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Australian Bureau of Statistics

NEW ISSUE

Change in Format of the Monthly Publication 'Building Approvals, Australia' (8731.0)

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CHANGE IN FORMAT OF THE MONTHLY PUBLICATION 'BUILDING APPROVALS, AUSTRALIA' (8731.0)

IAN CASTLES
Australian Statistician

AUSTRALIAN BUREAU OF STATISTICS

CATALOGUE NO. 8731.0.00.001

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Introduction

This information Paper details changes which will be made to the October 1994 issue of *Building Approvals, Australia* (Cat No. 8731.0), scheduled to be released on 29 November 1994.

2. The changes include the addition of some information previously not published and changes in presentation and style. The new design and layout follows an extensive review of the format and content of a number of ABS main economic indicator publications. As part of the review the opinions of a variety of publication recipients were sought. Their views have been incorporated in the new design wherever possible.

3. The most notable changes are:

- an improved layout for the commentary;
- an improved table design that enhances legibility;
- the change to a consistent layout such that all of the tables are in portrait format;
- the inclusion of scheduled release dates for forthcoming issues;
- the inclusion of the number of 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, in the number of dwelling units approved.
- due to available space, the length of time series of data in most tables has been reduced from 15 to 13 months;
- the simplification and improved presentation of the Explanatory Notes; and
- the inclusion of a Glossary of Terms used in the publication.

4. Examples of the new design, including commentary, graphical and tabular presentations, have been reproduced for the September 1994 edition of the publication (released on 1 November 1994) and are included in this publication for comparison purposes.

Details of changes

5. Front page: The new design provides key movements in the seasonally adjusted and trend series for the total number of dwelling units approved and private sector houses approved. In addition, the key points are presented in a more structured manner under the headings of trend estimates and seasonally adjusted estimates.

6. Page 2: This page will display the scheduled release dates of forthcoming issues and highlight any changes and revisions to data in the current issue.

7. Page 3: This page will contain graphs and analysis of the value of total building, value of residential building and value of non-residential building. The graphs will display the movement of the seasonally adjusted estimates and trend estimates over the last six years.

8. Pages 4 and 5: Due to the nature of trend estimates, they are subject to revision as subsequent data become available. For this reason the publication contains a section which examines the impact on the trend estimates based on two possible seasonally adjusted scenarios for the following month. These pages are similar to pages 3 and 4 in the current *Building Approvals, Australia* publication, with the only difference being the addition of a graphical presentation of how the trend estimate would change should either of the two possible seasonally adjusted scenarios for the following month occur.

9. Page 6: The content of this page will vary each month throughout the year. In some months (e.g. the January, April, July and October issues) this page will contain an analysis of the most recent quarterly constant price data. In the June and December issues this page will contain an analysis of building approvals for the financial or calendar year. In the August issue this page will contain an analysis of the type of other residential buildings approved for the previous financial year. In the September issue it will contain a description of non-residential building approved in the previous financial year. In the February, March, May, and November issues this page will contain graphs and analysis of number of dwelling units approved, number of private sector houses approved and number of other residential dwelling units approved in Australia. The graphs will display the movement of the seasonally adjusted estimates and the trend estimates over the last six years.

INQUIRIES

- *for further information on the changes to Cat No. 8731.0*, and for details of availability of related data not in the publication, contact Paul Seville on Canberra (06) 252 6067.
- *for information about other ABS statistics and services* please refer to the back page of this publication.

10. The order and content of several tables have changed to reflect the needs of users. Seasonally adjusted estimates and trend estimates have been derived and presented for a number of series for which they were previously not available.

11. Page 7: Table 1, DWELLING UNITS APPROVED: **Seasonally Adjusted and Trend**. This table contains the number of dwelling units approved data similar to that which were formerly in tables 3 & 4. However, data now relate to **total** dwelling units approved rather than just **new** dwelling units, as in the former publication. The difference is the inclusion of the number of 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, such dwelling units were only included as a footnote to Table 1. The table also contains seasonally adjusted estimates and trend estimates for the number of private sector other residential dwelling units approved, number of other residential dwelling units approved and number of public sector dwelling units approved. These series were previously only available in original terms. The table contains a section which gives the percentage change of the trend estimate from the preceding month enabling readers to pinpoint turning points in the trend series.

12. Page 8: Table 2, VALUE OF BUILDING APPROVED: **Seasonally Adjusted and Trend**. This table contains the value of building approved data formerly in tables 3 and 4. The table also contains the additional series for the value of "Total residential building" approved. This series is the sum of the value of new residential building approved and value of approved alterations and additions to residential buildings. This table contains a section which gives the percentage change of the trend estimate from the preceding month, enabling readers to pinpoint turning points in the trend series.

13. Page 9: Table 3, DWELLING UNITS APPROVED, By State: **Seasonally Adjusted and Trend**. This table contains data formerly in Table 5. As for Table 1, however, data now relate to **total** dwelling units approved rather than just **new** dwelling units, as in the former publication (see paragraph 11 above). The table also contains trend estimates for the Northern Territory and the Australian Capital Territory. These two series were previously not available. This table contains a section which gives the percentage change of the trend estimate from the preceding month enabling readers to pinpoint turning points in the trend series.

14. Page 10: Table 4, DWELLING UNITS APPROVED, Private and Public Sector: **Original.** This table contains data formerly in Table 1. The table also contains a separate column showing the number of 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. These approvals are also included in total dwelling units approved.

15. Page 11: Table 5, NEW DWELLING UNITS APPROVED, By Type of Dwelling: **Original**. This table contains data formerly in Table 7. However, the table now contains a 13 month time series and annual data rather than a State dissection for a single, current month. Note, this table only relates to "new" dwellings.

16. Page 12: Table 6, VALUE OF BUILDING APPROVED, Private and Public Sector: **Original.** This table contains data formerly in Table 2. The table also contains the additional series "Total residential building". This series is the sum of value of new residential building and value of alterations and additions to residential buildings.

17. Page 13: Table 7, VALUE OF BUILDING APPROVED, Average 1989-90 Prices: **Original** and **Seasonally Adjusted**. This table contains data formerly in Table 6. The table also contains the additional series "Total residential building". This series is the sum of value of new residential building and value of alterations and additions to residential buildings. The table also contains the series of seasonally adjusted value of new other residential building approved, which was not previously available. The table no longer contains separate data for private houses and private non-residential building approved. This table contains a section which gives the percentage change of the seasonally adjusted estimate from the preceding month.

18. Pages 14 and 15: Table 8, NON-RESIDENTIAL BUILDING APPROVED, Number of Jobs By Value Range: **Original** and Table 9, NON-RESIDENTIAL BUILDING APPROVED, Value of Jobs By Value Range: **Original**. The data contained in these two tables were formerly in Table 10. These tables also contain 3 years of annual data for total non-residential building approved by category. Tables 8 & 9 will be on facing pages so that number data can be easily compared to value data.

19. Page 16: Table 10, NUMBER AND VALUE OF BUILDING APPROVED, By State and Month: **Original** This table contains data formerly in Table 8. The table also contains a separate column showing the number of 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. The table also contains the additional value series "Total residential building" approved. This series is the sum of value of new residential building and value of alterations and additions to residential buildings.

20. Page 17: Table 11, NON-RESIDENTIAL BUILDING APPROVED, By State and Month: **Original.** This table contains the value of non-residential building approved by type which was formerly in Table 8.

21. Pages 18-20: Explanatory notes.

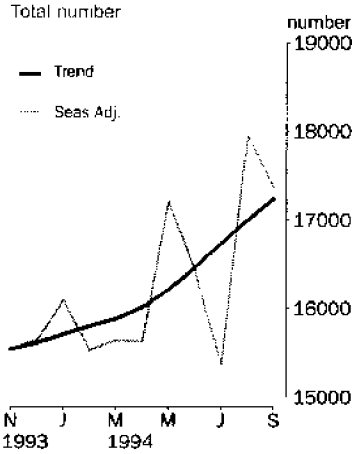
22. Pages 21-22: Glossary.

BUILDING APPROVALS AUSTRALIA

EMBARGOED UNTIL 11:30AM TUES 1 NOVEMBER 1994

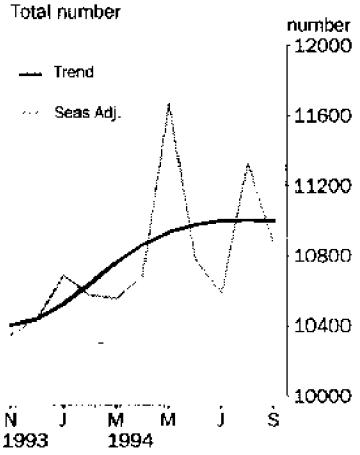
Dwelling units approved

Total number



Private sector houses approved

Total number



SEPTEMBER KEY FIGURES

TREND ESTIMATES	Sep 94	monthly % change	annual % change
Dwelling units approved			
Private sector houses	10 999	0.0	6.4
Total dwelling units	17 236	1.4	13.4

SEASONALLY ADJUSTED	Sep 94	monthly % change	annual % change
Dwelling units approved			
Private sector houses	10 862	–4.1	4.0
Total dwelling units	17 381	–3.2	13.6

SEPTEMBER KEY POINTS

TREND ESTIMATES

- Despite a 3.2% fall in the seasonally adjusted series, the trend for the total number of dwelling units approved remained at historically high levels to September 1994.
- The trend for total dwelling units approved rose by 1.4% in September 1994 to 17,236. This follows rises of 1.6% in August and July 1994.
- The trend for the number of private sector houses approved levelled out in the three months to September 1994 at approximately 11,000 houses per month.
- The trend for total dwelling units approved, to September 1994, was displaying moderate to strong growth in New South Wales, South Australia and the Northern Territory. The trend levelled out in Victoria, Queensland and the Australian Capital Territory, but continued to fall in Western Australia and Tasmania.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for the total number of dwelling units approved fell by 3.2% in September 1994 to 17,381. This follows a 16.8% increase in August.
- The number of private sector house approved fell by 4.1% to 10,862, following a 7.0% increase in August.

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

FORTHCOMING ISSUES

ISSUE	RELEASE DATE
October 1994	29 November 1994
November 1994	06 January 1995
December 1994	01 February 1994
January 1995	01 March 1995
February 1995	29 March 1995
March 1995	04 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 dwellings 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

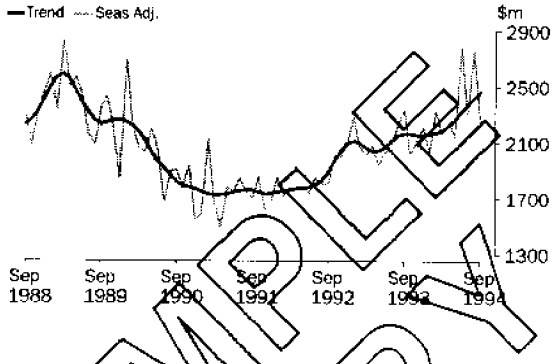
There are no significant revisions this month.

IAN CASTLES
AUSTRALIAN STATISTICIAN

VALUE OF BUILDING APPROVED

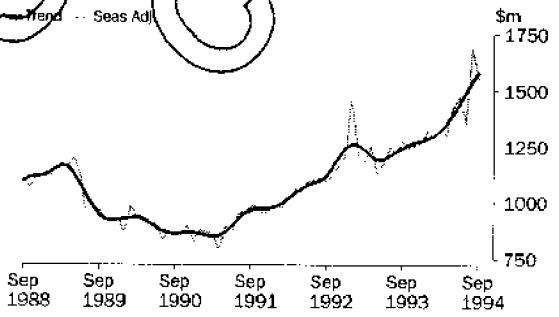
VALUE OF TOTAL BUILDING

The trend for the value of total building approved rose by 1.9% in September 1994, following similiar growth in August and growth of 2.3% in July 1994. However, any fall in the seasonally adjusted series in October will see the trend flatten and begin to move downwards.



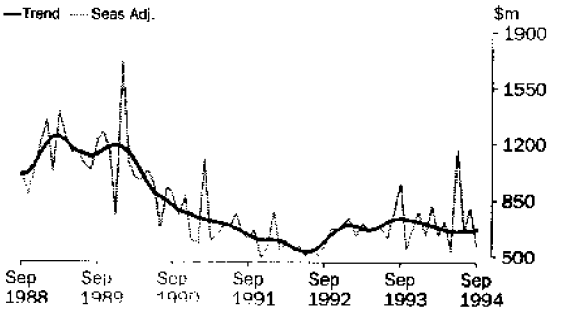
VALUE OF RESIDENTIAL BUILDING

The trend for the value of residential building approved rose by 2.1% in September 1994, following growth of 2.7% in August and 3.0% in July 1994. The trend will continue to show growth unless there is a fall of more than 8.0% in the seasonally adjusted series in October 1994.



VALUE OF NON-RESIDENTIAL BUILDING

The trend for the value of non-residential building approved rose by 1.3% in September 1994. However, unless there is an increase of more than 21.0% in the seasonally adjusted series in October 1994, the trend will begin to decline.



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:

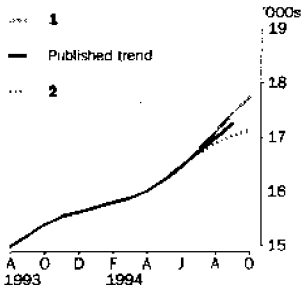
- +4.0% for total number of dwelling units approved
- +4.0% for number of private sector houses approved
- +5.0% for value of residential building approved
- +18.0% for value of non-residential building approved
- +9.0% for value of total building approved

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

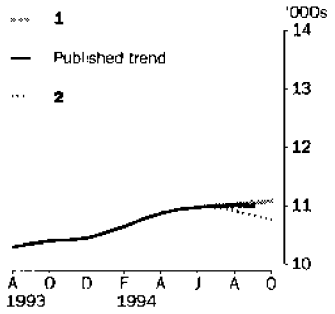
TOTAL NUMBER OF DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE: 1 rises by 4% on Sep 1994		2 falls by 4% on Sep 1994	
	number	*% change*	*number*	*% change*	*number*	*% change*
1994						
May	16 210	1.2	16 179	1.1	16 228	1.3
June	16 459	1.5	16 444	1.6	16 468	1.5
July	16 728	1.6	16 765	2.0	16 701	1.4
August	16 999	1.6	17 104	2.0	16 891	1.1
September	17 236	1.4	17 441	2.0	17 039	0.9
October	—	—	17 741	1.7	17 136	0.6

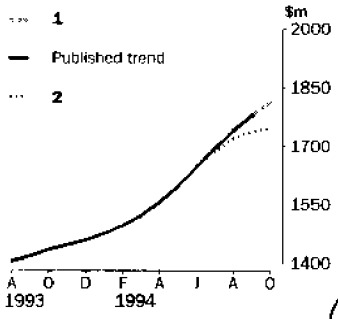
WHAT IF . . . ? - *(continued)*

PRIVATE SECTOR HOUSES



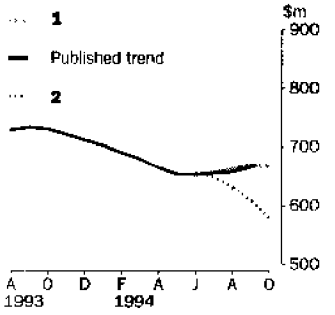
	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE: 1 rises by 4% on Sep 1994		2 falls by 4% on Sep 1994	
	number	*% change*	*number*	*% change*	*number*	*% change*
1994						
May	10 933	0.6	10 929	0.6	10 956	0.7
June	10 976	0.4	10 974	0.4	10 987	0.3
July	10 997	0.2	11 004	0.3	10 969	–0.2
August	11 003	0.1	11 028	0.2	10 913	–0.5
September	10 999	0.0	11 057	0.3	10 840	–0.7
October	—	—	11 076	0.2	10 748	–0.8

VALUE OF RESIDENTIAL BUILDING APPROVED



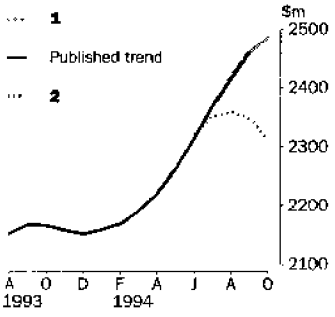
	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE: 1 rises by 5% on Sep 1994		2 falls by 5% on Sep 1994	
	$m	*% change*	*$m*	*% change*	*$m*	*% change*
1994						
May	1 598.7	2.7	1 597.9	2.7	1 603.1	2.8
June	1 646.4	3.0	1 646.0	3.0	1 648.6	2.8
July	1 695.2	3.0	1 696.2	3.0	1 689.4	2.5
August	1 740.7	2.7	1 742.0	2.7	1 719.6	1.8
September	1 777.4	2.1	1 780.9	2.2	1 738.6	1.1
October	—	—	1 812.3	1.8	1 748.5	0.6

VALUE OF NON-RESIDENTIAL BUILDING APPROVED



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE: 1 rises by 18% on Sep 1994		2 falls by 18% on Sep 1994	
	$m	*% change*	*$m*	*% change*	*$m*	*% change*
1994						
May	653.4	–1.8	652.3	–1.9	659.4	–1.4
June	652.7	–0.1	652.0	0.0	655.5	–0.6
July	655.8	0.5	656.9	0.8	647.6	–1.2
August	657.2	0.2	663.2	1.0	632.3	–2.4
September	666.0	1.3	668.6	0.8	610.2	–3.5
October	—	—	666.7	–0.3	578.6	–5.2

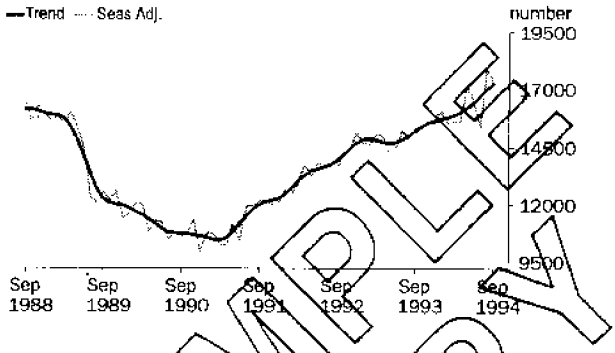
VALUE OF TOTAL BUILDING APPROVED



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE: 1 rises by 9% on Sep 1994		2 falls by 9% on Sep 1994	
	$m	*% change*	*$m*	*% change*	*$m*	*% change*
1994						
May	2 261.3	1.8	2 260.4	1.8	2 274.2	2.1
June	2 314.2	2.3	2 313.7	2.4	2 320.6	2.0
July	2 368.4	2.3	2 368.8	2.4	2 350.5	1.3
August	2 414.0	1.9	2 419.4	2.1	2 359.1	0.4
September	2 459.2	1.9	2 460.7	1.7	2 346.9	–0.5
October	—	—	2 485.2	1.0	2 313.5	–1.4

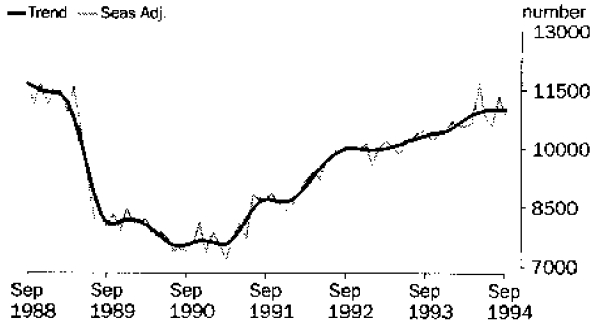
DWELLING UNITS APPROVED, AUSTRALIA

The trend for the number of dwelling units approved rose by 1.4% in September 1994 to 17,236. This follows rises of 1.6% in August and July. There would need to be a decline of 8.0% in the seasonally adjusted series in October 1994 for the trend growth to level off.



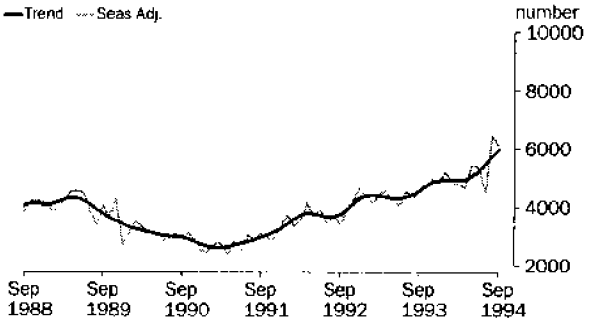
PRIVATE SECTOR HOUSES APPROVED, AUSTRALIA

The trend for the number of private sector houses approved levelled out in the three months to September 1994 at approximately 12,000 houses per month. There would need to be an increase of more than 2.0% in the seasonally adjusted series in October 1994 for the trend growth to resume. A fall in the series of 4.0% (equivalent to the historical average monthly movement) would see the trend revised to show decline from July 1994 onwards.



OTHER RESIDENTIAL BUILDING APPROVED, AUSTRALIA

The trend for the number of other residential dwelling units approved rose by 3.9% in September 1994 to 5,932. This follows increases of 4.4% in August and July. There would need to be a decrease of more than 22.0% in the seasonally adjusted series in October 1994 to halt this growth. The historical average monthly movement for this series is 10.0%.



1 DWELLING UNITS APPROVED: **Seasonally Adjusted & Trend**

	HOUSES		OTHER RESIDENTIAL		DWELLING UNITS		
	Private sector	*Total*	*Private sector*	*Total*	*Private sector*	*Public sector*	*Total*
Month	Number	Number	Number	Number	Number	Number	Number
			SEASONALLY ADJUSTED				
1993							
September	10 446	10 760	4 339	4 542	14 785	533	**15 302**
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**
1994							
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**
			TREND ESTIMATES				
1993							
September	10 340	10 638	4 236	4 555	14 576	596	**15 193**
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**
1994							
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	10 863	11 085	4 450	4 929	15 313	740	**16 014**
May	10 933	11 162	4 598	5 048	15 531	754	**16 210**
June	10 976	11 221	4 822	5 238	15 798	746	**16 459**
July	10 997	11 261	5 076	5 467	16 073	723	**16 728**
August	11 003	11 290	5 334	5 708	16 338	695	**16 999**
September	10 999	11 305	5 565	5 932	16 565	668	**17 236**
			TREND ESTIMATES (% change from preceding month)				
1993							
September	0.5	0.7	4.3	3.1	1.6	–8.6	**1.4**
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**
1994							
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	0.9	0.9	1.2	0.7	1.0	5.0	**0.8**
May	0.6	0.7	3.3	2.4	1.4	2.0	**1.2**
June	0.4	0.5	4.9	3.8	1.7	–1.1	**1.5**
July	0.2	0.4	5.3	4.4	1.7	–3.1	**1.6**
August	0.1	0.3	5.1	4.4	1.6	–3.9	**1.6**
September	0.0	0.1	4.3	3.9	1.4	–3.9	**1.4**

2 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
			SEASONALLY ADJUSTED		
1993					
September	1 275.0	191.2	1 458.1	957.5	**2 335.4**
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**
1994					
January	1 321.1	184.9	1 533.7	620.2	**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	526.1	**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**
			TREND ESTIMATES		
1993					
September	1 243.9	182.4	1 420.3	733.2	**2 167.8**
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**
1994					
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	1 351.2	200.0	1 557.0	665.0	**2 220.5**
May	1 391.9	203.7	1 598.7	653.4	**2 261.3**
June	1 440.0	207.2	1 646.4	652.7	**2 314.2**
July	1 490.1	210.6	1 695.2	655.8	**2 368.4**
August	1 537.3	214.2	1 740.7	657.2	**2 414.0**
September	1 576.5	217.8	1 777.4	666.0	**2 459.2**
			TREND ESTIMATES (% change from preceding month)		
1993					
September	1.3	0.9	1.0	0.7	**0.7**
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**
1994					
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	2.3	2.2	2.2	-1.9	**1.4**
May	3.0	1.9	2.7	-1.8	**1.8**
June	3.5	1.7	3.0	-0.1	**2.3**
July	3.5	1.7	3.0	0.5	**2.3**
August	3.2	1.7	2.7	0.2	**1.9**
September	2.6	1.7	2.1	1.3	**1.9**

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

Period	*New South Wales* Number	*Victoria* Number	*Queensland* Number	*South Australia* Number	*Western Australia* Number	*Tasmania* Number	*Northern Territory* Number	*Australian Capital Territory* Number
				SEASONALLY ADJUSTED				
1993								
September	4 134	2 679	4 752	894	2 148	340	n.a.	n.a.
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.
1994								
January	4 600	2 743	4 564	940	1 963	377	n.a.	n.a.
February	4 178	2 957	4 228	929	2 835	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.
				TREND ESTIMATES				
1993								
September	4 062	2 623	4 517	992	2 172	359	142	317
October	4 086	2 700	4 519	970	2 223	361	124	348
November	4 106	2 751	4 508	948	2 250	360	112	392
December	4 137	2 783	4 489	934	2 258	358	111	429
1994								
January	4 217	2 803	4 499	934	2 263	354	120	444
February	4 318	2 816	4 541	944	2 271	347	129	427
March	4 435	2 815	4 608	953	2 281	339	132	379
April	4 594	2 825	4 683	959	2 283	330	131	318
May	4 786	2 835	4 742	971	2 276	323	129	270
June	5 003	2 842	4 781	986	2 256	318	133	251
July	5 231	2 841	4 790	1 005	2 227	314	146	251
August	5 453	2 831	4 787	1 027	2 200	309	163	260
September	5 638	2 830	4 758	1 049	2 188	307	181	259
				TREND ESTIMATES (% change from preceding month)				
1993								
September	0.4	3.1	–0.1	–1.7	3.3	–0.3	–11.5	2.0
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
1994								
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	3.6	0.4	1.6	0.7	0.1	–2.6	–0.6	–16.1
May	4.2	0.4	1.3	1.2	–0.3	–2.1	–1.6	–14.9
June	4.5	0.3	0.8	1.6	–0.9	–1.5	3.2	–7.1
July	4.6	0.0	0.2	1.9	–1.3	–1.4	9.4	–0.1
August	4.3	–0.4	–0.1	2.2	–1.2	–1.4	11.8	3.5
September	3.4	0.0	–0.6	2.2	–0.6	–0.9	10.9	–0.3

4 DWELLING UNITS APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Conversions, etc.	Total dwelling units
	Number	Number	Number	Number
PRIVATE SECTOR				
1991–92	107 171	31 038	1 337	139 546
1992–93	119 846	40 319	1 705	161 870
1993–94	127 299	49 281	3 992	180 572
1993				
September	11 152	4 181	382	15 715
October	10 435	3 816	308	14 559
November	10 960	4 564	348	15 872
December	9 621	3 570	504	13 695
1994				
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
PUBLIC SECTOR				
1991–92	3 693	8 299	6	11 998
1992–93	3 741	6 651	9	10 401
1993–94	3 184	4 941	147	8 272
1993				
September	333	169	0	502
October	257	142	1	400
November	295	342	1	638
December	302	245	1	548
1994				
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
TOTAL				
1991–92	110 864	39 337	1 343	151 544
1992–93	123 587	46 970	1 714	172 271
1993–94	130 483	54 222	4 139	188 844
1993				
September	11 485	4 350	382	16 217
October	10 692	3 958	309	14 959
November	11 255	4 906	349	16 510
December	9 923	3 815	505	14 243
1994				
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

5 NEW DWELLING UNITS APPROVED[1], By Type of Dwelling: **Original**

Period	Houses	OTHER RESIDENTIAL BUILDING: Semi-detached, row or terrace houses, townhouses, etc. of: One storey	Two or more storeys	Total	Flats, units or apartments in a building of: One or two storeys	Three storeys	Four or more storeys	Total	Total	New Residential Building
					NUMBER OF DWELLING UNITS					
1991–92	110 864	n/a	n/a	n/a	n/a	n/a	n/a	n/a	**39 337**	150 201
1992–93	123 587	20 574	6 962	27 536	11 478	4 169	3 787	19 434	**46 970**	170 557
1993–94	130 483	21 981	10 905	32 886	10 037	5 344	6 073	21 354	**54 222**	184 705
1993										
September	11 485	1 623	769	2 392	1 155	383	520	1 958	**4 350**	15 835
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
1994										
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	1 097	524	718	2 249	**5 764**	18 641
June	11 858	2 117	1 283	3 400	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**	18 837
September	11 727	1 971	1 049	3 020	874	395	1 412	2 681	**5 701**	17 428
					VALUE ($ million)					
1991–92	9 388.5	n/a	n/a	n/a	n/a	n/a	n/a	n/a	**2 617.4**	12 005.9
1992–93	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
1993–94	11 669.2	1 403.2	824.3	2 225.7	665.7	424.1	721.6	1 821.2	**4 016.1**	15 685.3
1993										
September	1 011.7	101.9	49.2	151.2	76.9	22.3	75.7	174.9	**326.1**	1 337.8
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
1994										
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

[1] Excludes Conversions, etc

6 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)				
1991–92	9 113.0	2 060.3	11 173.3	1 954.8	13 128.1	4 745.4	**17 873.5**
1992–93	10 319.3	3 091.4	13 410.7	2 071.4	15 482.1	5 067.7	**20 549.8**
1993–94	11 403.8	3 693.6	15 097.4	2 267.1	17 364.5	6 057.0	**23 421.5**
1993							
September	984.4	315.7	1 300.1	222.2	1 522.3	687.5	**2 209.7**
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**
1994							
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**
			PUBLIC SECTOR ($ million)				
1991–92	275.6	557.1	832.7	19.1	851.8	2 463.3	**3 315.1**
1992–93	286.5	424.2	710.7	17.1	727.8	2 608.8	**3 336.6**
1993–94	265.4	322.5	587.9	22.0	609.8	2 728.5	**3 338.4**
1993							
September	27.3	10.4	37.8	1.7	39.5	235.6	**275.0**
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**
1994							
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**
			TOTAL ($ million)				
1991–92	9 388.5	2 617.4	12 005.9	1 973.9	13 979.9	7 208.7	**21 188.5**
1992–93	10 605.7	3 515.6	14 121.4	2 088.6	16 209.9	7 676.5	**23 886.4**
1993–94	11 669.2	4 016.1	15 685.3	2 289.0	17 974.3	8 785.6	**26 759.9**
1993							
September	1 011.7	326.1	1 337.8	223.9	1 561.7	923.0	**2 484.8**
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**
1994							
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**

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

Period	*New houses* $m	*New Other residential building* $m	*New residential building* $m	*Alterations and additions to residential buildings* $m	*Total residential building* $m	*Non-residential building* $m	***Total building*** $m
ORIGINAL							
1991–92	9 045.8	2 745.8	11 791.5	1 894.2	13 685.3	7 629.9	**21 315.5**
1992–93	10 150.6	3 720.3	13 870.9	2 000.2	15 871.5	8 206.9	**24 078.0**
1993–94	10 958.7	4 224.8	15 183.5	2 144.8	17 328.2	9 540.7	**26 869.0**
Quarter							
1993							
March	2 376.3	1 163.6	3 539.9	457.2	3 997.1	2 056.7	**6 053.8**
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	2 237.4	**6 329.2**
1994							
March	2 561.5	1 052.1	3 613.6	187.8	4 101.1	2 113.6	**6 215.0**
June	2 972.1	1 205.2	4 177.3	580.9	4 757.9	2 677.2	**7 435.3**
SEASONALLY ADJUSTED							
Quarter							
1993							
March	2 557.9	1 236.8	3 807.0	499.6	4 325.7	2 198.4	**6 432.3**
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	2 132.0	**6 324.7**
1994							
March	2 747.5	1 061.4	3 801.2	530.0	4 373.1	2 255.6	**6 539.6**
June	2 907.4	1 120.5	4 052.2	580.9	4 634.5	2 673.0	**7 233.4**
SEASONALLY ADJUSTED (% change from preceding quarter)							
Quarter							
1993							
March	0.0	42.4	10.9	0.8	10.4	1.9	**5.0**
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	**–5.9**
1994							
March	4.3	6.7	4.6	2.9	6.1	5.8	**3.4**
June	5.8	5.6	6.6	9.6	6.0	18.5	**10.6**

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

Month	*Hotels, motels and other short term accomm-odation*	*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											
1994											
July	23	213	92	128	121	44	8	20	38	54	**741**
August	17	226	146	138	133	52	7	22	44	67	**851**
September	21	265	109	179	120	47	10	13	54	52	**870**
Value—$200,000–$499,999											
1994											
July	12	59	48	77	54	28	7	11	10	16	**325**
August	10	63	58	56	57	41	5	12	21	25	**348**
September	8	76	65	56	55	35	11	9	20	33	**368**
Value—$500,000–$999,999											
1994											
July	3	27	9	25	15	25	3	3	10	3	**123**
August	2	24	18	30	17	14	1	2	11	8	**127**
September	7	19	15	16	18	19	1	1	6	7	**112**
Value—$1,000,000–$4,999,999											
1994											
July	4	15	11	15	15	19	2	10	6	6	**103**
August	2	14	15	10	20	20	0	9	11	7	**108**
September	1	14	14	12	11	16	0	8	6	5	**87**
Value—$5,000,000 and over											
1994											
July	0	0	2	2	1	2	0	1	0	0	**8**
August	0	6	0	3	1	4	0	3	2	2	**21**
September	1	2	1	1	0	3	1	2	0	0	**11**
Value–Total											
1991–92	443	2 836	1 540	2 755	1 793	1 191	270	571	936	891	**13 226**
1992–93	460	3 110	1 654	2 768	2 109	1 292	268	606	1 072	1 030	**14 369**
1993–94	500	3 364	1 924	2 863	2 259	1 371	249	723	955	1 122	**15 330**
1994											
July	42	314	162	247	206	118	20	48	64	79	**1 300**
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**

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

Month	*Hotels, motels and other short term accommodation* $m	*Shops* $m	*Factories* $m	*Offices* $m	*Other business premises* $m	*Educational* $m	*Religious* $m	*Health* $m	*Entertainment and recreational* $m	*Miscellaneous* $m	*Total non-residential building* $m
					Value—$50,000–$199,999						
1994											
July	1.9	20.6	9.6	12.8	12.4	4.6	1.0	2.1	3.8	5.5	**74.3**
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**
					Value—$200,000–$499,999						
1994											
July	3.5	17.2	15.1	21.4	15.8	8.3	2.5	4.6	2.9	5.0	**96.3**
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**
					Value—$500,000–$999,999						
1994											
July	1.9	17.2	6.3	15.7	10.0	17.1	1.6	2.1	7.3	1.9	**81.7**
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**
					Value—$1,000,000–$4,999,999						
1994											
July	9.0	31.4	19.9	25.6	33.4	47.7	2.4	22.6	13.2	8.3	**213.6**
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	26.6	34.4	0.0	14.6	13.8	10.3	**172.9**
					Value—$5,000,000 and over						
1994											
July	0.0	0.0	11.7	73.7	8.0	15.4	0.0	19.0	0.0	0.0	**127.8**
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**
					Value–Total						
1991–92	406.3	885.2	704.9	1 745.7	774.7	930.3	79.4	497.5	676.6	508.0	**7 208.7**
1992–93	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**
1993–94	622.0	1 398.6	716.7	1 341.1	1 283.9	1 124.4	76.3	974.2	740.8	507.6	**8 785.6**
1994											
July	16.4	86.4	62.6	149.3	79.6	93.7	7.4	50.3	27.3	20.8	**593.6**
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**

10 NUMBER AND VALUE OF BUILDING APPROVED, By State: September 1994: Original

	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	2 728	2 545	758	6 031	287.8	268.9	556.7	140.1	696.8	124.7	**821.5**
Vic.	2 477	120	13	2 610	232.9	14.2	247.1	51.2	298.3	105.4	**403.7**
Qld	3 346	1 516	22	4 884	308.9	112.9	421.8	22.3	444.1	98.3	**542.4**
SA	863	127	21	1 011	65.9	8.2	74.1	13.6	87.7	12.5	**100.3**
WA	1 655	706	12	2 373	133.1	45.0	178.1	14.0	192.1	50.9	**243.0**
Tas.	255	53	2	310	21.0	3.2	24.2	4.4	28.6	6.2	**34.8**
NT	71	125	0	196	7.3	16.1	23.5	1.8	25.3	3.3	**28.6**
ACT	152	88	0	240	16.8	7.3	24.1	6.2	30.3	12.8	**43.1**
Australia	11 547	5 280	828	17 655	1 073.7	475.6	1 549.5	253.7	1 803.2	414.2	**2 217.4**
PUBLIC SECTOR											
NSW	34	145	0	179	3.5	10.2	13.7	2.5	16.1	82.5	**98.7**
Vic.	49	73	0	122	3.0	4.1	7.1	0.0	7.1	14.1	**21.2**
Qld	29	95	0	124	2.5	6.0	8.5	0.0	8.5	15.8	**24.3**
SA	50	12	0	62	3.4	0.8	4.2	0.0	4.2	20.5	**24.7**
WA	5	67	0	72	0.5	4.3	4.8	0.0	4.8	11.0	**15.7**
Tas.	1	4	0	5	0.1	0.3	0.3	0.0	0.3	1.6	**1.9**
NT	10	3	0	13	1.5	0.3	1.8	0.0	1.8	0.6	**2.4**
ACT	2	22	0	24	0.2	1.5	1.7	1.7	3.3	3.3	**6.7**
Australia	180	421	0	601	14.6	27.4	42.0	4.1	46.2	149.4	**195.6**
TOTAL											
NSW	2 762	2 690	758	6 210	291.2	279.2	570.4	142.6	713.0	207.2	**920.2**
Vic.	2 526	193	13	2 732	235.9	18.3	254.2	51.2	305.4	119.5	**424.9**
Qld	3 375	1 611	22	5 008	311.4	118.9	430.3	22.3	452.6	114.1	**566.7**
SA	913	139	21	1 073	69.3	9.0	78.3	13.6	91.9	33.1	**125.0**
WA	1 660	773	12	2 445	133.6	49.2	182.8	14.0	196.8	61.9	**258.7**
Tas.	256	57	2	315	21.1	3.4	24.5	4.5	29.0	7.8	**36.7**
NT	81	128	0	209	8.8	16.5	25.3	1.8	27.1	3.9	**31.0**
ACT	154	110	0	264	17.0	8.8	25.8	7.9	33.6	16.1	**49.7**
Australia	11 727	5 701	828	18 256	1 088.3	503.2	1 591.5	257.8	1 849.4	563.6	**2 413.0**

11 NON-RESIDENTIAL BUILDING APPROVED, By State: September 1994: **Original**

VALUE

	Hotels, motels and other short term accomm-odation	*Shops*	*Factories*	*Offices*	*Other business premises*	*Educational*	*Religious*	*Health*	*Entertain-ment and recreational*	*Miscel-laneous*	***Total non-resi-dential building***
	$m	$m	$m	$m	$m	$m	$m	$m	$m	$m	$m
PRIVATE SECTOR											
NSW	4.5	22.9	28.3	19.7	13.8	7.6	6.2	4.4	13.6	3.6	**124.7**
Vic.	1.8	40.2	12.5	11.2	15.8	10.8	1.5	4.7	1.7	5.4	**105.4**
Qld	4.0	30.8	12.9	15.9	13.9	6.0	1.3	2.1	7.6	3.7	**98.3**
SA	0.2	2.1	0.3	2.7	2.5	1.2	0.1	2.6	0.3	0.5	**12.5**
WA	12.3	9.7	8.1	5.6	5.5	1.5	0.1	0.1	3.0	5.2	**50.9**
Tas.	0.5	0.9	0.8	0.8	1.4	0.3	0.3	0.2	0.4	0.6	**6.2**
NT	0.0	1.2	0.2	0.9	0.5	0.0	0.0	0.5	0.1	0.0	**3.3**
ACT	0.7	4.9	1.2	0.7	4.1	0.0	0.4	0.5	0.2	0.1	**12.8**
Australia	24.0	112.8	64.3	57.5	57.3	27.5	9.8	15.0	27.0	19.0	**414.2**
PUBLIC SECTOR											
NSW	0.0	1.4	5.8	1.0	1.0	28.7	0.0	39.8	0.5	4.2	**82.5**
Vic.	0.0	0.4	0.0	0.7	0.3	10.8	0.0	0.7	0.1	1.1	**14.1**
Qld	0.0	0.0	0.1	0.6	0.9	10.6	0.0	0.0	0.0	3.6	**15.8**
SA	0.0	0.0	2.9	15.8	0.0	0.1	0.0	1.4	0.4	0.1	**20.5**
WA	0.0	0.0	0.0	3.7	0.3	3.6	0.0	2.4	0.4	0.5	**11.0**
Tas.	0.0	0.0	0.0	0.1	0.0	1.4	0.0	0.0	0.0	0.1	**1.6**
NT	0.0	0.1	0.0	0.2	0.0	0.1	0.0	0.1	0.2	0.0	**0.6**
ACT	0.0	0.0	0.0	1.9	0.8	0.0	0.0	0.0	0.0	0.6	**3.3**
Australia	0.0	1.9	8.8	24.1	3.3	55.3	0.0	44.4	1.6	10.1	**149.4**
TOTAL											
NSW	4.5	24.3	34.1	20.7	14.8	36.3	6.2	44.2	14.2	7.8	**207.2**
Vic.	1.8	40.6	12.5	11.9	16.1	21.6	1.5	5.3	1.8	6.4	**119.5**
Qld	4.0	30.8	13.0	16.5	14.8	16.7	1.3	2.1	7.6	7.2	**114.1**
SA	0.2	2.1	3.2	18.5	2.5	1.3	0.1	4.0	0.7	0.6	**33.1**
WA	12.3	9.7	8.1	9.3	5.7	5.2	0.1	2.5	3.4	5.6	**61.9**
Tas.	0.5	0.9	0.8	0.9	1.4	1.7	0.3	0.2	0.4	0.6	**7.8**
NT	0.0	1.3	0.2	1.1	0.5	0.1	0.0	0.6	0.3	0.0	**3.9**
ACT	0.7	4.9	1.2	2.6	4.9	0.0	0.4	0.5	0.2	0.7	**16.1**
Australia	24.0	114.7	73.1	81.6	60.6	82.8	9.8	59.4	28.6	29.1	**563.6**

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.

GLOSSARY

Alterations and additions Building activity carried out on existing buildings. Includes adding to or diminishing floor area, altering the structural design of a building and affixing rigid components which are integral to the functioning of the building.

Building A building is a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design is the provision for regular access by persons in order to satisfy its intended use.

Conversions, etc. Includes dwelling units approved as part of alterations and additions to existing buildings (including conversions to dwelling units) and as part of the construction of non-residential building.

Dwelling unit A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for long term residential use, regardless of whether they are self-contained or not. Units within buildings offering institutional care (eg, hospitals) or temporary accommodation (eg, motels, hostels and holiday apartments) are not defined as dwelling units. Such units are included in the appropriate category of non-residential building approvals.

Educational Includes schools, colleges, kindergartens, libraries, museums and universities.

Entertainment and recreational Includes clubs, cinemas, sport and recreation centres.

Factories Includes paper mills, oil refinery buildings, brickworks and powerhouses.

Flats, units or apartments Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.

Health Includes hospitals, nursing homes, surgeries, clinics and medical centres.

Hotels, motels and other short term accommodation Includes hostels, boarding houses, guest houses, and holiday apartment buildings.

House A house is a detached building primarily used for long term residential purposes. It consists of one dwelling unit. For instance, detached 'granny flats' and detached dwelling units (eg, caretaker's residences) associated with a non-residential building are defined as houses.

Miscellaneous Includes justice and defence buildings, welfare and charitable homes, prisons and reformatories, maintenance camps, farming and livestock buildings, veterinary clinics, child-minding centres, police stations and public toilets.

New building work Building activity which will result in the creation of a building which previously did not exist.

Non-residential building A non-residential building is primarily intended for purposes other than long term residential purposes.

Offices Includes banks, post offices and council chambers.

Other business premises Includes warehouses, service stations, transport depots and terminals, electricity substation buildings, telephone exchanges, broadcasting and film studios.

Other residential building An other residential building is a building other than a house primarily used for long-term residential purposes. An other residential building contains more than one dwelling unit.

Religious Includes convents, churches, temples, mosques, monasteries and novitiates.

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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