



# BUILDING APPROVALS AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) MON 1 SEPT 1997

## JULY KEY FIGURES

### TREND ESTIMATES

	Jul 97	% change Jun 97 to Jul 97	% change Jul 96 to Jul 97
Dwelling units approved			
Private sector houses	7 834	-1.1	11.0
Total dwelling units	11 614	-1.3	9.7

### SEASONALLY ADJUSTED

	Jul 97	% change Jun 97 to Jul 97	% change Jul 96 to Jul 97
Dwelling units approved			
Private sector houses	7 480	-4.6	5.9
Total dwelling units	11 439	-2.8	4.0

## JULY KEY POINTS

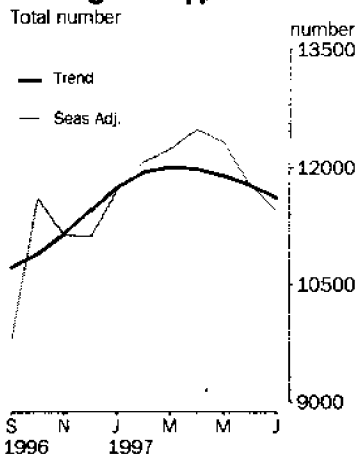
### TREND ESTIMATES

- The trend in private sector house approvals has declined for the third consecutive month and is 2.2% lower than April. However, it is 11.0% above the level of a year ago.
- The trend for other residential dwelling units is continuing to fall, and has declined 9.6% over the last 6 months.
- The trend in total dwelling unit approvals has declined for the fourth month and is 3.2% down on March. However, it is 9.7% above the level of a year ago.
- The trend estimate in total dwelling units has increased only in South Australia, Western Australia and the Northern Territory. However, in each of these areas the rate of growth is declining.
- The value of non-residential building fell from the end of 1996, but has grown in recent months, with two major projects approved in July (\$464 million in total).

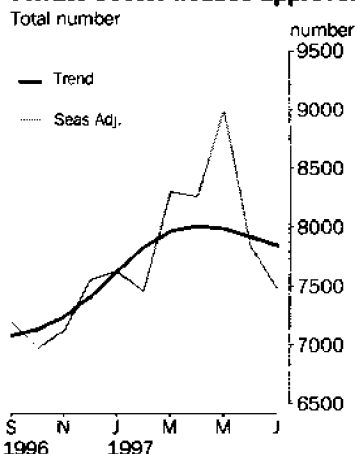
### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate of private sector house approvals decreased by 4.6% in July to 7,480. If the effect of the Olympic Games Project in May is removed the July decrease follows decreases of 2.4% in June and 2.7% in May.
- The seasonally adjusted estimate of other residential dwelling units decreased by 4.0% in July to 3,667.

### Dwelling units approved



### Private sector houses approved



## INQUIRIES

- For further information about these and related unpublished statistics, contact Richard Mason on 08 8237 7663

# NOTES

## FORTHCOMING ISSUES

### ISSUE

### RELEASE DATE

August 1997

30 September 1997

September 1997

31 October 1997

October 1997

2 December 1997

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## CHANGES IN THIS ISSUE

There are no changes in this issue.

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## SIGNIFICANT REVISIONS THIS MONTH

Table 5 has been revised to correct some errors in the component "storeys" series.  
The main totals have not changed.

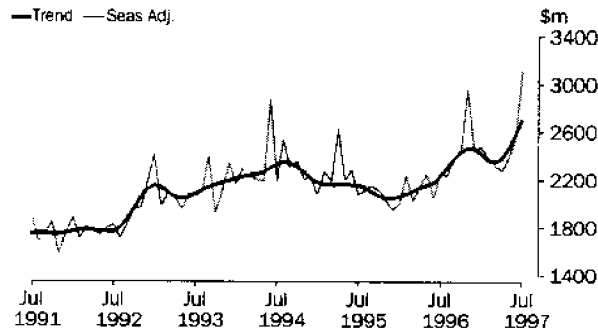
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W. McLennan  
Australian Statistician

# VALUE OF BUILDING APPROVED

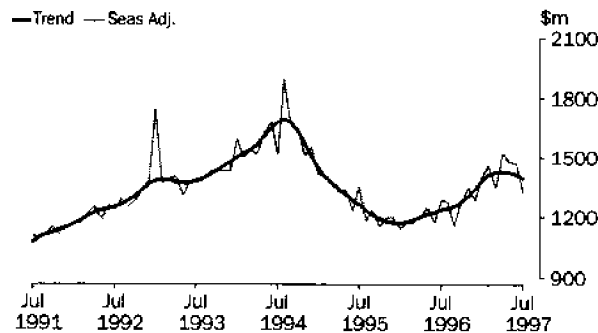
## VALUE OF TOTAL BUILDING

The trend has increased for the last four months and is 14.9% higher than March. Growth will continue unless the seasonally adjusted estimate in August falls by more than 3.7%. This is more than four times the average monthly movement (8%).



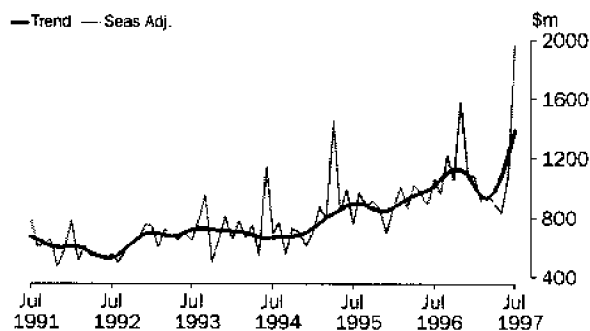
## VALUE OF RESIDENTIAL BUILDING

The trend is 12.8% higher than a year ago but has fallen 2.2% over the last 3 months. It will require an increase of 12% in the seasonally adjusted estimate in August to halt the decline and that is more than double the average monthly movement (5%).



## VALUE OF NON-RESIDENTIAL BUILDING

The trend has risen 48.9% in last four months and follows a fall of 17.9% in the previous four months. The estimated value in July 1997 is 36.6% higher than in July 1996. It will require a decrease of 80% in the seasonally adjusted estimate for August to halt growth. While this is more than four times the average monthly movement (18%), it is of the same order as the change this month.



# 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 August seasonally adjusted estimate is higher than the July estimate by:

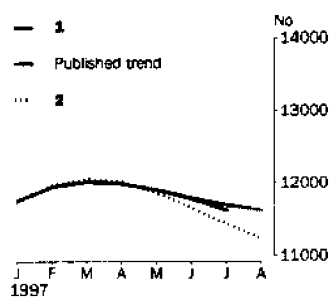
- +4% for total number of dwelling units approved
- +3% for number of private sector houses approved
- +5% for value of residential building approved
- +18% for value of non-residential building approved
- +8% for value of total building approved.

**2** The August seasonally adjusted estimate is lower than the July estimate by:

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

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

### TOTAL NUMBER OF DWELLINGS



### TREND AS PUBLISHED

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

#### **1**

*rises by 4% on Jul 1997*

#### **2**

*falls by 4% on Jul 1997*

1997

March

April

May

June

July

August

no.

% change

no.

% change

no.

% change

12 003

0.5

12 015

0.6

12 046

0.7

11 982

-0.2

11 986

-0.2

12 001

-0.4

11 893

-0.7

11 896

-0.8

11 856

-1.2

11 769

-1.0

11 786

-0.9

11 651

-1.7

11 614

-1.3

11 692

-0.8

11 437

-1.8

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11 615

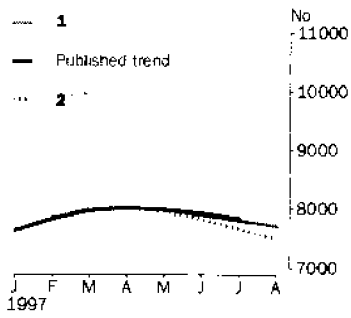
-0.7

11 232

-1.8

# WHAT IF...? continued

## PRIVATE SECTOR HOUSES



1997  
March  
April  
May  
June  
July  
August

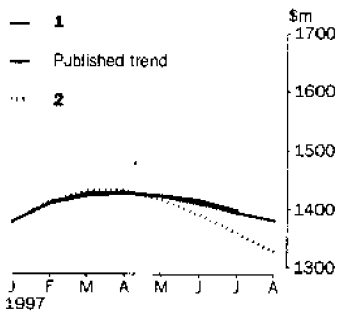
### TREND AS PUBLISHED

no.	% change
7 960	1.7
8 007	0.6
7 986	-0.3
7 919	-0.8
7 834	-1.1
—	—

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

<b>1</b>		<b>2</b>	
rises by 3% on Jul 1997		falls by 3% on Jul 1997	
no.	% change	no.	% change
7 974	1.8	7 990	1.9
8 013	0.5	8 022	0.4
7 972	-0.5	7 951	-0.9
7 890	-1.0	7 819	-1.7
7 794	-1.2	7 660	-2.0
7 699	-1.2	7 498	2.1

## VALUE OF RESIDENTIAL BUILDING APPROVED



1997  
March  
April  
May  
June  
July  
August

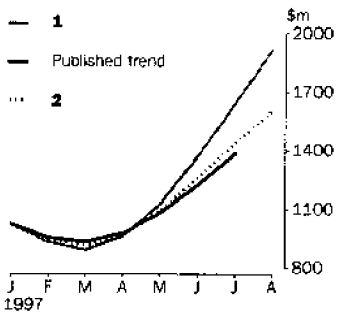
### TREND AS PUBLISHED

\$m	% change
1 424.4	1.0
1 427.5	0.2
1 423.2	-0.3
1 414.0	-0.6
1 396.1	-1.3
—	—

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

<b>1</b>		<b>2</b>	
rises by 5% on Jul 1997		falls by 5% on Jul 1997	
\$m	% change	\$m	% change
1 427.1	1.1	1 431.3	1.3
1 428.4	0.1	1 430.5	-0.1
1 421.4	-0.5	1 415.9	-1.0
1 408.8	-0.9	1 390.6	-1.8
1 393.7	-1.1	1 359.4	-2.2
1 379.5	-1.0	1 327.7	-2.3

## VALUE OF NON-RESIDENTIAL BUILDING APPROVED



1997  
March  
April  
May  
June  
July  
August

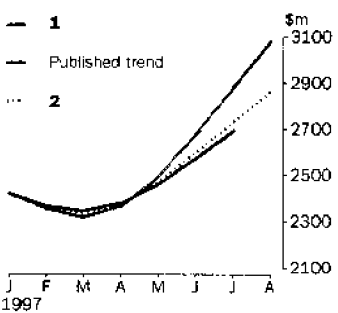
### TREND AS PUBLISHED

\$m	% change
929.1	-2.3
975.4	5.0
1 080.9	10.8
1 224.4	13.3
1 383.5	13.0
—	—

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

<b>1</b>		<b>2</b>	
rises by 18% on Jul 1997		falls by 18% on Jul 1997	
\$m	% change	\$m	% change
891.7	-4.1	916.5	-2.9
957.5	7.4	969.8	5.8
1 127.4	17.7	1 094.7	12.9
1 368.3	21.4	1 260.4	15.1
1 639.1	19.8	1 435.6	13.9
1 912.7	16.7	1 605.7	11.8

## VALUE OF TOTAL BUILDING APPROVED



1997  
March  
April  
May  
June  
July  
August

### TREND AS PUBLISHED

\$m	% change
2 343.3	-0.9
2 376.9	1.4
2 459.4	3.5
2 572.4	4.6
2 693.7	4.7
—	—

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

<b>1</b>		<b>2</b>	
rises by 8% on Jul 1997		falls by 8% on Jul 1997	
\$m	% change	\$m	% change
2 317.6	-1.4	2 335.2	-1.1
2 364.2	2.0	2 373.0	1.6
2 492.6	5.4	2 469.4	4.1
2 674.4	7.3	2 597.5	5.2
2 876.6	7.6	2 731.8	5.2
3 080.5	7.1	2 861.9	4.8

## VALUE OF BUILDING APPROVED: Average 1989-90 prices

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JUNE QUARTER 1997

Changes in the trend estimates for the value of building approved in the June quarter 1997 at average 1989-90 prices are summarised below.

### TREND ESTIMATES

	Mar qtr 97 to Jun qtr 97	Jun qtr 96 to Jun qtr 97
	% change	% change
New residential building	6.6	26.8
Alterations and additions to residential buildings	4.9	19.4
Non-residential building	-7.7	-1.8
<b>Total building</b>	<b>-1.4</b>	<b>11.6</b>

1996-97 FINANCIAL YEAR

The annual movements in the value of building approved, at average 1989-90 prices, appear in the table below. The table shows the annual movements for the past three financial years in original terms.

### ANNUAL MOVEMENT: ORIGINAL SERIES

	1993/94 to 1994/95	1994/95 to 1995/96	1995/96 to 1996/97
	% change	% change	% change
New residential building	-3.0	-23.1	13.3
Alterations & additions to residential buildings	3.9	-7.7	11.8
Non-residential building	4.9	9.8	16.9
<b>Total building</b>	<b>0.3</b>	<b>-9.6</b>	<b>14.8</b>

VALUE OF TOTAL BUILDING  
APPROVED

The total value of building approved rose by 14.8% to \$27,923.3 million in 1996-97 following a decrease of 9.6% in 1995-96. All sectors contributed to the growth but non-residential building had the greatest growth of 16.9% compared to the previous financial year. However, it is a volatile series.

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## DWELLING UNITS APPROVED: Seasonally Adjusted & Trend

Month	HOUSES.....		OTHER RESIDENTIAL		DWELLING UNITS.....		
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Public sector</i>	<i>Total</i>
	no.	no.	no.	no.	no.	no.	no.

### SEASONALLY ADJUSTED

<b>1996</b>							
July	7 065	7 287	3 059	3 713	10 124	876	11 000
August	7 092	7 242	3 176	3 430	10 269	403	10 672
September	7 191	7 311	2 119	2 500	9 310	501	9 811
October	6 969	7 169	4 048	4 451	11 016	604	11 620
November	7 126	7 255	3 498	3 877	10 624	508	11 132
December	7 554	7 683	3 065	3 423	10 620	486	11 106
<b>1997</b>							
January	7 630	7 772	3 602	3 925	11 232	465	11 697
February	7 459	7 604	4 146	4 462	11 605	461	12 066
March	8 303	8 488	3 510	3 737	11 813	412	12 225
April	8 255	8 420	3 818	4 059	12 073	406	12 479
May	8 991	9 117	3 031	3 208	12 022	303	12 325
June	7 844	7 954	3 660	3 819	11 504	270	11 774
July	7 480	7 772	3 513	3 667	10 993	446	11 439

### TREND ESTIMATES

<b>1996</b>							
July	7 061	7 217	2 987	3 368	10 047	547	10 585
August	7 053	7 210	3 031	3 409	10 084	537	10 620
September	7 076	7 231	3 114	3 493	10 190	530	10 723
October	7 135	7 284	3 225	3 606	10 360	528	10 890
November	7 243	7 390	3 376	3 752	10 619	522	11 142
December	7 408	7 554	3 535	3 888	10 943	499	11 442
<b>1997</b>							
January	7 622	7 768	3 641	3 967	11 263	472	11 735
February	7 825	7 972	3 671	3 966	11 496	442	11 938
March	7 960	8 110	3 637	3 894	11 597	406	12 003
April	8 007	8 163	3 596	3 819	11 603	379	11 982
May	7 986	8 151	3 548	3 741	11 534	359	11 893
June	7 919	8 098	3 503	3 671	11 423	346	11 769
July	7 834	8 027	3 439	3 587	11 273	341	11 614

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

<b>1996</b>							
July	0.0	0.5	1.5	1.2	0.5	13.4	0.7
August	-0.1	-0.1	1.5	1.2	0.4	-1.9	0.3
September	0.3	0.3	2.7	2.4	1.1	-1.2	1.0
October	0.8	0.7	3.6	3.3	1.7	-0.5	1.6
November	1.5	1.4	4.7	4.1	2.5	-1.2	2.3
December	2.3	2.2	4.7	3.6	3.0	-4.3	2.7
<b>1997</b>							
January	2.9	2.8	3.0	2.0	2.9	-5.5	2.6
February	2.7	2.6	0.8	0.0	2.1	-6.3	1.7
March	1.7	1.7	-0.9	-1.8	0.9	-8.2	0.5
April	0.6	0.7	-1.1	-1.9	0.1	-6.7	-0.2
May	-0.3	-0.1	-1.3	-2.0	-0.6	-5.3	-0.7
June	-0.8	-0.7	-1.3	-1.9	-1.0	-3.6	-1.0
July	-1.1	-0.9	-1.8	-2.3	-1.3	-1.4	-1.3

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

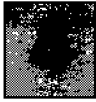
Month	New residential building	Alterations and additions to residential buildings	Total residential building	Non-residential building	Total building
	\$m	\$m	\$m	\$m	\$m
<b>SEASONALLY ADJUSTED</b>					
<b>1996</b>					
July	1 078.3	196.2	1 286.8	1 060.3	2 267.6
August	1 068.7	196.3	1 279.7	959.6	2 233.4
September	943.0	189.2	1 159.0	1 218.9	2 369.7
October	1 091.7	199.0	1 276.2	1 058.6	2 409.3
November	1 136.7	226.9	1 353.2	1 583.1	2 961.8
December	1 069.4	205.9	1 286.2	1 102.9	2 434.6
<b>1997</b>					
January	1 170.8	222.0	1 398.9	1 075.4	2 479.5
February	1 225.9	229.3	1 460.0	909.7	2 384.1
March	1 213.0	221.3	1 349.0	950.3	2 317.1
April	1 262.7	201.0	1 526.8	898.3	2 272.6
May	1 316.9	215.4	1 478.2	832.3	2 386.2
June	1 210.2	272.4	1 471.8	1 092.4	2 544.6
July	1 106.9	204.1	1 324.2	1 964.5	3 106.6
<b>TREND ESTIMATES</b>					
<b>1996</b>					
July	1 041.5	195.2	1 237.4	1 012.7	2 230.1
August	1 039.0	195.8	1 241.4	1 057.5	2 290.7
September	1 044.5	198.7	1 253.1	1 102.2	2 361.5
October	1 060.9	204.3	1 273.1	1 129.5	2 423.6
November	1 090.6	210.7	1 304.2	1 131.5	2 464.9
December	1 128.2	215.0	1 340.9	1 097.3	2 465.7
<b>1997</b>					
January	1 167.7	218.0	1 379.0	1 021.5	2 418.5
February	1 200.1	219.7	1 409.7	950.5	2 364.7
March	1 215.5	220.9	1 424.4	929.1	2 343.3
April	1 217.8	222.5	1 427.5	975.4	2 376.9
May	1 209.9	224.8	1 423.2	1 080.9	2 459.4
June	1 195.8	227.0	1 414.0	1 224.4	2 572.4
July	1 173.3	227.7	1 396.1	1 383.5	2 693.7
<b>TREND ESTIMATES (% change from preceding month)</b>					
<b>1996</b>					
July	0.7	0.6	1.4	3.1	2.5
August	-0.2	0.3	0.3	4.4	2.7
September	0.5	1.5	0.9	4.2	3.1
October	1.6	2.8	1.6	2.5	2.6
November	2.8	3.1	2.4	0.2	1.7
December	3.5	2.0	2.8	-3.0	0.0
<b>1997</b>					
January	3.5	1.4	2.8	-6.9	-1.9
February	2.8	0.8	2.2	-6.9	-2.2
March	1.3	0.5	1.0	-2.3	-0.9
April	0.2	0.8	0.2	5.0	1.4
May	-0.6	1.0	-0.3	10.8	3.5
June	-1.2	1.0	-0.6	13.3	4.6
July	-1.9	0.3	-1.3	13.0	4.7





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

Period	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory
<b>SEASONALLY ADJUSTED</b>								
<b>1996</b>								
July	4 131	2 038	2 769	484	1 303	119	n.a.	n.a.
August	3 489	2 457	2 667	483	1 239	178	n.a.	n.a.
September	3 061	2 025	2 546	476	1 244	156	n.a.	n.a.
October	3 781	2 178	3 051	584	1 371	176	n.a.	n.a.
November	3 984	1 858	2 808	454	1 325	160	n.a.	n.a.
December	3 957	2 100	2 637	453	1 336	157	n.a.	n.a.
<b>1997</b>								
January	4 191	2 631	2 839	452	1 379	154	n.a.	n.a.
February	4 308	2 614	3 001	509	1 146	155	n.a.	n.a.
March	3 995	2 668	3 033	572	1 406	147	n.a.	n.a.
April	4 326	2 485	2 694	630	1 577	176	n.a.	n.a.
May	4 442	2 512	2 762	618	1 387	152	n.a.	n.a.
June	4 389	2 717	2 524	569	1 208	125	n.a.	n.a.
July	3 744	2 424	2 977	578	1 506	166	n.a.	n.a.
<b>TREND ESTIMATES</b>								
<b>1996</b>								
July	3 591	2 109	2 719	477	1 246	173	152	183
August	3 584	2 112	2 728	488	1 258	166	158	171
September	3 618	2 106	2 738	493	1 285	161	163	166
October	3 698	2 118	2 762	489	1 303	160	168	168
November	3 836	2 169	2 803	482	1 312	160	170	172
December	3 989	2 261	2 846	483	1 323	160	165	176
<b>1997</b>								
January	4 112	2 384	2 871	495	1 336	158	161	177
February	4 166	2 502	2 869	521	1 351	156	162	174
March	4 137	2 577	2 845	552	1 366	155	167	163
April	4 087	2 598	2 817	579	1 383	154	176	144
May	4 036	2 588	2 787	596	1 396	153	186	124
June	3 986	2 568	2 765	604	1 405	152	195	106
July	3 930	2 529	2 743	606	1 412	151	198	87
<b>TREND ESTIMATES (% change from preceding month)</b>								
<b>1996</b>								
July	-0.2	1.6	0.8	2.6	3.1	-4.6	3.7	31.4
August	-0.2	0.1	0.3	2.4	1.0	-4.0	3.5	-6.9
September	0.9	-0.3	0.4	0.9	2.1	-2.6	3.6	3.1
October	2.2	0.6	0.9	-0.9	1.4	-0.9	2.9	1.3
November	3.7	2.4	1.5	-1.3	0.7	0.1	1.1	2.7
December	4.0	4.2	1.5	0.1	0.9	-0.3	-2.6	2.0
<b>1997</b>								
January	3.1	5.4	0.9	2.7	1.0	-0.8	-2.4	0.5
February	1.3	5.0	-0.1	5.1	1.1	-1.4	0.0	-1.4
March	-0.7	3.0	-0.8	5.9	1.1	-0.7	3.1	-6.2
April	-1.2	0.8	-1.0	5.0	1.2	-0.7	5.5	-11.5
May	-1.2	-0.4	-1.1	2.9	1.0	-0.8	5.8	-14.0
June	-1.2	-0.8	-0.8	1.4	0.6	-0.7	4.8	-15.0
July	-1.4	-1.5	-0.8	0.3	0.5	-0.5	1.8	-17.5



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

Period	New houses no.	New other residential building no.	Conversions, etc. no.	Total dwelling units no.
<b>PRIVATE SECTOR</b>				
<b>1994-95</b>	112 468	47 355	3 791	163 614
<b>1995-96</b>	85 802	31 275	1 874	118 951
<b>1996-97</b>	91 001	36 972	3 546	131 519
<b>1996</b>				
July	7 869	3 299	190	11 358
August	7 601	3 261	173	11 035
September	7 527	2 189	174	9 890
October	7 694	3 418	376	11 488
November	7 326	3 055	510	10 891
December	6 705	2 448	317	9 470
<b>1997</b>				
January	6 368	3 084	171	9 623
February	6 719	3 722	325	10 766
March	7 306	3 073	224	10 603
April	8 502	3 316	158	11 976
May	9 599	3 491	216	13 306
June	7 785	2 616	712	11 113
July	8 512	3 492	452	12 456
<b>PUBLIC SECTOR</b>				
<b>1994-95</b>	2 551	4 870	49	7 470
<b>1995-96</b>	1 755	3 862	143	5 760
<b>1996-97</b>	1 772	3 469	130	5 371
<b>1996</b>				
July	135	653	1	789
August	138	203	9	350
September	112	176	1	289
October	155	333	6	494
November	135	292	5	432
December	113	244	16	373
<b>1997</b>				
January	132	345	6	483
February	138	304	0	442
March	212	205	12	429
April	200	221	7	428
May	131	178	23	332
June	171	315	44	530
July	179	148	5	332
<b>TOTAL</b>				
<b>1994-95</b>	115 019	52 225	3 840	171 084
<b>1995-96</b>	87 557	35 137	2 017	124 711
<b>1996-97</b>	92 773	40 441	3 676	136 890
<b>1996</b>				
July	8 004	3 952	191	12 147
August	7 739	3 464	182	11 385
September	7 639	2 365	175	10 179
October	7 849	3 751	382	11 982
November	7 461	3 347	515	11 323
December	6 818	2 692	333	9 843
<b>1997</b>				
January	6 500	3 429	177	10 106
February	6 857	4 026	325	11 208
March	7 518	3 278	236	11 032
April	8 702	3 537	165	12 404
May	9 730	3 669	239	13 638
June	7 956	2 931	756	11 643
July	8 691	3 640	457	12 788

## NEW DWELLING UNITS APPROVED(a), By Type of Dwelling: Original

## NEW OTHER RESIDENTIAL BUILDING.....

Period	New houses	Semi-detached, row or terrace houses, townhouses, etc. of.....			Flats, units or apartments in a building of.....				Total	Total new residential building
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
		NUMBER OF DWELLING UNITS								
<b>1994-95</b>	115 019	19 497	10 240	29 737	7 435	4 879	10 174	22 488	52 225	<b>167 244</b>
<b>1995-96</b>	87 557	12 427	7 499	19 926	4 388	4 027	6 796	15 211	35 137	<b>122 694</b>
<b>1996-97</b>	92 773	10 701	8 920	19 621	4 777	5 485	10 558	20 820	40 441	<b>133 214</b>
<b>1996</b>										
July	8 004	881	693	1 574	557	444	1 377	2 378	3 952	<b>11 956</b>
August	7 739	953	637	1 590	424	409	1 041	1 874	3 464	<b>11 203</b>
September	7 639	910	684	1 594	307	272	192	771	2 365	<b>10 004</b>
October	7 849	1 108	783	1 891	306	406	1 148	1 860	3 751	<b>11 600</b>
November	7 461	884	501	1 385	533	590	839	1 962	3 347	<b>10 808</b>
December	6 818	578	614	1 192	392	576	532	1 500	2 692	<b>9 510</b>
<b>1997</b>										
January	6 500	888	904	1 792	540	462	635	1 637	3 429	<b>9 929</b>
February	6 857	1 036	878	1 914	316	533	1 263	2 112	4 026	<b>10 883</b>
March	7 518	823	697	1 520	313	366	1 079	1 758	3 278	<b>10 796</b>
April	8 702	1 064	664	1 728	499	414	896	1 809	3 537	<b>12 239</b>
May	9 730	935	1 018	1 953	251	572	893	1 716	3 669	<b>13 399</b>
June	7 956	641	847	1 488	339	441	663	1 443	2 931	<b>10 887</b>
July	8 691	1 008	928	1 936	448	385	871	1 704	3 640	<b>12 331</b>
VALUE (\$ million)										
<b>1994-95</b>	10 942.5	1 319.6	890.8	2 210.3	506.5	384.7	1 426.2	2 317.9	4 528.2	<b>15 470.7</b>
<b>1995-96</b>	8 812.4	882.5	656.9	1 539.3	339.3	324.8	1 103.0	1 766.9	3 306.2	<b>12 118.6</b>
<b>1996-97</b>	9 906.5	753.3	809.5	1 562.9	351.4	481.7	1 406.2	2 238.6	3 802.4	<b>13 709.0</b>
<b>1996</b>										
July	837.3	62.2	61.0	123.1	40.2	44.7	188.8	273.8	396.9	<b>1 234.2</b>
August	810.1	64.5	52.6	117.1	28.4	28.5	144.3	201.2	318.3	<b>1 128.4</b>
September	807.1	63.4	64.5	127.9	20.0	24.2	21.0	65.2	193.1	<b>1 000.2</b>
October	820.1	71.5	72.6	144.1	21.8	34.9	137.7	194.3	338.4	<b>1 158.6</b>
November	780.8	64.0	48.1	112.1	37.8	53.0	155.7	246.6	358.7	<b>1 139.6</b>
December	735.8	40.7	50.6	91.3	27.3	45.9	66.1	139.3	230.6	<b>966.4</b>
<b>1997</b>										
January	689.4	64.9	83.9	148.9	39.6	36.6	89.0	165.2	314.1	<b>1 003.5</b>
February	731.3	74.8	81.5	156.2	26.3	52.0	137.9	216.2	372.4	<b>1 103.7</b>
March	807.4	57.6	63.5	121.2	24.8	31.8	101.6	158.3	279.4	<b>1 086.9</b>
April	934.0	74.0	58.3	132.3	40.6	31.0	107.0	178.6	310.9	<b>1 244.9</b>
May	1 086.6	68.9	96.8	165.8	17.8	57.7	144.3	219.8	385.6	<b>1 472.1</b>
June	866.6	46.8	76.1	122.9	26.8	41.4	112.8	181.1	303.9	<b>1 170.5</b>
July	952.7	72.1	90.6	162.7	35.5	31.1	134.6	201.2	363.9	<b>1 316.6</b>

(a) Excludes Conversions, etc.



VALUE OF BUILDING APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	New residential building	Alterations and additions to residential buildings	Total residential building	Non-residential building	Total building
PRIVATE SECTOR (\$ million)							
<b>1994-95</b>	10 715.5	4 163.0	14 878.5	2 396.1	17 274.6	6 791.4	24 066.0
<b>1995-96</b>	8 641.1	3 017.7	11 658.8	2 214.1	13 873.0	7 657.0	21 529.9
<b>1996-97</b>	9 717.0	3 526.6	13 243.5	2 492.2	15 735.7	9 195.0	24 930.7
<b>1996</b>							
July	824.4	346.4	1 170.8	204.0	1 374.9	624.5	1 999.4
August	795.9	303.1	1 099.0	199.2	1 298.2	808.9	2 107.0
September	794.1	178.4	972.5	204.3	1 176.7	836.1	2 012.8
October	804.9	312.7	1 117.6	222.6	1 340.2	1 160.9	2 501.1
November	767.3	338.3	1 105.6	233.2	1 338.8	1 198.3	2 537.1
December	722.2	211.2	933.4	167.9	1 101.4	779.8	1 881.1
<b>1997</b>							
January	673.8	288.1	962.0	183.9	1 145.8	693.5	1 839.3
February	717.5	347.0	1 064.5	201.4	1 265.9	632.8	1 898.7
March	784.6	263.5	1 048.1	203.3	1 251.4	497.9	1 749.3
April	910.8	292.9	1 203.7	208.6	1 412.3	652.3	2 064.6
May	1 073.6	371.8	1 445.4	219.8	1 665.2	622.5	2 287.7
June	848.0	273.0	1 121.0	243.9	1 365.0	687.6	2 052.6
July	936.1	353.3	1 289.5	224.7	1 514.1	1 132.1	2 646.2
PUBLIC SECTOR (\$ million)							
<b>1994-95</b>	227.0	365.2	592.2	37.2	629.4	2 823.3	3 452.6
<b>1995-96</b>	171.3	288.5	459.7	70.2	530.0	3 072.3	3 602.3
<b>1996-97</b>	189.5	275.9	465.4	62.5	527.9	3 528.5	4 056.4
<b>1996</b>							
July	12.9	50.5	63.3	7.4	70.7	266.5	337.2
August	14.2	15.2	29.5	6.7	36.2	327.2	363.4
September	13.0	14.8	27.8	2.4	30.1	311.1	341.3
October	15.3	25.7	40.9	4.8	45.7	225.3	271.0
November	13.5	20.5	34.0	5.9	39.9	496.3	536.2
December	13.6	19.3	32.9	5.4	38.3	188.1	226.4
<b>1997</b>							
January	15.6	26.0	41.5	4.4	46.0	339.9	385.9
February	13.8	25.4	39.2	4.5	43.6	327.8	371.4
March	22.9	15.9	38.8	2.9	41.7	186.3	228.0
April	23.2	18.0	41.2	4.1	45.3	172.3	217.6
May	13.0	13.8	26.8	9.6	36.4	301.8	338.2
June	18.6	30.9	49.5	4.5	54.0	385.9	439.9
July	16.6	10.6	27.1	3.0	30.2	513.4	543.6
TOTAL (\$ million)							
<b>1994-95</b>	10 942.5	4 528.2	15 470.7	2 433.3	17 904.0	9 614.7	27 518.7
<b>1995-96</b>	8 812.4	3 306.2	12 118.6	2 284.4	14 402.9	10 729.3	25 132.2
<b>1996-97</b>	9 906.5	3 802.4	13 709.0	2 554.6	16 263.6	12 723.5	28 987.1
<b>1996</b>							
July	837.3	396.9	1 234.2	211.4	1 445.6	891.0	2 336.6
August	810.1	318.3	1 128.4	205.9	1 334.4	1 136.0	2 470.4
September	807.1	193.1	1 000.2	206.6	1 206.9	1 147.3	2 354.1
October	820.1	338.4	1 158.6	227.4	1 385.9	1 386.2	2 772.1
November	780.8	358.7	1 139.6	239.1	1 378.7	1 694.6	3 073.3
December	735.8	230.6	966.4	173.3	1 139.7	967.9	2 107.5
<b>1997</b>							
January	689.4	314.1	1 003.5	188.3	1 191.8	1 033.5	2 225.2
February	731.3	372.4	1 103.7	205.8	1 309.5	960.6	2 270.1
March	807.4	279.4	1 086.9	206.2	1 293.1	684.2	1 977.3
April	934.0	310.9	1 244.9	212.7	1 457.6	824.6	2 282.2
May	1 086.6	385.6	1 472.1	229.4	1 701.6	924.3	2 625.9
June	866.6	303.9	1 170.5	248.5	1 419.0	1 073.5	2 492.5
July	952.7	363.9	1 316.6	227.7	1 544.3	1 645.5	3 189.8

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

Period	New houses \$m	New other residential building \$m	New residential building \$m	Alterations and additions to residential buildings \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
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ORIGINAL

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

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

SEASONALLY ADJUSTED

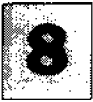
Quarter							
<b>1996</b>							
March	1 979.5	681.5	2 688.2	529.8	3 265.0	2 789.1	6 042.4
June	1 995.6	895.9	2 885.1	527.7	3 388.1	2 906.4	6 203.8
September	2 054.5	853.9	2 887.2	521.7	3 488.3	3 234.4	6 593.1
December	2 113.6	977.9	3 076.2	569.1	3 666.1	3 757.7	7 542.0
<b>1997</b>							
March	2 281.6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

TREND ESTIMATES

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

TREND ESTIMATES (% change from preceding quarter)

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



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

Month	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educa- tional	Religious	Health	Entertain- ment and recreational	Misc- ellaneous	Total non- residential building
	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.
Value—\$50,000—\$199,999											
<b>1997</b>											
May	33	240	106	189	140	60	11	24	45	104	952
June	30	188	99	165	120	43	12	18	50	46	771
July	23	306	102	181	148	49	6	27	29	62	933
Value—\$200,000—\$499,999											
<b>1997</b>											
May	10	80	51	78	73	23	4	16	24	23	382
June	5	56	43	68	64	35	4	11	22	35	343
July	10	78	48	62	81	35	10	11	19	35	389
Value—\$500,000—\$999,999											
<b>1997</b>											
May	8	29	23	22	25	15	2	11	10	5	150
June	12	23	17	23	27	14	2	4	15	8	145
July	6	42	26	20	35	27	4	8	13	12	193
Value—\$1,000,000—\$4,999,999											
<b>1997</b>											
May	5	23	14	25	20	19	1	15	9	8	139
June	8	18	9	15	16	17	1	11	9	6	110
July	2	20	16	13	19	18	1	15	13	6	123
Value—\$5,000,000 and over											
<b>1997</b>											
May	1	6	2	11	2	5	0	3	3	1	34
June	4	4	2	3	8	5	0	1	3	2	32
July	4	7	3	6	10	7	0	5	3	0	45
Value—Total											
<b>1994-95</b>	501	3 715	2 274	3 324	2 541	1 478	208	578	1 040	1 105	16 764
<b>1995-96</b>	578	4 098	2 246	3 461	2 646	1 505	205	661	1 070	1 310	17 780
<b>1996-97</b>	665	4 192	2 321	3 488	2 866	1 533	193	780	1 143	1 332	18 513
<b>1997</b>											
May	57	378	196	325	260	122	18	69	91	141	1 657
June	59	289	170	274	235	114	19	45	99	97	1 401
July	45	453	195	282	293	136	21	66	77	115	1 683

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

Month	Hotels, motels and other short term accommoda- tion	Shops	Factories	Offices	Other business premises	Educa- tional	Religious	Health	Entertain- ment and recreational	Misc- ellaneous	Total non- residential building
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
Value—\$50,000-\$199,999											
<b>1997</b>											
May	3.3	20.9	11.6	17.5	14.1	5.7	1.3	2.6	4.3	10.0	91.2
June	2.9	16.3	10.0	16.3	11.7	4.9	1.3	1.9	5.5	4.5	75.4
July	2.2	28.0	10.8	17.7	14.4	5.1	0.6	2.6	2.8	6.8	90.9
Value—\$200,000-\$499,999											
<b>1997</b>											
May	3.3	23.2	16.1	22.5	21.7	7.4	1.5	4.7	7.7	6.8	114.8
June	1.5	17.6	13.6	20.6	18.9	12.5	0.9	2.8	6.7	10.6	105.8
July	3.1	22.1	14.3	18.2	23.8	12.3	2.7	3.1	5.9	9.8	115.2
Value—\$500,000-\$999,999											
<b>1997</b>											
May	5.2	20.0	15.7	15.7	17.0	11.3	1.2	7.8	6.9	3.1	103.9
June	7.7	16.1	11.3	15.2	17.9	9.4	1.7	3.1	10.6	5.3	98.3
July	4.4	27.6	17.2	12.5	22.3	18.5	2.6	6.4	8.7	8.2	128.3
Value—\$1,000,000-\$4,999,999											
<b>1997</b>											
May	9.6	40.9	26.7	44.3	41.7	46.4	1.0	36.5	18.6	18.3	284.1
June	19.4	36.5	14.2	26.8	33.0	36.0	2.0	25.5	19.7	10.6	223.6
July	6.2	39.6	31.1	25.4	39.8	48.2	1.1	30.1	27.5	21.4	270.4
Value—\$5,000,000 and over											
<b>1997</b>											
May	6.0	64.1	14.7	77.6	13.5	44.4	0.0	79.1	25.9	5.0	330.4
June	66.4	103.0	10.9	21.0	116.3	171.2	0.0	6.7	31.4	43.6	570.3
July	148.0	70.5	94.4	189.1	132.6	56.9	0.0	316.5	32.6	0.0	1 040.6
Value—Total											
<b>1994-95</b>	611.2	1 802.6	870.0	1 472.3	1 158.1	1 203.1	73.0	635.9	1 167.3	621.2	9 614.7
<b>1995-96</b>	658.0	1 811.2	989.2	1 801.3	1 719.8	1 255.3	85.8	765.8	936.6	706.3	10 729.3
<b>1996-97</b>	912.6	2 181.5	1 138.3	2 295.3	1 601.7	1 412.3	56.3	983.6	1 324.8	817.2	12 723.5
<b>1997</b>											
May	27.4	169.1	84.7	177.6	107.9	115.2	5.0	130.6	63.5	43.2	924.3
June	98.0	189.5	59.9	99.9	197.9	234.0	5.9	39.9	73.9	74.6	1 073.5
July	163.8	187.7	167.8	262.9	232.9	141.0	7.0	358.7	77.4	46.3	1 645.5



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

DWELLING UNITS..... VALUE.....

	New houses	New other residential building	Con- versions etc.	Total dwelling units	New houses	New other residential building	New residential building	Alterations and additions to residential buildings	Total residential building	Total non- residential building	Total building
	Number	Number	Number	Number	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR											
NSW	2 343	1 690	75	4 108	282.3	176.9	459.2	105.0	564.2	525.5	1 089.7
Vic.	2 080	513	27	2 620	236.3	42.1	278.4	61.6	340.1	161.8	501.9
Qld	2 094	941	318	3 353	223.3	106.0	329.3	22.1	351.3	219.6	571.0
SA	571	47	4	622	46.8	3.3	50.0	10.8	60.8	114.9	175.7
WA	1 149	182	25	1 356	118.2	14.7	133.0	16.0	149.0	71.2	220.2
Tas.	108	56	0	164	9.5	4.7	14.2	3.7	17.9	5.8	23.7
NT	79	52	3	134	10.5	4.7	15.2	1.8	17.1	8.9	26.0
ACT	88	11	0	99	9.3	0.9	10.1	3.6	13.8	24.4	38.1
<b>Australia</b>	<b>8 512</b>	<b>3 492</b>	<b>452</b>	<b>12 456</b>	<b>936.1</b>	<b>353.3</b>	<b>1 289.5</b>	<b>224.7</b>	<b>1 514.1</b>	<b>1 132.1</b>	<b>2 646.2</b>
PUBLIC SECTOR											
NSW	16	60	5	81	1.8	5.3	7.1	0.6	7.6	59.4	67.0
Vic.	3	39	0	42	0.2	2.2	2.3	2.2	4.5	66.3	70.8
Qld	10	0	0	10	1.3	0.0	1.3	0.3	1.5	315.5	317.0
SA	12	0	0	12	1.1	0.0	1.1	0.0	1.1	10.2	11.4
WA	134	41	0	175	11.6	2.7	14.3	0.0	14.3	34.0	48.3
Tas.	1	0	0	1	0.1	0.0	0.1	0.0	0.1	2.0	2.1
NT	3	0	0	3	0.5	0.0	0.5	0.1	0.6	22.7	23.3
ACT	0	8	0	8	0.0	0.5	0.5	0.0	0.5	3.2	3.7
<b>Australia</b>	<b>179</b>	<b>148</b>	<b>5</b>	<b>332</b>	<b>16.6</b>	<b>10.6</b>	<b>27.1</b>	<b>3.0</b>	<b>30.2</b>	<b>513.4</b>	<b>543.6</b>
TOTAL											
NSW	2 359	1 750	80	4 189	284.1	182.1	466.2	105.6	571.8	584.9	1 156.7
Vic.	2 083	552	27	2 662	236.5	44.3	280.8	63.8	344.6	228.1	572.7
Qld	2 104	941	318	3 363	224.5	106.0	330.5	22.3	352.9	535.1	888.0
SA	583	47	4	634	47.9	3.3	51.1	10.8	61.9	125.1	187.0
WA	1 283	223	25	1 531	129.8	17.4	147.2	16.0	163.2	105.3	268.5
Tas.	109	56	0	165	9.6	4.7	14.3	3.7	18.0	7.8	25.8
NT	82	52	3	137	11.0	4.7	15.8	1.9	17.6	31.6	49.3
ACT	88	19	0	107	9.3	1.4	10.6	3.6	14.2	27.5	41.8
<b>Australia</b>	<b>8 691</b>	<b>3 640</b>	<b>457</b>	<b>12 788</b>	<b>952.7</b>	<b>363.9</b>	<b>1 316.6</b>	<b>227.7</b>	<b>1 544.3</b>	<b>1 645.5</b>	<b>3 189.8</b>



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

VALUE.....

	<i>Hotels, motels and other short term accommoda- tion</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR											
NSW	116.4	61.5	47.3	181.2	56.7	30.3	3.1	6.7	12.7	9.7	525.5
Vic.	1.9	26.6	12.2	45.5	45.5	8.7	1.8	8.8	5.6	5.3	161.8
Qld	37.7	53.4	21.6	4.6	58.8	30.6	0.4	1.3	8.8	2.5	219.6
SA	0.4	13.5	71.7	1.4	3.2	0.3	0.4	2.4	20.1	1.3	114.9
WA	6.4	23.8	9.7	5.3	8.9	2.9	0.8	4.1	2.8	6.5	71.2
Tas.	0.0	0.8	0.7	1.4	0.8	0.0	0.0	1.2	0.6	0.3	5.8
NT	0.5	2.8	1.7	0.4	1.5	0.9	0.6	0.0	0.5	0.1	8.9
ACT	0.0	1.3	0.0	4.4	0.2	3.9	0.0	14.6	0.1	0.0	24.4
Australia	163.4	183.6	164.8	244.3	175.3	77.5	7.0	39.2	51.2	25.7	1 132.1
PUBLIC SECTOR											
NSW	0.0	1.4	0.1	7.1	4.1	8.8	0.0	9.8	20.9	7.3	59.4
Vic.	0.0	1.7	1.4	5.2	4.2	10.7	0.0	32.5	3.0	7.6	66.3
Qld	0.0	0.2	0.0	2.8	1.3	33.5	0.0	272.1	1.7	3.8	315.5
SA	0.4	0.8	0.0	0.9	1.0	2.2	0.0	4.0	0.6	0.3	10.2
WA	0.0	0.0	1.5	0.3	25.4	6.0	0.0	0.0	0.0	1.0	34.0
Tas.	0.0	0.0	0.0	0.4	0.5	0.0	0.0	1.0	0.0	0.2	2.0
NT	0.0	0.0	0.0	0.0	21.0	1.7	0.0	0.0	0.0	0.0	22.7
ACT	0.0	0.1	0.0	2.0	0.2	0.6	0.0	0.0	0.0	0.3	3.2
Australia	0.4	4.1	3.0	18.6	57.5	63.5	0.0	319.5	26.3	20.5	513.4
TOTAL											
NSW	116.4	62.8	47.3	188.2	60.8	39.1	3.1	16.6	33.6	17.0	584.9
Vic.	1.9	28.3	13.6	50.7	49.6	19.3	1.8	41.3	8.6	13.0	228.1
Qld	37.7	53.6	21.6	7.5	60.1	64.1	0.4	273.4	10.5	6.3	535.1
SA	0.8	14.3	71.8	2.3	4.2	2.5	0.4	6.4	20.8	1.6	125.1
WA	6.4	23.8	11.2	5.6	34.2	8.9	0.8	4.1	2.8	7.4	105.3
Tas.	0.0	0.8	0.7	1.8	1.2	0.0	0.0	2.2	0.6	0.5	7.8
NT	0.5	2.8	1.7	0.4	22.5	2.6	0.6	0.0	0.5	0.1	31.6
ACT	0.0	1.4	0.0	6.4	0.3	4.5	0.0	14.6	0.1	0.3	27.5
Australia	163.8	187.7	167.8	262.9	232.9	141.0	7.0	358.7	77.4	46.3	1 645.5

## EXPLANATORY NOTES

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### INTRODUCTION

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

### SCOPE AND COVERAGE

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

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

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

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

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

### VALUE DATA

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

### OWNERSHIP

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

### FUNCTIONAL CLASSIFICATIONS

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

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

## EXPLANATORY NOTES

### FUNCTIONAL CLASSIFICATIONS

*continued*

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

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

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

### SEASONAL ADJUSTMENT

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

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

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

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

**15** As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. The timing of this review may vary and when appropriate will be notified in the 'Data Notes' section of this publication.

### TREND ESTIMATES

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

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

## EXPLANATORY NOTES

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### CONSTANT PRICE ESTIMATES

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

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

### UNPUBLISHED DATA

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

### RELATED PUBLICATIONS

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

- *Building Activity, Australia: Dwelling Unit Commencements* (8750.0)
- *Building Activity, Australia* (8752.0)
- *Housing Finance for Owner Occupation, Australia* (5609.0)
- *Price Index of Materials Used in House Building* (6408.0)
- *Price Index of Materials Used in Building Other than House Building* (6407.0)
- *House Price Indexes: Eight Capital Cities* (6416.0).

### SYMBOLS AND OTHER USAGES

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

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

## G L O S S A R Y

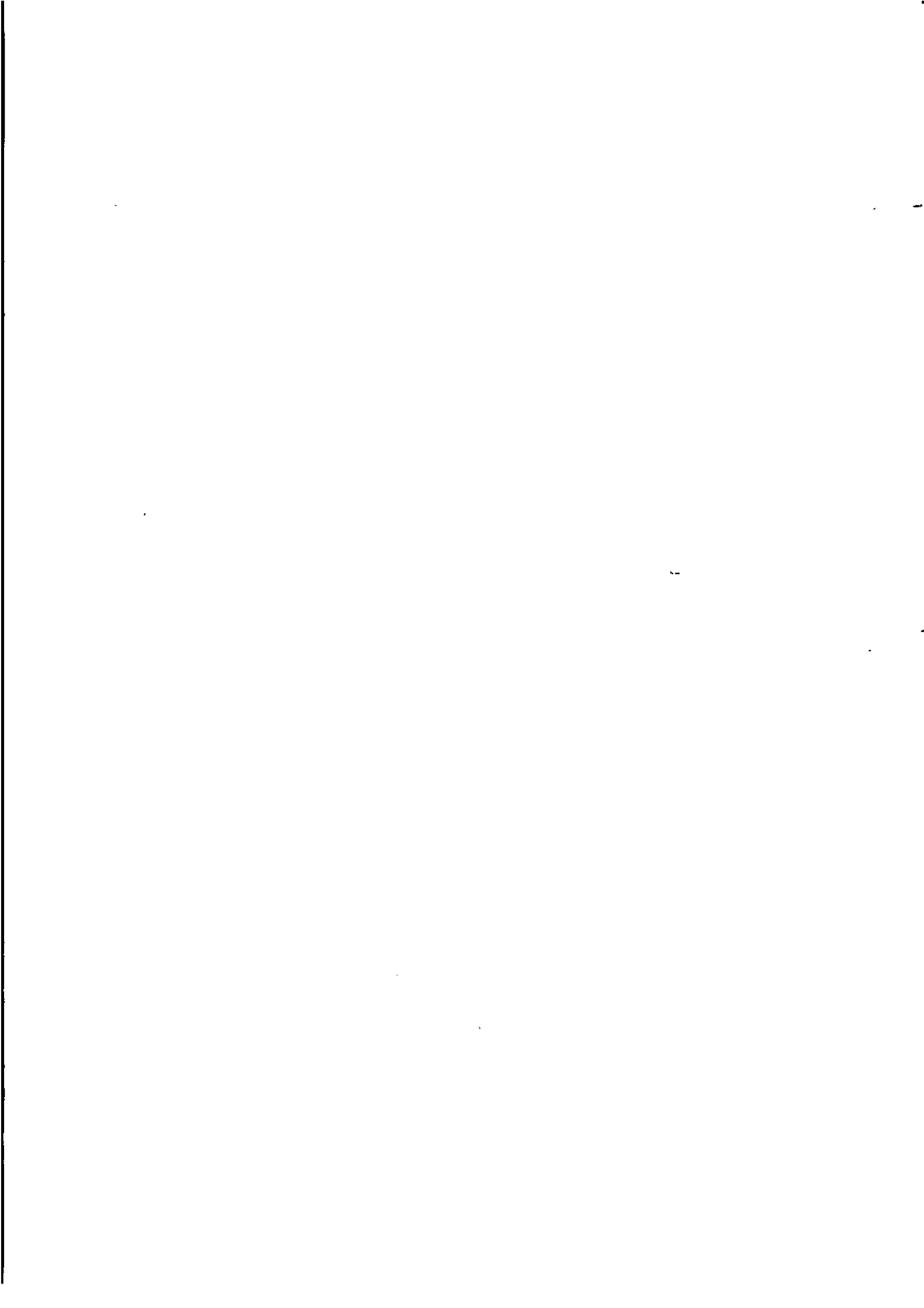
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<b>Alterations and additions</b>	Building activity carried out on existing buildings. Includes adding to or diminishing floor area, altering the structural design of a building and affixing rigid components which are integral to the functioning of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

## G L O S S A R Y

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



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