December	0.5	0.5	0.8	-1.3	-0.3
<b>1994</b>					
January	1.0	1.4	1.3	-1.4	0.3
February	1.1	1.9	1.4	-1.8	0.5
March	1.5	2.2	1.7	-1.6	1.0
April	2.6	2.0	2.4	-2.3	1.4
May	3.2	1.8	2.8	-2.2	1.8
June	3.2	1.8	2.8	0.3	2.3
July	2.6	2.2	2.4	1.9	2.3
August	1.6	2.6	1.7	2.8	2.0
September	0.7	2.8	0.9	3.1	1.5
October	0.0	2.3	0.4	2.1	0.8



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

Period	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory
	Number	Number	Number	Number	Number	Number	Number	Number
<b>SEASONALLY ADJUSTED</b>								
<b>1993</b>								
October	4 156	2 687	4 317	939	2 219	346	n.a.	n.a.
November	4 077	2 763	4 517	981	2 340	361	n.a.	n.a.
December	3 902	2 828	4 644	936	2 400	359	n.a.	n.a.
<b>1994</b>								
January	4 600	2 743	4 564	940	1 963	377	n.a.	n.a.
February	4 178	2 957	4 228	929	2 335	361	n.a.	n.a.
March	4 210	2 652	4 699	934	2 319	313	n.a.	n.a.
April	4 698	2 707	4 525	959	2 248	306	n.a.	n.a.
May	4 982	3 136	5 042	1 040	2 374	355	n.a.	n.a.
June	5 051	2 689	4 921	967	2 348	295	n.a.	n.a.
July	4 477	2 756	4 550	964	2 048	355	n.a.	n.a.
August	6 195	3 069	4 777	956	2 152	272	n.a.	n.a.
September	5 588	2 648	4 762	1 163	2 284	311	n.a.	n.a.
October	4 841	3 139	4 037	828	2 071	325	n.a.	n.a.
<b>TREND ESTIMATES</b>								
<b>1993</b>								
October	4 086	2 700	4 519	970	2 223	361	124	348
November	4 106	2 751	4 509	948	2 250	360	112	392
December	4 137	2 783	4 489	934	2 258	358	111	429
<b>1994</b>								
January	4 217	2 803	4 499	934	2 263	354	120	444
February	4 318	2 810	4 541	944	2 271	347	129	427
March	4 435	2 815	4 608	953	2 281	339	132	379
April	4 609	2 819	4 699	963	2 286	330	132	314
May	4 815	2 825	4 769	978	2 281	322	130	262
June	5 017	2 837	4 794	990	2 258	318	134	246
July	5 194	2 855	4 754	994	2 219	315	145	265
August	5 317	2 880	4 665	992	2 184	313	158	289
September	5 389	2 912	4 552	984	2 155	311	170	315
October	5 399	2 937	4 442	971	2 133	310	181	348
<b>TREND ESTIMATES (% change from preceding month)</b>								
<b>1993</b>								
October	0.6	2.9	0.0	-2.3	2.4	0.4	-12.9	9.7
November	0.5	1.9	-0.2	-2.2	1.2	-0.1	-9.3	12.7
December	0.8	1.1	-0.5	-1.5	0.3	-0.6	-0.7	9.6
<b>1994</b>								
January	1.9	0.7	0.2	0.0	0.2	-1.2	7.8	3.4
February	2.4	0.2	0.9	1.1	0.4	-1.8	7.2	-3.9
March	2.7	0.2	1.5	0.9	0.4	-2.4	2.7	-11.2
April	3.9	0.2	2.0	1.1	0.2	-2.8	-0.1	-17.2
May	4.5	0.2	1.5	1.6	-0.2	-2.2	-1.0	-16.4
June	4.2	0.4	0.5	1.2	-1.0	-1.4	2.6	-6.0
July	3.5	0.7	-0.8	0.4	-1.7	-0.8	8.0	7.4
August	2.4	0.9	-1.9	-0.3	-1.6	-0.7	9.3	9.3
September	1.4	1.1	-2.4	-0.8	-1.3	-0.4	7.6	9.0
October	0.2	0.8	-2.4	-1.3	-1.0	-0.4	6.3	10.4

**DWELLING UNITS APPROVED, Private and Public Sector: Original**

Period	<i>New houses</i>	<i>New other residential building</i>	<i>Conversions, etc.</i>	<i>Total dwelling units</i>
	Number	Number	Number	Number
<b>PRIVATE SECTOR</b>				
<b>1991-92</b>	107 171	31 038	1 337	139 546
<b>1992-93</b>	119 846	40 319	1 705	161 870
<b>1993-94</b>	127 299	49 281	3 992	180 572
<b>1993</b>				
October	10 435	3 816	308	14 559
November	10 960	4 564	348	15 872
December	9 621	3 570	504	13 695
<b>1994</b>				
January	8 325	3 955	316	12 596
February	9 718	3 588	322	13 628
March	11 734	4 061	489	16 284
April	9 586	3 644	321	13 551
May	12 576	5 006	595	18 177
June	11 429	4 660	144	16 233
July	10 751	4 058	114	14 923
August	12 119	6 188	373	18 680
September	11 547	5 280	828	17 655
October	10 665	3 978	556	15 199
<b>PUBLIC SECTOR</b>				
<b>1991-92</b>	3 693	8 299	6	11 998
<b>1992-93</b>	3 741	6 651	9	10 401
<b>1993-94</b>	3 184	4 941	147	8 272
<b>1993</b>				
October	257	142	1	400
November	295	342	1	638
December	302	245	1	548
<b>1994</b>				
January	220	274	2	496
February	130	448	2	580
March	249	468	2	719
April	339	287	7	633
May	301	758	110	1 169
June	429	960	6	1 395
July	185	318	16	519
August	205	325	1	531
September	180	421	0	601
October	126	272	0	398
<b>TOTAL</b>				
<b>1991-92</b>	110 864	39 337	1 343	151 544
<b>1992-93</b>	123 587	46 970	1 714	172 271
<b>1993-94</b>	130 483	54 222	4 139	188 844
<b>1993</b>				
October	10 692	3 958	309	14 959
November	11 255	4 906	349	16 510
December	9 923	3 815	505	14 243
<b>1994</b>				
January	8 545	4 229	318	13 092
February	9 848	4 036	324	14 208
March	11 983	4 529	491	17 003
April	9 925	3 931	328	14 184
May	12 877	5 764	705	19 346
June	11 858	5 620	150	17 628
July	10 936	4 376	130	15 442
August	12 324	6 513	374	19 211
September	11 727	5 701	828	18 256
October	10 791	4 250	556	15 597

NEW DWELLING UNITS APPROVED<sup>1</sup>, By Type of Dwelling: Original

## OTHER RESIDENTIAL BUILDING.....

Period	Houses			Semi-detached, row or terrace houses, townhouses, etc. of.....				Flats, units or apartments in a building of.....			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>1991-92</b>	110 864	n/a	n/a	n/a	n/a	n/a	n/a	n/a	39 337	150 201		
<b>1992-93</b>	123 587	20 574	6 962	27 536	11 478	4 169	3 787	19 434	46 970	170 557		
<b>1993-94</b>	130 483	21 981	10 905	32 886	10 037	5 244	6 073	21 354	54 222	184 705		
<b>1993</b>												
October	10 692	1 701	735	2 436	787	492	256	1 535	3 958	14 650		
November	11 255	1 855	1 411	3 266	637	362	641	1 640	4 906	16 161		
December	9 923	1 715	1 016	2 731	483	380	227	1 090	3 815	13 738		
<b>1994</b>												
January	8 545	1 735	746	2 481	650	363	735	1 748	4 229	12 774		
February	9 848	1 801	931	2 732	634	368	302	1 304	4 036	13 884		
March	11 983	1 712	743	2 455	847	552	675	2 074	4 529	16 512		
April	9 925	1 563	940	2 503	619	379	430	1 428	3 931	13 856		
May	12 877	2 304	1 210	3 514	1 007	524	718	2 249	5 764	18 641		
June	11 858	2 117	1 233	3 350	1 049	528	693	2 270	5 620	17 478		
July	10 936	1 870	694	2 564	829	396	587	1 812	4 376	15 312		
August	12 324	2 159	1 001	3 160	852	675	1 826	3 353	6 513	18 237		
September	11 727	1 971	1 049	3 020	874	395	1 412	2 681	5 701	17 428		
October	10 791	1 539	837	2 376	675	388	811	1 874	4 250	15 041		

## VALUE (\$ million)

<b>1991-92</b>	9 388.5	n/a	n/a	n/a	n/a	n/a	n/a	n/a	2 617.4	12 005.9
<b>1992-93</b>	10 605.7	1 273.2	499.1	1 772.5	748.9	330.1	664.1	1 743.0	3 515.6	14 121.4
<b>1993-94</b>	11 669.2	1 403.2	824.3	2 225.7	665.7	424.1	721.6	1 821.2	4 016.1	15 685.3
<b>1993</b>										
October	929.2	104.9	52.4	157.3	53.9	37.8	32.3	123.9	280.6	1 209.7
November	985.3	114.8	98.7	213.5	59.0	33.5	66.9	139.3	352.9	1 338.2
December	887.3	105.2	79.5	184.6	29.7	31.0	16.2	76.9	260.9	1 148.2
<b>1994</b>										
January	776.0	114.0	58.9	172.9	40.1	33.3	71.0	144.3	317.2	1 093.3
February	878.3	119.9	68.3	188.2	46.3	30.1	38.4	144.4	303.1	1 181.3
March	1 081.6	105.0	59.8	164.9	56.4	40.4	119.8	216.7	381.6	1 463.1
April	911.4	101.3	71.3	172.6	36.4	26.8	45.4	108.7	281.3	1 192.7
May	1 166.8	148.9	89.3	238.2	67.6	48.0	64.3	179.9	418.2	1 585.0
June	1 102.7	146.3	102.9	249.2	70.0	41.3	90.5	201.8	451.0	1 553.7
July	1 020.6	123.4	53.5	176.8	59.8	47.1	67.7	174.7	351.5	1 372.1
August	1 158.2	141.6	84.2	225.8	60.2	47.6	310.7	418.5	644.3	1 802.5
September	1 088.3	127.7	82.5	210.2	58.7	29.4	205.0	293.1	503.2	1 591.5
October	1 008.7	106.7	75.4	182.1	43.2	28.4	85.8	157.4	339.5	1 348.2

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

VALUE OF BUILDING APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	New residential building	Alterations and additions to residential buildings	Total residential building	Non-residential building	Total building
<b>PRIVATE SECTOR (\$ million)</b>							
<b>1991-92</b>	9 113.0	2 060.3	11 173.3	1 954.8	13 128.1	4 745.4	17 873.5
<b>1992-93</b>	10 319.3	3 091.4	13 410.7	2 071.4	15 482.1	5 067.7	20 549.8
<b>1993-94</b>	11 403.8	3 693.6	15 097.4	2 267.1	17 364.5	6 057.0	23 421.5
<b>1993</b>							
October	908.5	271.2	1 179.6	194.6	1 374.2	421.4	1 795.5
November	966.3	330.1	1 296.4	197.7	1 494.1	424.5	1 918.6
December	864.8	245.8	1 110.6	167.5	1 278.1	457.5	1 735.6
<b>1994</b>							
January	750.2	296.8	1 047.1	144.8	1 191.8	302.7	1 494.5
February	867.0	274.4	1 141.4	172.7	1 314.1	492.5	1 806.6
March	1 061.9	350.7	1 412.6	202.8	1 615.4	436.0	2 051.4
April	878.1	263.5	1 141.5	177.3	1 318.9	448.3	1 767.2
May	1 144.9	369.1	1 514.0	239.2	1 753.2	446.2	2 199.4
June	1 068.2	386.2	1 454.4	191.7	1 646.1	1 006.0	2 652.1
July	1 003.8	331.9	1 335.7	184.0	1 519.6	399.3	1 918.9
August	1 136.6	600.2	1 736.8	239.9	1 976.7	608.7	2 585.4
September	1 073.7	475.8	1 549.5	253.7	1 803.2	414.2	2 217.4
October	1 000.1	322.2	1 322.3	247.5	1 569.8	524.4	2 094.2
<b>PUBLIC SECTOR (\$ million)</b>							
<b>1991-92</b>	275.6	557.1	832.7	19.1	851.8	2 463.3	3 315.1
<b>1992-93</b>	286.5	424.2	710.7	17.1	727.8	2 608.8	3 336.6
<b>1993-94</b>	265.4	322.5	587.9	22.0	609.8	2 728.5	3 338.4
<b>1993</b>							
October	20.7	9.4	30.1	0.4	30.6	219.0	249.6
November	19.0	22.8	41.8	0.6	42.4	248.1	290.5
December	22.5	15.1	37.6	0.5	38.1	318.3	356.4
<b>1994</b>							
January	25.8	20.4	46.2	0.5	46.7	263.3	309.9
February	11.2	28.7	39.9	1.0	40.9	288.5	329.4
March	19.7	30.8	50.6	0.5	51.1	160.7	211.7
April	33.3	17.8	51.1	1.4	52.6	193.6	246.2
May	21.9	49.1	71.0	11.1	82.1	166.0	248.1
June	34.5	64.8	99.3	2.7	101.9	158.5	260.4
July	16.8	19.6	36.4	2.1	38.5	194.3	232.9
August	21.6	44.0	65.6	1.0	66.6	261.0	327.6
September	14.6	27.4	42.0	4.1	46.2	149.4	195.6
October	8.7	17.3	26.0	0.4	26.4	361.4	387.8
<b>TOTAL (\$ million)</b>							
<b>1991-92</b>	9 388.5	2 617.4	12 005.9	1 973.9	13 979.9	7 208.7	21 188.5
<b>1992-93</b>	10 605.7	3 515.6	14 121.4	2 088.6	16 209.9	7 676.5	23 886.4
<b>1993-94</b>	11 669.2	4 016.1	15 685.3	2 289.0	17 974.3	8 785.6	26 759.9
<b>1993</b>							
October	929.2	280.6	1 209.7	195.0	1 404.7	640.4	2 045.1
November	985.3	352.9	1 338.2	198.3	1 536.5	672.7	2 209.2
December	887.3	260.9	1 148.2	168.1	1 316.3	775.7	2 092.0
<b>1994</b>							
January	776.0	317.2	1 093.3	145.2	1 238.5	566.0	1 804.5
February	878.3	303.1	1 181.3	173.7	1 355.0	781.0	2 136.0
March	1 081.6	381.6	1 463.1	203.3	1 666.4	596.7	2 263.1
April	911.4	281.3	1 192.7	178.8	1 371.4	642.0	2 013.4
May	1 166.8	418.2	1 585.0	250.3	1 835.3	612.2	2 447.5
June	1 102.7	451.0	1 553.7	194.4	1 748.1	1 164.4	2 912.5
July	1 020.6	351.5	1 372.1	186.1	1 558.2	593.6	2 151.8
August	1 158.2	644.3	1 802.5	240.9	2 043.4	869.6	2 913.0
September	1 088.3	503.2	1 591.5	257.8	1 849.4	563.6	2 413.0
October	1 008.7	339.5	1 348.2	248.0	1 596.2	885.8	2 482.0

VALUE OF BUILDING APPROVED, Average 1989-90 Prices: Original & Seasonally Adjusted

<i>Period</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>Non-residential building</i>	<i>Total building</i>
\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL							
<b>1991-92</b>	9 045.8	2 745.8	11 791.5	1 894.2	13 685.3	7 629.9	21 315.5
<b>1992-93</b>	10 150.6	3 720.3	13 870.9	2 000.2	15 871.5	8 206.9	24 078.0
<b>1993-94</b>	10 958.7	4 217.5	15 176.2	2 144.8	17 321.2	9 527.1	26 848.1

<i>Quarter</i>							
<b>1993</b>							
June	2 590.2	971.5	3 561.7	507.0	4 069.2	2 166.9	6 235.5
September	2 798.9	1 026.2	3 825.1	551.9	4 376.9	2 512.4	6 889.4
December	2 626.2	941.3	3 567.5	524.3	4 092.4	2 235.7	6 327.5
<b>1994</b>							
March	2 561.5	1 050.1	3 611.6	487.8	4 099.8	2 109.5	6 208.8
June	2 972.1	1 199.9	4 172.0	580.9	4 752.2	2 669.5	7 422.4
September	3 009.8	1 556.4	4 566.2	630.4	5 195.4	2 119.8	7 316.4

SEASONALLY ADJUSTED

<i>Quarter</i>							
<b>1993</b>							
June	2 543.0	918.0	3 478.0	511.1	3 988.6	2 126.0	6 080.0
September	2 655.5	1 012.8	3 653.1	512.3	4 152.8	2 537.0	6 724.4
December	2 634.3	994.4	3 634.4	515.0	4 123.4	2 130.3	6 322.9
<b>1994</b>							
March	2 747.5	1 059.3	3 799.1	530.0	4 371.7	2 251.2	6 533.1
June	2 907.4	1 115.6	4 047.1	580.9	4 628.9	2 665.4	7 220.8
September	2 864.7	1 574.1	4 401.9	589.1	4 949.6	2 109.3	7 160.9

SEASONALLY ADJUSTED (% change from preceding quarter)

<i>Quarter</i>							
<b>1993</b>							
June	-0.6	-25.8	-8.6	2.3	-7.8	-3.3	-5.5
September	4.4	10.3	5.0	0.2	4.1	19.3	10.6
December	-0.8	-1.8	-0.5	0.5	-0.7	-16.0	-6.0
<b>1994</b>							
March	4.3	6.5	4.5	2.9	6.0	5.7	3.3
June	5.8	5.3	6.5	9.6	5.9	18.4	10.5
September	-1.5	41.1	8.8	1.4	6.9	-20.9	-0.8

## 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-resi- dential building
	Number	Number	Number	Number	Number	Number	Number	Number	Number	Number	Number
Value—\$50,000-\$199,999											
<b>1994</b>											
August	17	226	146	138	133	52	7	21	44	67	851
September	21	265	109	179	120	47	10	13	54	52	870
October	30	286	117	178	129	53	6	21	49	40	909
Value—\$200,000-\$499,999											
<b>1994</b>											
August	10	63	58	56	57	41	5	12	21	25	348
September	8	76	65	56	55	35	11	9	20	33	368
October	9	71	60	71	56	33	3	20	21	23	367
Value—\$500,000-\$999,999											
<b>1994</b>											
August	2	24	18	30	17	14	1	2	11	8	127
September	7	19	15	16	18	19	1	4	6	7	112
October	2	20	21	29	21	17	2	5	11	9	137
Value—\$1,000,000-\$4,999,999											
<b>1994</b>											
August	2	14	15	10	20	20	0	9	11	7	108
September	1	14	14	12	11	16	0	8	6	5	87
October	4	16	17	17	17	17	2	8	8	9	115
Value—\$5,000,000 and over											
<b>1994</b>											
August	0	6	0	3	1	4	0	3	2	2	21
September	1	2	1	1	0	3	1	2	0	0	11
October	0	5	1	2	5	5	0	1	2	0	21
Value—Total											
<b>1991-92</b>	443	2 836	1 540	2 755	1 793	1 191	270	571	936	891	13 226
<b>1992-93</b>	460	3 110	1 654	2 768	2 109	1 292	268	606	1 072	1 030	14 369
<b>1993-94</b>	500	3 364	1 924	2 863	2 259	1 371	249	723	955	1 122	15 330
<b>1994</b>											
August	31	333	237	237	228	131	13	47	89	109	1 455
September	38	376	204	264	204	120	23	36	86	97	1 448
October	45	398	216	297	228	125	13	55	91	81	1 549

## 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-resi- dential building
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
Value—\$50,000-\$199,999											
<b>1994</b>											
August	1.8	21.3	15.3	13.7	13.3	6.1	0.6	2.0	4.3	6.6	85.0
September	2.0	23.8	11.4	18.0	11.7	5.0	0.8	1.4	5.6	5.5	85.4
October	3.1	26.4	11.8	17.4	13.0	5.8	0.6	1.8	4.6	4.1	88.7
Value—\$200,000-\$499,999											
<b>1994</b>											
August	3.3	19.1	17.7	16.3	17.3	13.0	1.5	3.2	6.6	7.3	105.2
September	2.7	22.6	19.8	16.7	16.7	11.5	3.4	3.0	5.4	9.2	111.0
October	2.4	20.7	16.9	20.7	16.5	10.2	0.8	5.4	6.3	6.4	106.4
Value—\$500,000-\$999,999											
<b>1994</b>											
August	1.5	16.2	11.2	18.9	11.4	9.9	0.6	1.4	7.1	5.5	83.8
September	5.1	12.0	9.3	12.0	11.6	12.7	0.5	2.8	3.7	4.1	73.7
October	1.1	12.9	13.6	19.4	15.0	12.4	1.3	3.4	9.0	6.0	94.1
Value—\$1,000,000-\$4,999,999											
<b>1994</b>											
August	3.4	25.6	26.9	23.4	34.1	37.9	0.0	17.5	17.5	13.7	199.9
September	2.7	24.5	27.7	24.4	20.6	34.4	0.0	14.6	13.8	10.3	172.9
October	7.2	27.4	30.4	32.6	28.4	33.3	3.4	14.5	18.6	14.9	210.7
Value—\$5,000,000 and over											
<b>1994</b>											
August	0.0	209.0	0.0	27.2	6.0	32.3	0.0	76.4	31.8	13.1	395.7
September	11.5	31.8	5.0	10.5	0.0	19.2	5.0	37.6	0.0	0.0	120.6
October	0.0	91.6	6.0	38.8	34.0	88.8	0.0	6.5	120.2	0.0	385.9
Value—Total											
<b>1991-92</b>	406.3	885.2	704.9	1 745.7	774.7	930.3	79.4	497.5	676.6	508.0	7 208.7
<b>1992-93</b>	234.0	1 145.1	734.5	1 487.3	826.9	1 028.1	88.0	853.8	783.9	494.9	7 676.5
<b>1993-94</b>	622.0	1 398.6	716.7	1 341.1	1 283.9	1 124.4	76.3	974.2	740.8	507.6	8 785.6
<b>1994</b>											
August	10.0	291.1	71.1	99.4	82.1	99.1	2.7	100.5	67.3	46.2	869.6
September	24.0	114.7	73.1	81.6	60.6	82.8	9.8	59.4	28.6	29.1	563.6
October	13.9	179.0	78.7	128.9	106.8	150.5	6.1	31.6	158.7	31.5	885.8

## NUMBER AND VALUE OF BUILDING APPROVED, By State: October 1994: Original

## DWELLING UNITS.....

## VALUE.....

	DWELLING UNITS.....			VALUE.....							
	New Houses	New Other residential building	Con versions etc.	Total dwelling units	Houses	Other residential building	New residential building	Alterations and additions to residential buildings	Total residential building	Total non-residential building	Total building
	Number	Number	Number	Number	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR											
NSW	2 809	1 613	104	4 526	295.6	136.5	432.2	93.4	525.5	157.5	683.1
Vic.	2 393	315	413	3 121	224.3	32.8	257.1	94.9	352.0	134.0	485.9
Qld	2 917	1 123	11	4 051	272.0	76.1	348.1	22.7	370.8	150.0	520.8
SA	671	106	5	782	50.3	6.2	56.5	10.2	66.8	15.3	82.1
WA	1 407	425	10	1 842	113.1	30.1	143.2	14.6	157.8	48.3	206.0
Tas.	263	57	5	325	22.1	3.2	25.3	3.8	29.1	8.0	37.1
NT	66	95	8	169	6.3	13.7	20.0	0.9	20.8	4.3	25.1
ACT	139	244	0	383	16.4	23.7	40.0	7.0	47.0	7.1	54.2
<b>Australia</b>	<b>10 665</b>	<b>3 978</b>	<b>556</b>	<b>15 199</b>	<b>1 000.1</b>	<b>322.2</b>	<b>1 322.3</b>	<b>247.5</b>	<b>1 569.8</b>	<b>524.4</b>	<b>2 094.2</b>
PUBLIC SECTOR											
NSW	33	50	0	83	2.7	3.3	6.0	0.0	6.0	51.8	57.7
Vic.	46	22	0	68	2.7	1.6	4.2	0.0	4.2	213.3	217.5
Qld	14	127	0	141	1.1	7.3	8.4	0.1	8.5	63.9	72.4
SA	20	2	0	22	1.2	0.1	1.3	0.1	1.4	11.4	12.8
WA	8	28	0	36	0.5	1.7	2.1	0.0	2.1	11.9	14.1
Tas.	2	3	0	5	0.2	0.2	0.4	0.1	0.6	1.4	1.9
NT	3	2	0	5	0.3	0.2	0.5	0.0	0.5	3.3	3.9
ACT	0	38	0	38	0.0	3.0	3.0	0.0	3.1	4.4	7.5
<b>Australia</b>	<b>126</b>	<b>272</b>	<b>0</b>	<b>398</b>	<b>8.7</b>	<b>17.3</b>	<b>26.0</b>	<b>0.4</b>	<b>26.4</b>	<b>361.4</b>	<b>387.8</b>
TOTAL											
NSW	2 842	1 663	104	4 609	298.4	139.8	438.1	93.4	531.5	209.3	740.8
Vic.	2 439	337	413	3 189	226.9	34.4	261.3	94.9	356.2	347.3	703.5
Qld	2 931	1 250	11	4 192	273.1	83.3	356.4	22.9	379.3	213.8	593.2
SA	691	108	5	804	51.5	6.3	57.8	10.3	68.2	26.7	94.9
WA	1 415	453	10	1 878	113.6	31.7	145.3	14.6	159.9	60.2	220.1
Tas.	265	60	5	330	22.3	3.4	25.7	4.0	29.6	9.3	39.0
NT	69	97	8	174	6.6	13.9	20.5	0.9	21.4	7.6	29.0
ACT	139	282	0	421	16.4	26.7	43.1	7.0	50.1	11.5	61.6
<b>Australia</b>	<b>10 791</b>	<b>4 250</b>	<b>556</b>	<b>15 597</b>	<b>1 008.7</b>	<b>339.5</b>	<b>1 348.2</b>	<b>248.0</b>	<b>1 596.2</b>	<b>885.8</b>	<b>2 482.0</b>



## NON-RESIDENTIAL BUILDING APPROVED, By State: October 1994: 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
<b>PRIVATE SECTOR</b>											
NSW	4.4	44.5	34.8	21.8	20.0	4.5	2.4	4.5	16.9	3.8	157.5
Vic.	2.9	41.6	17.6	24.6	22.7	3.4	2.5	11.7	3.8	3.2	134.0
Qld	2.4	61.6	8.5	27.2	31.9	3.0	1.1	3.6	6.8	3.9	150.0
SA	0.2	3.0	3.0	3.3	1.8	1.3	0.1	1.2	0.6	0.9	15.3
WA	0.6	18.8	9.3	2.1	9.5	3.8	0.1	2.3	0.7	1.1	48.3
Tas.	0.5	2.4	2.3	0.8	0.4	0.8	0.0	0.8	0.1	0.0	8.0
NT	0.0	1.7	0.5	0.2	0.1	0.0	0.0	0.0	1.8	0.0	4.3
ACT	2.7	0.6	0.4	1.0	0.4	0.1	0.0	0.0	2.0	0.0	7.1
<b>Australia</b>	<b>13.7</b>	<b>174.0</b>	<b>76.5</b>	<b>81.0</b>	<b>86.7</b>	<b>16.8</b>	<b>6.1</b>	<b>24.0</b>	<b>32.5</b>	<b>13.0</b>	<b>524.4</b>
<b>PUBLIC SECTOR</b>											
NSW	0.0	3.9	0.1	10.5	17.1	7.0	0.0	4.1	6.5	2.5	51.8
Vic.	0.1	0.3	1.9	26.1	0.0	63.5	0.0	1.3	115.5	4.5	213.3
Qld	0.0	0.0	0.1	4.9	0.8	56.0	0.0	0.0	0.0	2.1	63.9
SA	0.0	0.1	0.1	2.9	0.1	1.9	0.0	1.7	1.6	3.0	11.4
WA	0.0	0.7	0.0	0.3	0.3	4.7	0.0	0.3	0.2	5.4	11.9
Tas.	0.0	0.0	0.0	1.2	0.1	0.0	0.0	0.1	0.0	0.0	1.4
NT	0.0	0.0	0.0	0.0	1.9	0.4	0.0	0.0	0.2	0.9	3.3
ACT	0.0	0.0	0.0	1.9	0.0	0.2	0.0	0.0	2.3	0.0	4.4
<b>Australia</b>	<b>0.1</b>	<b>5.0</b>	<b>2.2</b>	<b>47.9</b>	<b>20.1</b>	<b>133.7</b>	<b>0.0</b>	<b>7.6</b>	<b>126.2</b>	<b>18.5</b>	<b>361.4</b>
<b>TOTAL</b>											
NSW	4.4	48.4	34.9	32.3	37.1	11.5	2.4	8.7	23.4	6.3	209.3
Vic.	3.0	41.9	19.6	50.7	22.7	66.9	2.5	13.1	119.3	7.7	347.3
Qld	2.4	61.6	8.5	32.1	32.7	59.0	1.1	3.6	6.8	6.1	213.8
SA	0.2	3.1	3.1	6.2	1.8	3.2	0.1	2.9	2.2	4.0	26.7
WA	0.6	19.5	9.3	2.4	9.8	8.5	0.1	2.6	0.8	6.5	60.2
Tas.	0.5	2.4	2.3	2.0	0.5	0.8	0.0	0.8	0.1	0.0	9.3
NT	0.0	1.7	0.5	0.2	2.0	0.4	0.0	0.0	2.0	0.9	7.6
ACT	2.7	0.6	0.4	2.9	0.4	0.3	0.0	0.0	4.2	0.0	11.5
<b>Australia</b>	<b>13.9</b>	<b>179.0</b>	<b>78.7</b>	<b>128.9</b>	<b>106.8</b>	<b>150.5</b>	<b>6.1</b>	<b>31.6</b>	<b>158.7</b>	<b>31.5</b>	<b>885.8</b>

# EXPLANATORY NOTES

---

## INTRODUCTION

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

## SCOPE AND COVERAGE

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

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

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

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

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

## VALUE DATA

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

## OWNERSHIP

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

## FUNCTIONAL CLASSIFICATIONS

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

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

FUNCTIONAL CLASSIFICATIONS

(continued)

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

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

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

SEASONAL ADJUSTMENT

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

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

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

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

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

TREND ESTIMATES

**16** Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. 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 more information, see *A Guide to Smoothing Time Series—Estimates of Trend* (1316.0) and *Time Series Decomposition—An Overview* (1317.0).

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

CONSTANT PRICE ESTIMATES

**18** Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The deflators used to revalue the current price estimates are derived from the same price data underlying the deflators compiled for the dwelling and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

**19** Estimates at constant prices are subject to a number of approximations and assumptions. For more information on the nature and concepts of constant price estimates, see Chapter 4 of *Australian National Accounts: Concepts, Sources and Methods* (5216.0). Monthly value data at constant prices are not available.

UNPUBLISHED DATA

**20** The ABS can also make available certain building approvals data which are not published. Where the data cannot be provided by telephone, it can be provided in microfiche, photocopy, computer printout, floppy disk and clerically extracted tabulation. A charge may be made for providing unpublished data in these forms.

RELATED PUBLICATIONS

**21** Users may also wish to refer to the following publications:

- *Building Activity, Australia: Dwelling Unit Commencements* (8750.0)
- *Building Activity, Australia* (8752.0)
- *Engineering Construction Activity, Australia* (8762.0)
- *Construction Activity at Constant Prices, Australia* (8782.0)
- *Housing Finance for Owner Occupation, Australia* (5609.0)
- *Price Index of Materials Used in House Building, Six State Capital Cities and Canberra* (6408.0)
- *Price Index of Materials Used in Building Other than House Building, Eight Capital Cities* (6407.0)
- *House Price Indexes: Eight Capital Cities* (6416.0)

SYMBOLS AND OTHER USAGES

- nil or rounded to zero
- r figure or series revised since previous issue
- n.a. not available
- n.y.a. not yet available

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

## G L O S S A R Y

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



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





## FOR MORE INFORMATION . . .

The ABS publishes a wide range of information on Australia's economic and social conditions. A catalogue of publications and products is available from any of our offices (see below).

### INFORMATION CONSULTANCY SERVICES

Special tables or in-depth data investigations are provided by the ABS Information Consultancy Service in each of our offices (see below).

### ELECTRONIC DATA SERVICES

A large range of data is available via on-line services, diskette, magnetic tape, tape cartridge and CD ROM. For more details about our electronic data services, contact any ABS office (see below).

### BOOKSHOP AND SUBSCRIPTIONS

There are over 500 titles available from the ABS Bookshops in each of our offices. You can also receive any of our publications on a regular basis. Join our subscription mailing service and have your publications mailed to you in Australia at no additional cost. Telephone our Publications Subscription Service toll free Australia wide on 008 0206 08.

### ABS EMAIL ADDRESSES

Keylink      STAT.INFO/ABS  
X.400        (C:AUJA:TELMEMO,O:ABS,SN:INFO,FN:STAT)  
Internet     STAT.INFO@ABS. TELEMEMO.AU

### GENERAL SALES AND INQUIRIES

\* Sydney 02 268 4611      \* Adelaide 08 237 7100  
\* Melbourne 03 615 7000   \* Hobart 002 20 5800  
\* Brisbane 07 222 6351    \* Darwin 089 43 2111  
\* Perth 09 360 5140       \* Canberra 06 252 6007

■ Information Services, ABS  
PO Box 10, Belconnen ACT 2616



2873100010945

ISSN 1031-0177

RRP \$13.50