

BUILDING APPROVALS AUSTRALIA

EMBARGOED UNTIL 11:30AM FRI 6 JANUARY 1995

NOVEMBER KEY FIGURES

TREND ESTIMATES

	Nov 94	monthly % change	annual % change
Dwelling units approved			
Private sector houses	10 534	-1.3	1.3
Total dwelling units	15 957	-2.1	2.7

SEASONALLY ADJUSTED

	Nov 94	monthly % change	annual % change
Dwelling units approved			
Private sector houses	10 440	-0.4	0.9
Total dwelling units	14 910	-6.6	-4.2

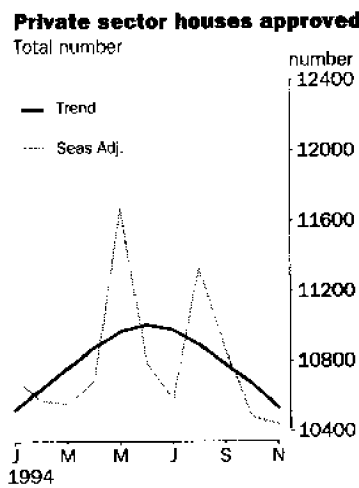
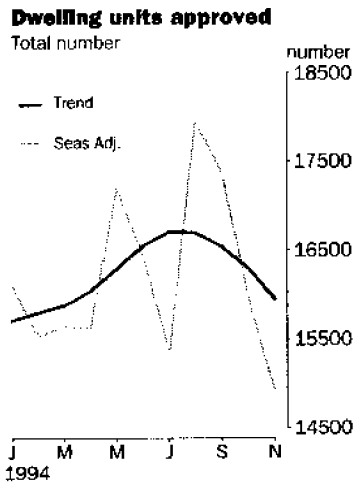
NOVEMBER KEY POINTS

TREND ESTIMATES

- The trend for total dwelling units approved has been revised in November to show decline from an apparent turning point in July 1994. This fall has been primarily due to a sharp decline in the number of other residential dwelling units approved over the last three months.
- The trend for the total number of dwelling units approved fell by 2.1% in November 1994 to 15,957. This follows decreases of 1.5% in October and 0.9% in September 1994.
- The trend for the number of private sector houses approved fell by 1.3% in November 1994 to 10,534. This follows falls of 1.1% in October and 1.0% in September 1994.
- The trend for the number of other residential dwellings approved has been revised to show decline from August 1994. The trend fell by 3.3% in November 1994 to 5,257 following falls of 1.8% in October and 0.4% in September 1994.
- The trend for total dwelling units approved continued to show weak growth in Victoria and the Australian Capital Territory to November 1994. The trend has levelled out in the Northern Territory following strong growth. The trend for dwelling units approved has been revised to show decline in New South Wales (from August 1994), and continues to fall in Queensland, South Australia, Western Australia and Tasmania.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for the total number of dwelling units approved fell 6.6% in November 1994 to 14,910, the lowest monthly estimate since August 1993. This follows an 8.1% fall in October 1994.
- The number of private sector houses approved fell by 0.4% to 10,440. This was the third consecutive monthly fall.
- The number of other residential dwelling units approved fell by 20.2% to 4,348 in November 1994. This follows falls of 10.5% in October and 6.0% in September 1994.



INQUIRIES

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

BUILDING APPROVALS NOTES

FORTHCOMING ISSUES

ISSUE	RELEASE DATE
December 1994	01 February 1995
January 1995	01 March 1995
February 1995	29 March 1995
March 1995	04 May 1995
April 1995	29 May 1995
May 1995	30 June 1995

.....

CHANGES IN THIS ISSUE

There are no changes in this issue.

.....

SIGNIFICANT REVISIONS THIS MONTH

Trend estimates for the last six months can be revised as data for additional months become available.

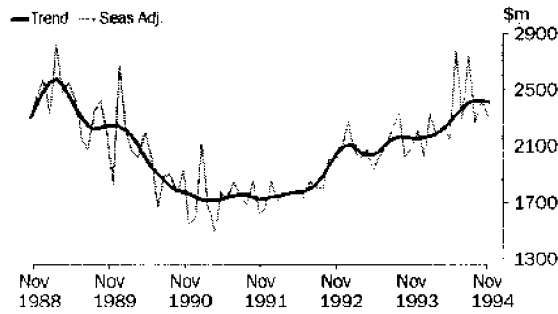
.....

TIM SKINNER
ACTING AUSTRALIAN STATISTICIAN

VALUE OF BUILDING APPROVED

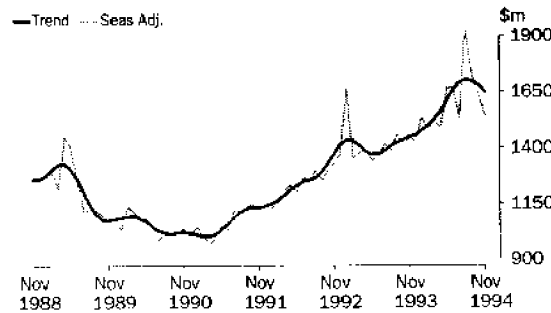
VALUE OF TOTAL BUILDING

The trend for the value of total building approved has flattened out over the last three months with growth in non-residential building approvals being offset by a declining trend in the value of residential building approved. The trend will begin to decline unless there is an increase of about 11% in the seasonally adjusted series in December 1994.



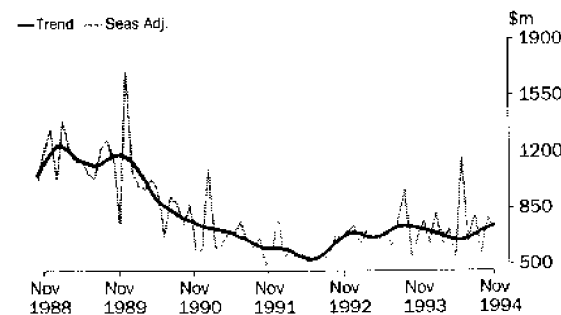
VALUE OF RESIDENTIAL BUILDING

The trend for the value of residential building approved fell by 2.0% in November 1994, following falls of 1.1% in October and 0.3% in September 1994. The trend will continue to fall unless there is an increase of more than 17% in the seasonally adjusted series in December 1994 (almost four times the historical average monthly movement).



VALUE OF NON-RESIDENTIAL BUILDING

The trend for the value of non-residential building approved rose by 2.9% in November 1994, the sixth consecutive month of growth since May 1994. However, a small fall of about 3% in the seasonally adjusted series in December 1994 would see the trend begin to level off.



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 December seasonally adjusted estimate is higher than the November estimate by:

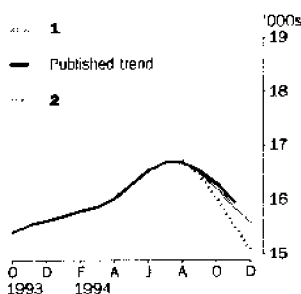
- * +4.0% for total number of dwelling units approved
- * +4.0% for number of private sector houses approved
- * +5.0% for value of residential building approved
- * +18.0% for value of non-residential building approved
- * +9.0% for value of total building approved

2 The December seasonally adjusted estimate is lower than the November 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 Nov 1994

2

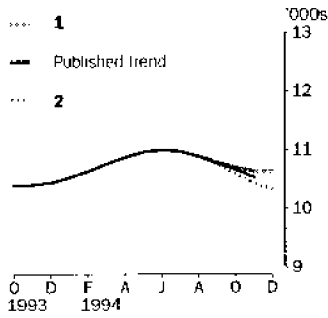
falls by 4% on Nov 1994

1994

	number	% change	number	% change	number	% change
July	16 705	0.9	16 735	1.0	16 775	1.1
August	16 692	-0.1	16 708	-0.2	16 727	-0.3
September	16 539	-0.9	16 504	-1.2	16 452	-1.6
October	16 297	-1.5	16 206	-1.8	16 034	-2.5
November	15 957	-2.1	15 859	-2.1	15 535	-3.1
December	—	—	15 580	-1.8	15 090	-2.9

WHAT IF...? (continued)

PRIVATE SECTOR HOUSES



1994
 July
 August
 September
 October
 November
 December

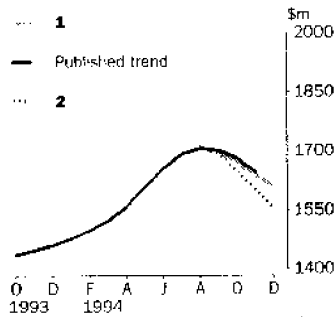
TREND AS PUBLISHED

number	% change
10 978	-0.2
10 894	-0.8
10 784	-1.0
10 670	-1.1
10 534	-1.3
—	—

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1 rises by 4% on Nov 1994		2 falls by 4% on Nov 1994	
number	% change	number	% change
10 976	-0.3	11 001	-0.2
10 893	-0.8	10 905	-0.9
10 791	-0.9	10 757	-1.4
10 706	-0.8	10 596	-1.5
10 634	-0.7	10 427	-1.6
10 628	-0.1	10 316	-1.1

VALUE OF RESIDENTIAL BUILDING APPROVED



1994
 July
 August
 September
 October
 November
 December

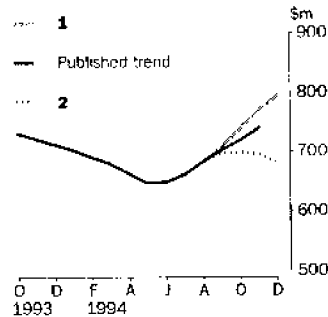
TREND AS PUBLISHED

\$m	% change
1 692.1	2.1
1 706.3	0.8
1 700.5	-0.3
1 681.7	-1.1
1 648.9	-2.0
—	—

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1 rises by 5% on Nov 1994		2 falls by 5% on Nov 1994	
\$m	% change	\$m	% change
1 695.6	2.2	1 700.2	2.3
1 708.0	0.7	1 710.3	0.6
1 696.5	-0.7	1 690.4	-1.2
1 671.1	-1.5	1 651.0	-2.3
1 639.3	-1.9	1 601.3	-3.0
1 611.0	-1.7	1 553.7	-3.0

VALUE OF NON-RESIDENTIAL BUILDING APPROVED



1994
 July
 August
 September
 October
 November
 December

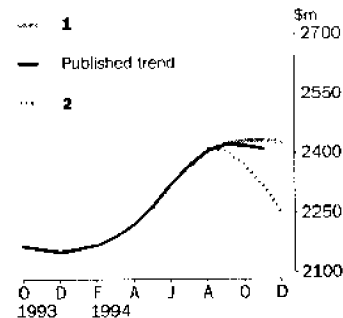
TREND AS PUBLISHED

\$m	% change
661.6	2.1
682.8	3.2
703.2	3.0
719.5	2.3
740.2	2.9
—	—

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1 rises by 18% on Nov 1994		2 falls by 18% on Nov 1994	
\$m	% change	\$m	% change
656.3	1.8	665.5	2.4
680.0	3.6	684.6	2.9
709.0	4.3	696.9	1.8
738.7	4.2	698.7	0.3
770.3	4.3	694.9	-0.5
793.1	3.0	679.3	-2.2

VALUE OF TOTAL BUILDING APPROVED



1994
 July
 August
 September
 October
 November
 December

TREND AS PUBLISHED

\$m	% change
2 369.9	2.2
2 406.2	1.5
2 421.7	0.6
2 418.9	-0.1
2 409.7	-0.4
—	—

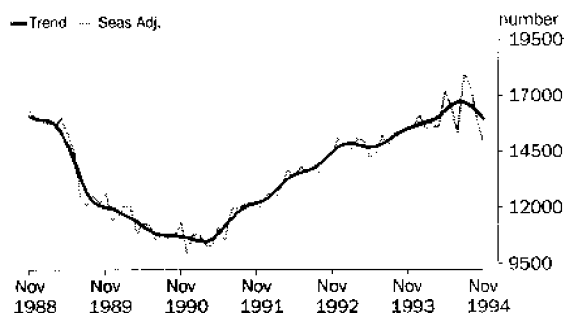
WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1 rises by 9% on Nov 1994		2 falls by 9% on Nov 1994	
\$m	% change	\$m	% change
2 368.0	2.1	2 382.0	2.4
2 404.8	1.6	2 411.8	1.2
2 424.4	0.8	2 405.9	-0.2
2 430.0	0.2	2 368.9	-1.5
2 432.5	0.1	2 317.3	-2.2
2 427.2	-0.2	2 253.4	-2.8

DWELLING APPROVALS

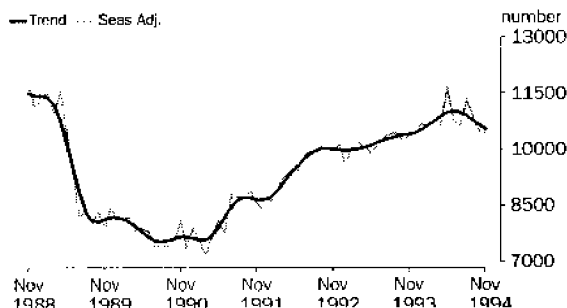
DWELLING UNITS APPROVED, AUSTRALIA

The trend for the total number of dwelling units approved fell by 2.1% in November 1994 to 15,957. There would need to be an increase of 17% in the seasonally adjusted series in December 1994 to halt this decline. Up to July 1994, the trend in dwelling unit approvals had generally risen continuously since March 1991. Over that period, the trend rose by almost 60%.



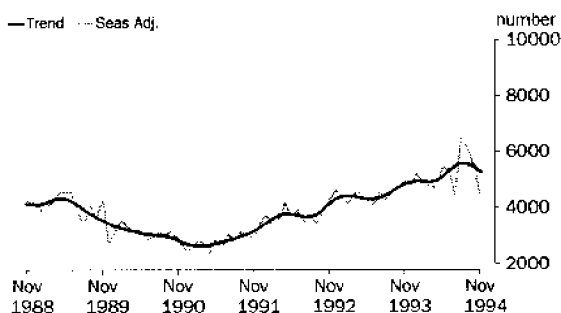
PRIVATE SECTOR HOUSES APPROVED, AUSTRALIA

The trend for the number of private sector houses approved fell by 1.3% in November 1994 to 10,534. This follows a fall of 1.1% in October and 1.0% in September 1994. However, an increase in the seasonally adjusted series in December 1994, consistent with the historical average monthly movement (4%), would see the trend start to level out again.



OTHER RESIDENTIAL BUILDING APPROVED, AUSTRALIA

The trend for the number of other residential dwelling units approved fell by 3.3% in November 1994 to 5,257, following falls of 1.8% in October and 0.4% in September 1994. There would need to be an increase of more than 40% in the seasonally adjusted series in December 1994 to halt this decline. This is more than four times the historical average monthly movement for this series (9%).





DWELLING UNITS APPROVED: Seasonally Adjusted & Trend

Month	HOUSES.....		OTHER RESIDENTIAL.....		DWELLING UNITS.....		
	Private sector	Total	Private sector	Total	Private sector	Public sector	Total
	Number	Number	Number	Number	Number	Number	Number
SEASONALLY ADJUSTED							
1993							
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
October	10 483	10 521	4 939	5 449	15 422	525	15 970
November	10 440	10 562	3 921	4 348	14 361	517	14 910
TREND ESTIMATES							
1993							
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	10 876	11 102	4 458	4 935	15 333	744	16 037
May	10 966	11 205	4 640	5 086	15 606	765	16 292
June	11 004	11 256	4 880	5 294	15 885	755	16 550
July	10 978	11 231	5 076	5 474	16 054	717	16 705
August	10 894	11 135	5 156	5 557	16 050	666	16 692
September	10 784	11 004	5 123	5 536	15 908	614	16 539
October	10 670	10 861	5 008	5 436	15 678	567	16 297
November	10 534	10 700	4 824	5 257	15 358	520	15 957
TREND ESTIMATES (% change from preceding month)							
1993							
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	1.1	1.1	1.3	0.8	1.1	5.6	1.0
May	0.8	0.9	4.1	3.1	1.8	2.8	1.6
June	0.4	0.5	5.2	4.1	1.8	-1.2	1.6
July	-0.2	-0.2	4.0	3.4	1.1	-5.1	0.9
August	-0.8	-0.9	1.6	1.5	0.0	-7.2	-0.1
September	-1.0	-1.2	-0.6	-0.4	-0.9	-7.8	-0.9
October	-1.1	-1.3	-2.2	-1.8	-1.4	-7.6	-1.5
November	-1.3	-1.5	-3.7	-3.3	-2.0	-8.2	-2.1



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					
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	630.2	2 036.0
February	1 288.7	194.4	1 486.2	815.3	2 327.9
March	1 322.0	188.0	1 522.7	628.7	2 163.7
April	1 305.5	197.9	1 491.5	717.9	2 246.4
May	1 424.4	229.8	1 665.4	536.1	2 149.5
June	1 471.7	195.8	1 669.4	1 160.9	2 777.3
July	1 350.8	189.0	1 533.5	646.9	2 298.7
August	1 692.9	229.8	1 928.9	804.0	2 751.6
September	1 551.0	221.2	1 730.7	566.0	2 268.6
October	1 370.8	238.8	1 633.3	789.0	2 429.0
November	1 345.1	200.6	1 544.6	729.0	2 308.6

TREND ESTIMATES

1993					
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	2 199.8
April	1 355.0	199.6	1 559.8	662.6	2 221.0
May	1 402.6	203.7	1 608.1	647.3	2 265.0
June	1 450.2	207.9	1 656.6	648.2	2 319.9
July	1 483.9	211.9	1 692.1	661.6	2 369.9
August	1 495.2	215.5	1 706.3	682.8	2 406.2
September	1 486.5	218.4	1 700.5	703.2	2 421.7
October	1 464.8	220.1	1 681.7	719.5	2 418.9
November	1 431.5	220.0	1 648.9	740.2	2 409.7

TREND ESTIMATES (% change from preceding month)

1993					
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	2.6	2.0	2.4	-2.3	1.4
May	3.5	2.1	3.1	-2.3	2.0
June	3.4	2.1	3.0	0.1	2.4
July	2.3	1.9	2.1	2.1	2.2
August	0.8	1.7	0.8	3.2	1.5
September	-0.6	1.3	-0.3	3.0	0.6
October	-1.5	0.8	-1.1	2.3	-0.1
November	-2.3	0.0	-2.0	2.9	-0.4

DWELLING UNITS APPROVED, By State: Seasonally Adjusted & Trend

	<i>New South Wales</i>	<i>Victoria</i>	<i>Queensland</i>	<i>South Australia</i>	<i>Western Australia</i>	<i>Tasmania</i>	<i>Northern Territory</i>	<i>Australian Capital Territory</i>
Period	Number	Number	Number	Number	Number	Number	Number	Number
SEASONALLY ADJUSTED								
1993								
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	2 335	361	n.a.	n.a.
March	4 210	2 652	4 699	934	2 319	313	n.a.	n.a.
April	4 698	2 707	4 525	959	2 248	306	n.a.	n.a.
May	4 982	3 136	5 042	1 040	2 374	355	n.a.	n.a.
June	5 051	2 689	4 921	967	2 348	295	n.a.	n.a.
July	4 477	2 756	4 550	964	2 048	355	n.a.	n.a.
August	6 195	3 069	4 777	956	2 152	272	n.a.	n.a.
September	5 588	2 648	4 762	1 163	2 284	311	n.a.	n.a.
October	4 841	3 139	4 037	828	2 071	325	n.a.	n.a.
November	3 968	2 901	4 197	999	2 074	252	n.a.	n.a.
TREND ESTIMATES								
1993								
November	4 106	2 751	4 509	948	2 250	360	112	392
December	4 137	2 783	4 489	934	2 258	358	111	429
1994								
January	4 217	2 803	4 499	934	2 263	354	120	444
February	4 318	2 810	4 541	944	2 271	347	129	427
March	4 435	2 815	4 608	953	2 281	339	132	379
April	4 609	2 819	4 699	963	2 286	330	132	314
May	4 845	2 825	4 777	978	2 282	323	131	263
June	5 072	2 838	4 807	990	2 261	319	135	247
July	5 220	2 856	4 760	994	2 221	316	145	265
August	5 245	2 878	4 648	992	2 181	310	156	284
September	5 159	2 901	4 512	987	2 148	302	164	298
October	4 995	2 923	4 378	981	2 119	294	167	309
November	4 789	2 932	4 232	971	2 090	284	167	315
TREND ESTIMATES (% change from preceding month)								
1993								
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	3.9	0.2	2.0	1.1	0.2	-2.8	-0.1	-17.2
May	5.1	0.2	1.7	1.5	-0.2	-2.0	-0.4	-16.1
June	4.7	0.5	0.6	1.2	-0.9	-1.2	3.0	-6.0
July	2.9	0.6	-1.0	0.4	-1.8	-1.0	7.2	7.0
August	0.5	0.8	-2.4	-0.2	-1.8	-1.7	7.8	7.3
September	-1.6	0.8	-2.9	-0.5	-1.5	-2.6	4.9	4.8
October	-3.2	0.8	-3.0	-0.7	-1.3	-2.9	1.9	4.0
November	-4.1	0.3	-3.3	-1.0	-1.4	-3.4	-0.4	1.7

DWELLING UNITS APPROVED, Private and Public Sector: Original

<i>Period</i>	<i>New houses</i> Number	<i>New other residential building</i> Number	<i>Conversions, etc.</i> Number	<i>Total dwelling units</i> 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				
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
October	10 665	3 978	556	15 199
November	11 114	4 031	228	15 373
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				
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
October	126	272	0	398
November	193	343	0	536
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				
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
October	10 791	4 250	556	15 597
November	11 307	4 374	228	15 909

NEW DWELLING UNITS APPROVED¹, By Type of Dwelling: Original

OTHER RESIDENTIAL BUILDING.....

Period	Houses			Semi-detached, row or terrace houses, townhouses, etc. of.....				Flats, units or apartments in a building of.....			Total	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												
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	5 244	6 073	21 354	54 222	184 705		
1993												
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	1 007	524	718	2 249	5 764	18 641		
June	11 858	2 117	1 233	3 350	1 049	528	693	2 270	5 620	17 478		
July	10 936	1 870	894	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		
October	10 791	1 539	837	2 376	675	388	811	1 874	4 250	15 041		
November	11 307	1 955	1 126	3 081	436	441	416	1 293	4 374	15 681		

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										
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
October	1 008.1	106.7	75.4	182.1	43.2	28.4	85.8	157.4	339.5	1 347.6
November	1 057.9	128.7	144.5	273.3	28.5	32.7	57.7	119.0	392.2	1 450.1

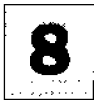
¹ Excludes Conversions, etc

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)							
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							
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
October	999.4	322.2	1 321.6	247.5	1 569.2	524.4	2 093.6
November	1 044.1	312.0	1 356.0	220.9	1 577.0	489.1	2 066.1
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							
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	327.5
September	14.6	27.4	42.0	4.1	46.2	149.4	195.6
October	8.7	17.3	26.0	0.4	26.4	361.4	387.8
November	13.8	80.3	94.1	1.4	95.4	241.4	336.9
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							
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
October	1 008.1	339.5	1 347.6	248.0	1 595.6	885.8	2 481.3
November	1 057.9	392.2	1 450.1	222.3	1 672.4	730.6	2 403.0

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	4 217.5	15 176.2	2 144.8	17 321.2	9 527.1	26 848.1
<i>Quarter</i>							
1993							
June	2 590.2	971.5	3 561.7	507.0	4 069.2	2 166.9	6 235.5
September	2 798.9	1 026.2	3 825.1	551.9	4 376.9	2 512.4	6 889.4
December	2 626.2	941.3	3 567.5	524.3	4 092.4	2 235.7	6 327.5
1994							
March	2 561.5	1 050.1	3 611.6	487.8	4 099.8	2 109.5	6 208.8
June	2 972.1	1 199.9	4 172.0	580.9	4 752.2	2 669.5	7 422.4
September	3 009.8	1 556.4	4 566.2	630.4	5 195.4	2 119.8	7 316.4
SEASONALLY ADJUSTED							
<i>Quarter</i>							
1993							
June	2 543.0	918.0	3 478.0	511.1	3 988.6	2 126.0	6 080.0
September	2 655.5	1 012.8	3 653.1	512.3	4 152.8	2 537.0	6 724.4
December	2 634.3	994.4	3 634.4	515.0	4 123.4	2 130.3	6 322.9
1994							
March	2 747.5	1 059.3	3 799.1	530.0	4 371.7	2 251.2	6 533.1
June	2 907.4	1 115.6	4 047.1	580.9	4 628.9	2 665.4	7 220.8
September	2 864.7	1 574.1	4 401.9	589.1	4 949.6	2 109.3	7 160.9
SEASONALLY ADJUSTED (% change from preceding quarter)							
<i>Quarter</i>							
1993							
June	-0.6	-25.8	-8.6	2.3	-7.8	-3.3	-5.5
September	4.4	10.3	5.0	0.2	4.1	19.3	10.6
December	-0.8	-1.8	-0.5	0.5	-0.7	-16.0	-6.0
1994							
March	4.3	6.5	4.5	2.9	6.0	5.7	3.3
June	5.8	5.3	6.5	9.6	5.9	18.4	10.5
September	-1.5	41.1	8.8	1.4	6.9	-20.9	-0.8



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

Month	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educa- tional	Religious	Health	Entertain- ment and recreational	Misc- ellaneous	Total non-resi- dential building
	Number	Number	Number	Number	Number	Number	Number	Number	Number	Number	Number
Value—\$50,000—\$199,999											
1994											
September	21	265	109	179	120	47	10	13	54	52	870
October	30	286	117	178	129	53	6	21	49	40	909
November	18	230	125	184	143	76	11	19	58	54	918
Value—\$200,000—\$499,999											
1994											
September	8	76	65	56	55	35	11	9	20	33	368
October	9	71	60	71	56	33	3	20	21	23	367
November	18	66	50	65	51	38	5	10	26	31	360
Value—\$500,000—\$999,999											
1994											
September	7	19	15	16	18	19	1	4	6	7	112
October	2	20	21	29	21	17	2	5	11	9	137
November	5	21	22	18	20	15	3	4	9	6	123
Value \$1,000,000—\$4,999,999											
1994											
September	1	14	14	12	11	16	0	8	6	5	87
October	4	16	17	17	17	17	2	8	8	9	115
November	4	14	12	17	16	19	2	17	15	11	127
Value \$5,000,000 and over											
1994											
September	1	2	1	1	0	3	1	2	0	0	11
October	0	5	1	2	5	5	0	1	2	0	21
November	2	0	3	3	2	7	0	2	2	2	23
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											
September	38	376	204	264	204	120	23	36	86	97	1 448
October	45	398	216	297	228	125	13	55	91	81	1 549
November	47	331	212	287	232	155	21	52	110	104	1 551



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

Month	Hotels, motels and other short term accommoda- tion	Shops	Factories	Offices	Other business premises	Educa- tional	Religious	Health	Entertain- ment and recreational	Misc- ellaneous	Total non-resi- dential building
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
Value—\$50,000-\$199,999											
1994											
September	2.0	23.8	11.4	18.0	11.7	5.0	0.8	1.4	5.6	5.5	85.4
October	3.1	26.4	11.8	17.4	13.0	5.8	0.6	1.8	4.6	4.1	88.7
November	1.6	20.7	12.8	17.0	14.2	8.6	1.1	1.9	5.6	5.6	89.0
Value—\$200,000-\$499,999											
1994											
September	2.7	22.6	19.8	16.7	16.7	11.5	3.4	3.0	5.4	9.2	111.0
October	2.4	20.7	16.9	20.7	16.5	10.2	0.8	5.4	6.3	6.4	106.4
November	5.7	20.7	14.8	18.4	15.3	10.6	1.3	3.0	6.6	10.0	106.4
Value—\$500,000-\$999,999											
1994											
September	5.1	12.0	9.3	12.0	11.6	12.7	0.5	2.8	3.7	4.1	73.7
October	1.1	12.9	13.6	19.4	15.0	12.4	1.3	3.4	9.0	6.0	94.1
November	3.7	14.3	13.7	12.0	12.0	10.1	1.9	2.6	5.6	3.8	79.6
Value—\$1,000,000-\$4,999,999											
1994											
September	2.7	24.5	27.7	24.4	20.6	34.4	0.0	14.6	13.8	10.3	172.9
October	7.2	27.4	30.4	32.6	28.4	33.3	3.4	14.5	18.6	14.9	210.7
November	8.9	28.3	19.8	34.5	32.5	42.6	2.5	33.5	28.3	26.2	257.1
Value—\$5,000,000 and over											
1994											
September	11.5	31.8	5.0	10.5	0.0	19.2	5.0	37.6	0.0	0.0	120.6
October	0.0	91.6	6.0	38.8	34.0	88.8	0.0	6.5	120.2	0.0	385.9
November	19.0	0.0	26.1	27.2	10.9	52.8	0.0	12.0	25.2	25.2	198.4
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											
September	24.0	114.7	73.1	81.6	60.6	82.8	9.8	59.4	28.6	29.1	563.6
October	13.9	179.0	78.7	128.9	106.8	150.5	6.1	31.6	158.7	31.5	885.8
November	38.9	84.0	87.2	109.0	84.9	124.7	6.7	53.2	71.2	70.8	730.6

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

	DWELLING UNITS.....				VALUE.....						
	<i>New Houses</i>	<i>New Other residential building</i>	<i>Con-versions etc.</i>	<i>Total dwelling units</i>	<i>Houses</i>	<i>Other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Total residential building</i>	<i>Total non-residential building</i>	<i>Total building</i>
	Number	Number	Number	Number	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR											
NSW	2 865	1 564	99	4 528	301.6	143.5	445.2	96.9	542.1	169.8	711.9
Vic.	2 591	273	70	2 934	243.3	23.8	267.1	59.3	326.4	121.2	447.6
Qld	2 987	1 342	24	4 353	276.7	87.5	364.2	25.2	389.4	108.6	498.0
SA	796	184	8	988	62.1	11.7	73.7	10.5	84.2	19.7	103.9
WA	1 498	566	25	2 089	127.4	38.0	165.4	16.2	181.7	46.4	228.1
Tas.	222	63	0	285	17.6	3.6	21.2	3.4	24.5	4.9	29.4
NT	82	23	2	107	7.2	2.1	9.3	4.1	13.4	6.5	19.8
ACT	73	16	0	89	8.3	1.7	9.9	5.4	15.3	12.0	27.4
Australia	11 114	4 031	228	15 373	1 044.1	312.0	1 356.0	220.9	1 577.0	489.1	2 066.1
PUBLIC SECTOR											
NSW	21	40	0	61	1.9	3.0	4.9	0.2	5.1	69.2	74.4
Vic.	81	86	0	167	5.3	6.3	11.6	0.7	12.3	52.6	64.8
Qld	28	40	0	68	2.6	2.6	5.2	0.0	5.2	40.1	45.3
SA	37	30	0	67	2.2	1.7	3.8	0.0	3.8	10.5	14.3
WA	24	36	0	60	1.6	2.3	3.9	0.0	3.9	21.6	25.5
Tas.	0	0	0	0	0.0	0.0	0.0	0.1	0.1	13.2	13.3
NT	0	24	0	24	0.0	58.0	58.0	0.4	58.4	7.9	66.3
ACT	2	87	0	89	0.2	6.4	6.6	0.0	6.6	26.3	32.9
Australia	193	343	0	536	13.8	80.3	94.1	1.4	95.4	241.4	336.9
TOTAL											
NSW	2 886	1 604	99	4 589	303.5	146.5	450.1	97.1	547.2	239.1	786.3
Vic.	2 672	359	70	3 101	248.6	30.1	278.7	60.0	338.7	173.8	512.4
Qld	3 015	1 382	24	4 421	279.4	90.1	369.4	25.2	394.6	148.7	543.3
SA	833	214	8	1 055	64.3	13.3	77.6	10.5	88.1	30.2	118.3
WA	1 522	602	25	2 149	129.0	40.4	169.3	16.3	185.6	68.0	253.6
Tas.	222	63	0	285	17.6	3.6	21.2	3.4	24.6	18.1	42.7
NT	82	47	2	131	7.2	60.1	67.3	4.5	71.8	14.3	86.1
ACT	75	103	0	178	8.4	8.1	16.5	5.4	21.9	38.4	60.3
Australia	11 307	4 374	228	15 909	1 057.9	392.2	1 450.1	222.3	1 672.4	730.6	2 403.0

VALUE.....

	<i>Hotels, motels and other short term accom- modation</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	24.1	26.4	23.7	25.0	25.1	4.8	4.6	6.6	20.6	8.9	169.8
Vic.	2.2	11.5	31.7	26.8	9.4	6.9	1.1	4.4	23.8	3.4	121.2
Qld	7.9	27.2	8.0	8.0	17.7	7.4	0.5	16.0	10.6	5.4	108.6
SA	0.5	2.1	4.6	4.1	4.4	1.8	0.0	0.3	0.7	1.2	19.7
WA	3.3	10.0	5.6	3.4	4.3	2.2	0.6	5.8	8.1	3.1	46.4
Tas.	0.5	0.5	0.5	1.5	1.6	0.2	0.0	0.1	0.0	0.0	4.9
NT	0.5	2.3	1.0	1.1	0.4	0.3	0.0	0.0	0.4	0.5	6.5
ACT	0.0	0.5	0.0	10.1	0.4	1.0	0.0	0.0	0.1	0.0	12.0
Australia	38.9	80.5	75.1	80.1	63.2	24.7	6.7	33.2	64.1	22.5	489.1
PUBLIC SECTOR											
NSW	0.0	1.4	0.0	9.2	16.6	30.4	0.0	9.1	1.1	1.3	69.2
Vic.	0.0	0.3	9.6	1.8	4.3	22.3	0.0	10.7	2.3	1.2	52.6
Qld	0.0	1.3	0.6	10.9	0.2	18.1	0.0	0.0	0.9	8.1	40.1
SA	0.0	0.0	1.9	1.3	0.0	3.2	0.0	0.0	2.0	2.0	10.5
WA	0.0	0.3	0.0	1.7	0.1	17.0	0.0	0.0	0.6	2.0	21.6
Tas.	0.0	0.0	0.0	0.1	0.2	6.9	0.0	0.1	0.0	6.0	13.2
NT	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	7.6	7.9
ACT	0.0	0.2	0.0	3.9	0.3	1.8	0.0	0.0	0.1	20.0	26.3
Australia	0.0	3.5	12.1	28.9	21.7	100.0	0.0	20.0	7.1	48.2	241.4
TOTAL											
NSW	24.1	27.8	23.7	34.3	41.8	35.3	4.6	15.7	21.7	10.3	239.1
Vic.	2.2	11.8	41.3	28.6	13.6	29.2	1.1	15.1	26.1	4.5	173.8
Qld	7.9	28.6	8.5	18.9	17.9	25.5	0.5	16.0	11.5	13.5	148.7
SA	0.5	2.1	6.5	5.4	4.4	5.1	0.0	0.3	2.8	3.2	30.2
WA	3.3	10.3	5.6	5.1	4.4	19.2	0.6	5.8	8.6	5.1	68.0
Tas.	0.5	0.5	0.5	1.6	1.7	7.1	0.0	0.2	0.0	6.0	18.1
NT	0.5	2.3	1.0	1.1	0.4	0.5	0.0	0.0	0.4	8.2	14.3
ACT	0.0	0.7	0.0	14.0	0.7	2.8	0.0	0.0	0.1	20.0	38.4
Australia	38.9	84.0	87.2	109.0	84.9	124.7	6.7	53.2	71.2	70.8	730.6

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 further information, see *A Guide to Interpreting Time Series—Monitoring 'Trend', an Overview* (1348.0) or contact the Assistant Director, Time Series Analysis on (06) 252 6345.

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

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.





FOR MORE INFORMATION

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

INFORMATION CONSULTANCY SERVICES

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

ELECTRONIC DATA SERVICES

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

BOOKSHOP AND SUBSCRIPTIONS

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

ABS EMAIL ADDRESSES

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

GENERAL SALES AND INQUIRIES

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

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



2873100011942

ISSN 1031-0177

RFP \$13.50