

BUILDING APPROVALS AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) THURS 1 MAY 1997

MARCH KEY FIGURES

TREND ESTIMATES

	Mar 97	% change Feb 97 to Mar 97	% change Mar 96 to Mar 97
Dwelling units approved			
Private sector houses	7 438	0.3	5.1
Total dwelling units	11 669	1.0	13.2

SEASONALLY ADJUSTED

	Mar 97	% change Feb 97 to Mar 97	% change Mar 96 to Mar 97
Dwelling units approved			
Private sector houses	7 448	4.1	4.4
Total dwelling units	11 368	-1.8	8.9

MARCH KEY POINTS

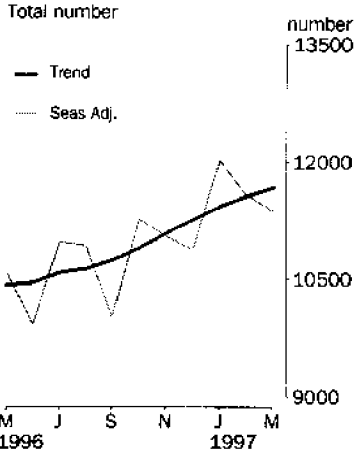
TREND ESTIMATES

- The trend for private sector houses increased by 0.3%, indicating a slowing in the rate of growth from the steady increase shown in the previous six months.
- The trend for other residential dwelling units increased by 1.9% in March. The rate of growth has slowed over the last four months from the 3.6% increase recorded for November 1996.
- The trend for total dwelling units increased by 1.0% in March. Even though this positive growth continues the upward movement shown since early 1996, there has been a slowing in the growth rate.
- The trend for the value of non-residential building fell 8.2% to \$898.4 million in March 1997. The rate of decline has increased each month since October 1996, after a period of growth. As a result levels have returned to those comparable with March 1996 (\$903.1 million).

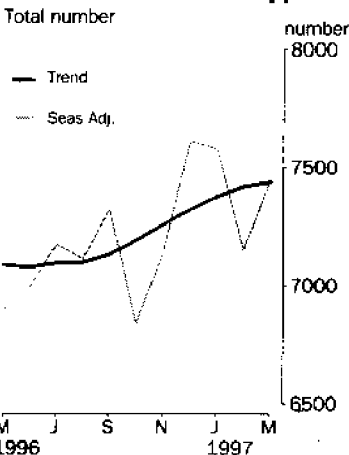
SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate of the number of private sector houses increased by 4.1% following decreases of 5.6% in February and 0.5% in January.
- The seasonally adjusted estimate of the number of other residential dwelling units dropped 13.4% in March to 3,689. This follows a decrease of 1.3% in February and an increase of 36.7% in January.
- The seasonally adjusted estimate of the total number of dwelling units fell 1.8% in March to 11,368 following a decrease in February of 3.7% and a rise in January of 10.4%. This series is affected by the large fluctuations in the other residential series due to the effect of large jobs being approved.

Dwelling units approved



Private sector houses approved



INQUIRIES

- For further information about these and related unpublished statistics, contact Damian Sparkes on 08 8237 7663

BUILDING APPROVALS NOTES

FORTHCOMING ISSUES	ISSUE	RELEASE DATE
	April 1997	2 June 1997
	May 1997	2 July 1997
	June 1997	30 July 1997
	July 1997	1 September 1997
	August 1997	30 September 1997
	September 1997	31 October 1997

.....

CHANGES IN THIS ISSUE There are no changes in this issue.

.....

SIGNIFICANT REVISIONS THIS MONTH There are no significant revisions this month.

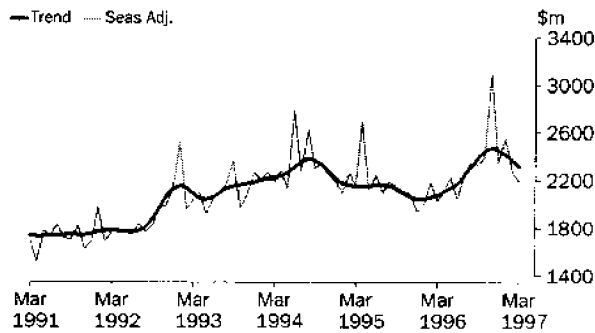
.....

T.J. Skinner
Acting Australian Statistician

VALUE OF BUILDING APPROVED

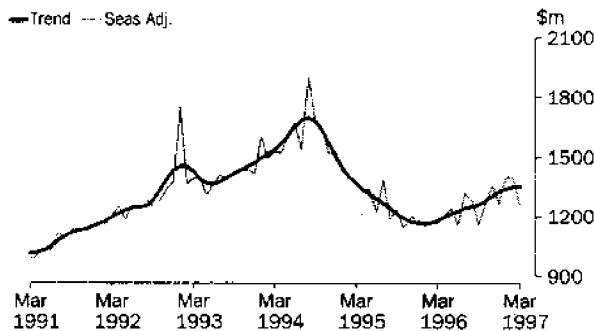
VALUE OF TOTAL BUILDING

The trend for the value of total building approved fell 2.3% in March following falls of 2.2% in February and 1.6% in January. The trend will continue to decline unless the seasonally adjusted estimate rises by more than 22% in April. (The historical average monthly movement, regardless of sign, is 8%.)



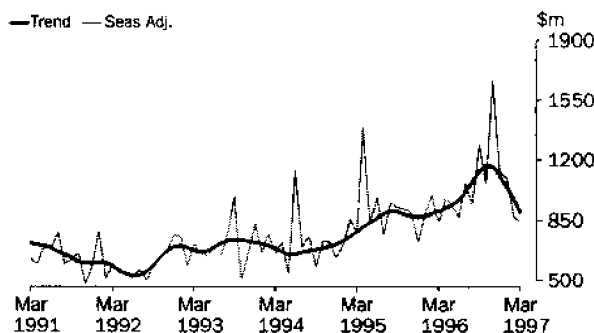
VALUE OF RESIDENTIAL BUILDING

The trend for the value of residential building approved increased by 0.4% in March which continues the slowing in the growth rate evident since November 1996. Growth will only continue if the seasonally adjusted estimate in April rises by more than 12%. (The historical average monthly movement, regardless of sign, is 5%.)



VALUE OF NON-RESIDENTIAL BUILDING

The trend for the value of non-residential building continues to decline with falls of 8.2% in March, 6.6% in February and 5.8% in January. Growth will only resume if the seasonally adjusted estimate in April increases by more than 46%. (The historical average monthly movement, regardless of sign, is 18%.)



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 April seasonally adjusted estimate is higher than the March estimate by:

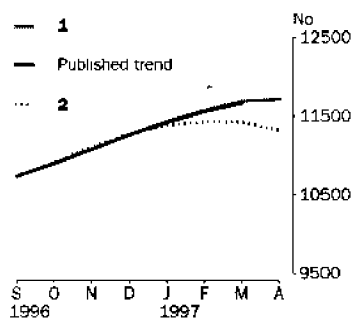
- +4% for total number of dwelling units approved
- +3% for number of private sector houses approved
- +5% for value of residential building approved
- +18% for value of non-residential building approved
- +8% for value of total building approved

2 The April seasonally adjusted estimate is lower than the March 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 Mar 1997

2

falls by 4% on Mar 1997

1996

November

number % change

number % change

number % change

December

1997

January

February

March

April

11 087 1.7

11 265 1.6

11 427 1.4

11 556 1.1

11 669 1.0

— —

11 086 1.7

11 265 1.6

11 436 1.5

11 576 1.2

11 688 1.0

11 716 0.2

11 118 1.8

11 280 1.5

11 394 1.0

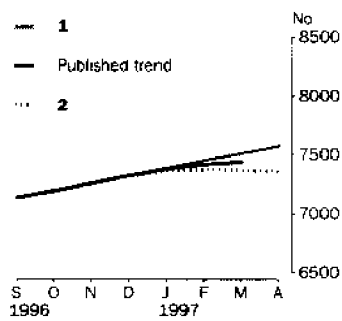
11 437 0.4

11 425 -0.1

11 320 -0.9

WHAT IF...? (continued)

PRIVATE SECTOR HOUSES



1996

November

number % change

7 258 0.9

December

7 320 0.9

1997

January

7 376 0.8

February

7 417 0.5

March

7 438 0.3

April

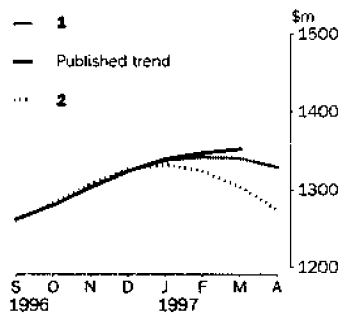
— —

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1 rises by 3% on Mar 1997
2 falls by 3% on Mar 1997

number	% change	number	% change	number	% change
7 249	0.9	7 267	1.0	7 267	1.0
7 316	0.9	7 324	0.8	7 324	0.8
7 388	1.0	7 364	0.5	7 364	0.5
7 452	0.9	7 377	0.2	7 377	0.2
7 508	0.8	7 365	-0.2	7 365	-0.2
7 575	0.9	7 359	-0.1	7 359	-0.1

VALUE OF RESIDENTIAL BUILDING APPROVED



1996

November

\$m % change

1 303.0 1.8

December

1 323.5 1.6

1997

January

1 338.7 1.2

February

1 346.9 0.6

March

1 351.9 0.4

April

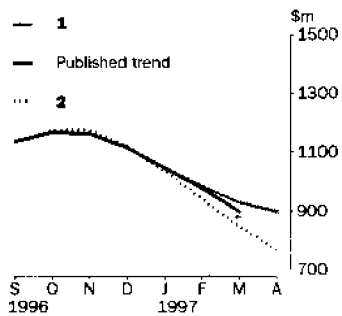
— —

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1 rises by 5% on Mar 1997
2 falls by 5% on Mar 1997

\$m	% change	\$m	% change	\$m	% change
1 304.0	1.8	1 308.4	2.0	1 308.4	2.0
1 324.1	1.5	1 326.3	1.4	1 326.3	1.4
1 337.7	1.0	1 332.0	0.4	1 332.0	0.4
1 341.9	0.3	1 322.9	-0.7	1 322.9	-0.7
1 340.0	-0.1	1 304.1	-1.4	1 304.1	-1.4
1 327.9	-0.9	1 273.7	-2.3	1 273.7	-2.3

VALUE OF NON-RESIDENTIAL BUILDING APPROVED



1996

November

\$m % change

1 158.4 -0.6

December

1 113.0 -3.9

1997

January

1 048.1 -5.8

February

978.5 -6.6

March

898.4 -8.2

April

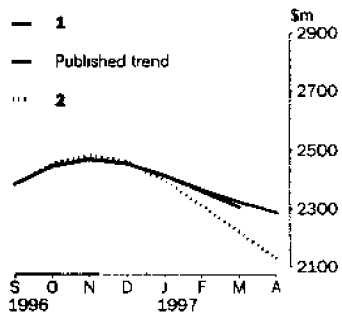
— —

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1 rises by 18% on Mar 1997
2 falls by 18% on Mar 1997

\$m	% change	\$m	% change	\$m	% change
1 160.1	-0.6	1 170.4	-0.2	1 170.4	-0.2
1 113.4	-4.0	1 118.5	-4.4	1 118.5	-4.4
1 049.3	-5.8	1 035.7	-7.4	1 035.7	-7.4
985.7	-6.1	940.8	-9.2	940.8	-9.2
929.0	-5.7	844.4	-10.2	844.4	-10.2
895.9	-3.6	768.2	-9.0	768.2	-9.0

VALUE OF TOTAL BUILDING APPROVED



1996

November

\$m % change

2 469.1 1.0

December

2 453.6 -0.6

1997

January

2 413.5 -1.6

February

2 361.4 -2.2

March

2 306.9 -2.3

April

— —

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

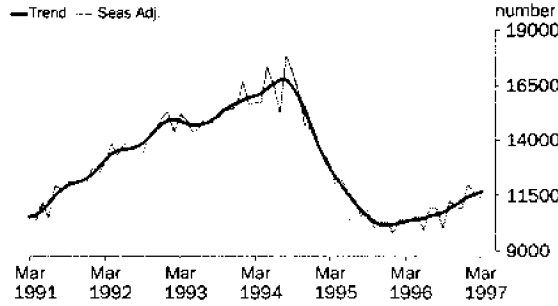
1 rises by 8% on Mar 1997
2 falls by 8% on Mar 1997

\$m	% change	\$m	% change	\$m	% change
2 471.4	1.0	2 483.9	1.2	2 483.9	1.2
2 454.6	-0.7	2 460.8	-0.9	2 460.8	-0.9
2 413.7	-1.7	2 397.2	-2.6	2 397.2	-2.6
2 367.3	-1.9	2 312.7	-3.5	2 312.7	-3.5
2 325.2	-1.8	2 222.2	-3.9	2 222.2	-3.9
2 284.6	-1.7	2 129.4	-4.2	2 129.4	-4.2

DWELLING APPROVALS

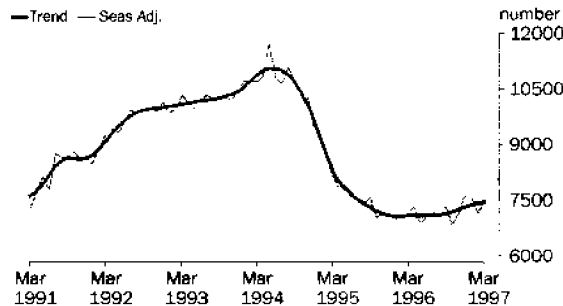
DWELLING UNITS APPROVED

The trend for total dwelling units rose 1.0% in March to 11,669. This series is now 13.2% higher than the same period last year. There are signs of a slowing in the growth rate over the last three months. If the seasonally adjusted estimate in April does not rise by more than 3% this trend series will fall next month.



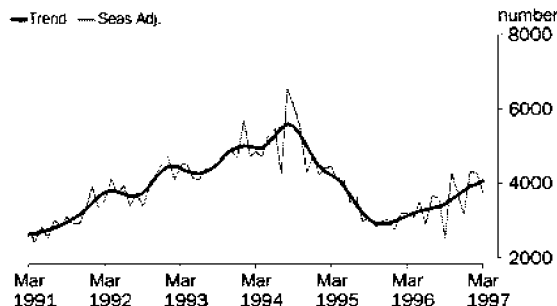
PRIVATE SECTOR HOUSES APPROVED

The trend for the number of private sector houses approved rose 0.3% in March to 7,438. There has been a reduction in the growth rate in the last two months, however, growth will only be halted if the seasonally adjusted estimate for April falls by more than 3%. The figure for March 1997 is 5.1% higher than it was a year ago.



OTHER RESIDENTIAL BUILDING APPROVED

The trend for other residential dwelling units increased by 1.9% in March to 4,055 following increases of 2.1% in February and 2.7% in January. The seasonally adjusted estimate for this series will need to rise by more than 17% next month for the trend to continue positive growth.





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

1996							
March	7 133	7 243	2 942	3 198	10 075	395	10 441
April	7 324	7 314	2 404	3 064	9 728	760	10 379
May	6 895	7 054	3 398	3 532	10 294	315	10 586
June	6 998	7 021	2 795	2 894	9 792	254	9 915
July	7 174	7 322	3 108	3 656	10 282	826	10 978
August	7 113	7 350	3 209	3 589	10 323	459	10 939
September	7 324	7 490	2 228	2 531	9 552	380	10 021
October	6 840	7 007	3 821	4 265	10 661	642	11 272
November	7 137	7 297	3 516	3 761	10 653	551	11 057
December	7 613	7 728	2 850	3 159	10 463	427	10 887
1997							
January	7 578	7 702	3 679	4 318	11 257	493	12 020
February	7 152	7 317	3 961	4 261	11 113	482	11 578
March	7 448	7 678	3 447	3 689	10 895	474	11 368

TREND ESTIMATES

1996							
March	7 078	7 177	2 769	3 132	9 847	479	10 308
April	7 087	7 174	2 863	3 202	9 950	475	10 376
May	7 088	7 173	2 919	3 241	10 007	470	10 414
June	7 077	7 173	2 966	3 280	10 042	466	10 453
July	7 094	7 245	2 997	3 337	10 091	514	10 582
August	7 095	7 261	3 024	3 371	10 119	519	10 632
September	7 130	7 300	3 087	3 443	10 216	522	10 744
October	7 191	7 355	3 177	3 549	10 368	523	10 904
November	7 258	7 412	3 298	3 676	10 555	513	11 087
December	7 320	7 469	3 422	3 796	10 743	496	11 265
1997							
January	7 376	7 528	3 529	3 899	10 905	487	11 427
February	7 417	7 577	3 616	3 979	11 032	484	11 556
March	7 438	7 614	3 705	4 055	11 143	475	11 669

TREND ESTIMATES (% change from preceding month)

1996							
March	0.1	-0.1	3.8	2.9	1.1	-0.4	0.8
April	0.1	0.0	3.4	2.2	1.0	-0.9	0.7
May	0.0	0.0	2.0	1.2	0.6	-0.9	0.4
June	-0.2	0.0	1.6	1.2	0.4	-0.9	0.4
July	0.2	1.0	1.0	1.7	0.5	10.1	1.2
August	0.0	0.2	0.9	1.0	0.3	1.0	0.5
September	0.5	0.5	2.1	2.1	1.0	0.7	1.1
October	0.9	0.7	2.9	3.1	1.5	0.1	1.5
November	0.9	0.8	3.8	3.6	1.8	-1.9	1.7
December	0.9	0.8	3.8	3.3	1.8	-3.2	1.6
1997							
January	0.8	0.8	3.1	2.7	1.5	-1.8	1.4
February	0.5	0.7	2.5	2.1	1.2	-0.8	1.1
March	0.3	0.5	2.5	1.9	1.0	-1.7	1.0

VALUE OF BUILDING APPROVED: Seasonally Adjusted & Trend

Month	New residential building \$m	Alterations and additions to residential buildings \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
SEASONALLY ADJUSTED					
1996					
March	959.4	205.0	1 162.7	843.1	2 026.2
April	1 017.3	202.6	1 202.9	973.3	2 110.6
May	1 105.3	185.7	1 246.8	941.5	2 226.9
June	934.9	199.5	1 158.5	868.9	2 035.3
July	1 083.3	197.1	1 317.7	1 061.2	2 243.2
August	1 107.4	198.0	1 287.3	946.9	2 341.9
September	959.3	185.3	1 158.6	1 287.7	2 317.2
October	1 087.9	195.7	1 268.6	1 064.5	2 404.7
November	1 137.7	230.4	1 363.4	1 668.0	3 102.2
December	1 054.1	202.0	1 267.3	1 135.0	2 344.3
1997					
January	1 175.1	226.4	1 403.4	1 094.6	2 549.4
February	1 172.9	222.6	1 393.5	873.5	2 268.2
March	1 143.8	206.4	1 257.2	835.1	2 192.9

TREND ESTIMATES					
1996					
March	988.8	198.2	1 179.9	903.1	2 079.0
April	1 006.9	197.8	1 196.7	919.2	2 107.1
May	1 021.6	196.1	1 211.8	936.5	2 132.9
June	1 032.2	194.2	1 225.1	963.3	2 168.5
July	1 045.6	194.9	1 243.7	1 008.9	2 232.9
August	1 048.6	195.3	1 249.1	1 071.5	2 305.0
September	1 056.8	198.4	1 260.9	1 133.0	2 385.1
October	1 071.8	203.6	1 280.0	1 165.9	2 444.6
November	1 093.2	209.0	1 303.0	1 158.4	2 469.1
December	1 114.4	213.7	1 323.5	1 113.0	2 453.6
1997					
January	1 134.9	216.9	1 338.7	1 048.1	2 413.5
February	1 152.7	218.5	1 346.9	978.5	2 361.4
March	1 171.1	219.3	1 351.9	898.4	2 306.9

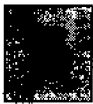
TREND ESTIMATES (% change from preceding month)					
1996					
March	1.4	0.4	0.9	1.8	1.2
April	1.8	-0.2	1.4	1.8	1.4
May	1.5	-0.9	1.3	1.9	1.2
June	1.0	-1.0	1.1	2.9	1.7
July	1.3	0.4	1.5	4.7	3.0
August	0.3	0.2	0.4	6.2	3.2
September	0.8	1.6	0.9	5.7	3.5
October	1.4	2.6	1.5	2.9	2.5
November	2.0	2.7	1.8	-0.6	1.0
December	1.9	2.3	1.6	-3.9	-0.6
1997					
January	1.8	1.5	1.2	-5.8	-1.6
February	1.6	0.7	0.6	-6.6	-2.2
March	1.6	0.4	0.4	-8.2	-2.3

DWELLING UNITS APPROVED, By State: Seasonally Adjusted & Trend

Period	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory
	Number	Number	Number	Number	Number	Number	Number	Number
SEASONALLY ADJUSTED								
1996								
March	3 348	2 212	2 426	450	1 471	164	n.a.	n.a.
April	3 387	1 970	2 722	454	1 312	276	n.a.	n.a.
May	3 738	1 859	2 666	451	1 208	161	n.a.	n.a.
June	3 407	2 078	2 589	419	1 094	220	n.a.	n.a.
July	4 328	2 000	2 866	478	1 305	119	n.a.	n.a.
August	3 418	2 513	2 677	511	1 236	175	n.a.	n.a.
September	3 258	1 916	2 559	466	1 230	155	n.a.	n.a.
October	3 671	2 148	3 044	582	1 394	174	n.a.	n.a.
November	3 786	1 861	2 798	504	1 339	159	n.a.	n.a.
December	3 890	2 127	2 620	444	1 308	161	n.a.	n.a.
1997								
January	4 258	2 535	2 725	451	1 319	150	n.a.	n.a.
February	4 076	2 298	2 997	505	1 154	157	n.a.	n.a.
March	4 191	2 082	3 360	527	1 243	148	n.a.	n.a.
TREND ESTIMATES								
1996								
March	3 446	1 969	2 541	454	1 385	209	122	162
April	3 533	1 997	2 591	449	1 338	203	135	150
May	3 606	2 035	2 639	449	1 269	193	144	142
June	3 644	2 075	2 686	457	1 206	182	152	135
July	3 642	2 094	2 724	473	1 240	172	158	176
August	3 623	2 095	2 742	490	1 252	164	162	166
September	3 621	2 101	2 745	502	1 285	160	165	167
October	3 663	2 114	2 746	503	1 311	160	167	174
November	3 764	2 133	2 767	498	1 316	160	166	182
December	3 900	2 167	2 813	491	1 302	159	162	183
1997								
January	4 036	2 209	2 886	487	1 280	156	159	184
February	4 158	2 238	2 978	488	1 257	153	156	181
March	4 242	2 283	3 074	493	1 232	151	152	186
TREND ESTIMATES (% change from preceding month)								
1996								
March	2.0	0.9	2.1	-1.7	-0.6	-1.1	9.4	-12.1
April	2.5	1.4	2.0	-1.1	-3.4	-2.9	10.0	-7.6
May	2.0	1.9	1.8	-0.1	-5.1	-4.9	7.2	-5.1
June	1.1	2.0	1.8	1.8	-5.0	-5.7	5.5	-5.3
July	-0.1	0.9	1.4	3.6	2.8	-5.3	3.8	30.6
August	-0.5	0.1	0.7	3.6	1.0	-4.5	2.4	-5.6
September	0.0	0.3	0.1	2.3	2.7	-2.7	1.8	0.3
October	1.2	0.6	0.1	0.3	2.0	-0.1	1.1	4.5
November	2.8	0.9	0.8	-1.1	0.4	0.4	-0.6	4.4
December	3.6	1.6	1.7	-1.4	-1.0	-0.8	-2.0	0.9
1997								
January	3.5	1.9	2.6	-0.7	-1.7	-1.7	-2.2	0.1
February	3.0	1.3	3.2	0.2	-1.8	-2.3	-1.8	-1.1
March	2.0	2.0	3.2	1.0	-2.0	-1.1	-2.1	2.7

DWELLING UNITS APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Conversions, etc.	Total dwelling units
	Number	Number	Number	Number
PRIVATE SECTOR				
1993-94	127 299	49 281	3 992	180 572
1994-95	112 468	47 355	3 791	163 614
1995-96	85 802	31 275	1 874	118 951
1996				
March	7 055	2 372	387	9 814
April	6 823	2 046	145	9 014
May	7 644	3 944	122	11 710
June	6 786	2 327	222	9 335
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
1997				
January	6 368	3 084	171	9 623
February	6 460	3 461	276	10 197
March	6 830	2 931	222	9 983
PUBLIC SECTOR				
1993-94	3 184	4 941	147	8 272
1994-95	2 551	4 870	49	7 470
1995-96	1 755	3 862	143	5 760
1996				
March	108	216	25	349
April	167	612	104	883
May	136	293	2	431
June	87	329	5	421
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
1997				
January	132	345	6	483
February	137	304	0	441
March	212	205	12	429
TOTAL				
1993-94	130 483	54 222	4 139	188 844
1994-95	115 019	52 225	3 840	171 084
1995-96	87 557	35 137	2 017	124 711
1996				
March	7 163	2 588	412	10 163
April	6 990	2 658	249	9 897
May	7 780	4 237	124	12 141
June	6 873	2 656	227	9 756
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
1997				
January	6 500	3 429	177	10 106
February	6 597	3 765	276	10 638
March	7 042	3 136	234	10 412



NEW DWELLING UNITS APPROVED¹, 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 new residential building
	Total	One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total	Total			
NUMBER OF DWELLING UNITS												
1993-94	130 483	21 981	10 905	32 886	10 037	5 244	6 073	21 354	54 222	184 705		
1994-95	115 019	19 497	10 240	29 737	7 435	4 879	10 174	22 488	52 225	167 244		
1995-96	87 557	12 427	7 499	19 926	4 388	4 027	6 796	15 211	35 137	122 694		
1996												
March	7 163	1 041	592	1 633	222	296	437	955	2 588	9 751		
April	6 990	1 029	518	1 547	470	302	339	1 111	2 658	9 648		
May	7 780	937	662	1 599	635	712	1 289	2 636	4 237	12 017		
June	6 873	857	625	1 482	496	261	417	1 174	2 656	9 529		
July	8 004	832	693	1 525	557	444	1 204	2 205	3 952	11 956		
August	7 739	935	637	1 572	424	409	1 041	1 874	3 464	11 203		
September	7 639	894	684	1 578	307	272	192	771	2 365	10 004		
October	7 849	1 085	783	1 868	306	406	1 148	1 860	3 751	11 600		
November	7 461	878	501	1 379	533	590	839	1 962	3 347	10 808		
December	6 818	573	614	1 187	392	576	532	1 500	2 692	9 510		
1997												
January	6 500	888	904	1 792	540	462	635	1 637	3 429	9 929		
February	6 597	1 006	864	1 870	316	533	1 046	1 895	3 765	10 362		
March	7 042	773	616	1 389	305	363	1 079	1 747	3 136	10 178		

VALUE (\$ million)

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
1994-95	10 942.5	1 319.6	890.8	2 210.3	506.5	384.7	1 426.2	2 317.9	4 528.2	15 470.7
1995-96	8 812.4	882.5	656.9	1 539.3	339.3	324.8	1 103.0	1 766.9	3 306.2	12 118.6
1996										
March	723.4	76.0	50.4	126.4	17.0	22.6	37.0	76.5	202.9	926.2
April	717.3	75.0	44.0	119.0	36.8	30.1	47.0	113.9	232.9	950.3
May	805.9	62.1	56.7	118.8	45.6	56.4	247.8	349.8	468.7	1 274.6
June	712.7	62.3	52.5	114.8	32.7	19.6	34.2	86.4	201.2	913.9
July	837.3	58.7	61.0	119.7	40.2	44.7	152.0	236.9	396.9	1 234.2
August	810.1	63.2	52.6	115.9	28.4	28.5	144.3	201.2	318.3	1 128.4
September	807.1	62.2	64.5	126.8	20.0	24.2	21.0	65.2	193.1	1 000.2
October	820.1	70.4	72.6	143.0	21.8	34.9	137.7	194.3	338.4	1 158.6
November	780.8	63.8	48.1	111.9	37.8	53.0	155.7	246.6	358.7	1 139.6
December	735.8	40.3	50.6	90.9	27.3	45.9	66.1	139.3	230.6	966.4
1997										
January	689.4	64.9	83.9	148.9	39.6	36.6	89.0	165.2	314.1	1 003.5
February	703.7	72.5	80.2	152.7	26.3	52.0	123.3	201.6	354.3	1 058.0
March	755.6	54.1	56.2	110.3	24.0	31.1	101.6	156.7	266.9	1 022.5

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)							
1993-94	11 403.8	3 693.6	15 097.4	2 267.1	17 364.5	6 057.0	23 421.5
1994-95	10 715.5	4 163.0	14 878.5	2 396.1	17 274.6	6 791.4	24 066.0
1995-96	8 641.1	3 017.7	11 658.8	2 214.1	13 873.0	7 657.0	21 529.9
1996							
March	710.6	186.5	897.1	197.3	1 094.4	477.8	1 572.2
April	701.8	182.1	883.9	180.2	1 064.1	663.2	1 727.3
May	794.3	448.9	1 243.2	194.2	1 437.4	788.5	2 225.9
June	705.4	176.4	881.8	175.7	1 057.5	542.3	1 599.8
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
1997							
January	673.8	288.1	962.0	183.9	1 145.8	693.5	1 839.3
February	690.1	328.9	1 019.0	192.8	1 211.8	609.0	1 820.8
March	732.7	251.0	983.7	189.4	1 173.0	439.0	1 612.1
PUBLIC SECTOR (\$ million)							
1993-94	265.4	322.5	587.9	22.0	609.8	2 728.5	3 338.4
1994-95	227.0	365.2	592.2	37.2	629.4	2 823.3	3 452.6
1995-96	171.3	288.5	459.7	70.2	530.0	3 072.3	3 602.3
1996							
March	12.7	16.4	29.1	6.5	35.6	281.0	316.6
April	15.6	50.8	66.4	18.3	84.6	176.9	261.6
May	11.6	19.8	31.4	9.2	40.6	331.9	372.5
June	7.3	24.8	32.1	5.2	37.3	307.8	345.0
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
1997							
January	15.6	26.0	41.5	4.4	46.0	339.9	385.9
February	13.7	25.4	39.0	4.4	43.4	326.8	370.2
March	22.9	15.9	38.8	2.0	40.8	187.1	227.9
TOTAL (\$ million)							
1993-94	11 669.2	4 016.1	15 685.3	2 289.0	17 974.3	8 785.6	26 759.9
1994-95	10 942.5	4 528.2	15 470.7	2 433.3	17 904.0	9 614.7	27 518.7
1995-96	8 812.4	3 306.2	12 118.6	2 284.4	14 402.9	10 729.3	25 132.2
1996							
March	723.4	202.9	926.2	203.8	1 130.0	758.8	1 888.8
April	717.3	232.9	950.3	198.4	1 148.7	840.2	1 988.9
May	805.9	468.7	1 274.6	203.4	1 478.0	1 120.4	2 598.3
June	712.7	201.2	913.9	180.9	1 094.7	850.1	1 944.8
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
1997							
January	689.4	314.1	1 003.5	188.3	1 191.8	1 033.5	2 225.2
February	703.7	354.3	1 058.0	197.2	1 255.2	935.7	2 190.9
March	755.6	266.9	1 022.5	191.4	1 213.8	626.1	1 840.0



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
--------	-------------------	---------------------------------------	---------------------------------	---	-----------------------------------	---------------------------------	-----------------------

ORIGINAL

1993-94	10 958.7	4 215.2	15 173.9	2 144.8	17 319.6	9 518.3	26 837.0
1994-95	10 024.3	4 692.7	14 717.0	2 227.8	16 946.1	9 985.2	26 929.9
1995-96	7 948.7	3 361.1	11 309.7	2 055.3	13 366.0	10 964.0	24 329.0

Quarter							
1995							
September	2 159.6	1 018.3	3 177.9	532.8	3 711.0	2 656.2	6 366.9
December	1 946.0	770.4	2 716.4	506.2	3 222.7	2 787.2	6 009.8
1996							
March	1 830.9	659.3	2 490.2	494.2	2 984.6	2 680.6	5 664.9
June	2 012.2	913.0	2 925.2	522.1	3 447.6	2 840.0	6 287.3
September	2 207.0	934.4	3 141.4	559.5	3 700.9	3 174.3	6 875.3
December	2 107.6	938.3	3 045.9	576.4	3 622.2	4 078.3	7 700.6

SEASONALLY ADJUSTED

Quarter							
1995							
September	2 053.9	976.2	2 999.5	496.5	3 555.0	2 707.0	6 232.9
December	1 959.7	781.1	2 771.5	506.5	3 266.0	2 626.9	5 972.6
1996							
March	1 972.5	703.0	2 672.4	536.0	3 221.4	2 764.3	5 992.5
June	1 981.4	858.1	2 849.4	526.7	3 342.7	2 812.8	6 133.9
September	2 080.2	887.9	2 942.6	520.4	3 493.7	3 295.9	6 626.9
December	2 099.3	943.1	3 060.1	565.8	3 617.6	3 895.8	7 602.1

TREND ESTIMATES

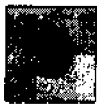
Quarter							
1995							
September	2 037.0	907.7	2 940.2	510.1	3 464.2	2 858.0	6 324.9
December	1 974.3	810.3	2 789.2	512.8	3 313.0	2 710.1	6 057.7
1996							
March	1 964.2	767.2	2 737.5	519.5	3 256.5	2 670.3	5 931.8
June	2 003.3	813.1	2 816.2	528.4	3 339.9	2 947.5	6 241.5
September	2 055.4	888.1	2 939.2	536.7	3 477.7	3 324.6	6 749.1
December	2 104.3	949.4	3 060.5	548.6	3 612.2	3 676.7	7 319.6

TREND ESTIMATES (% change from preceding quarter)

Quarter							
1995							
September	-6.2	-8.7	-7.1	-2.2	-6.1	0.0	-3.0
December	-3.1	-10.7	-5.1	0.5	-4.4	-5.2	-4.2
1996							
March	-0.5	-5.3	-1.9	1.3	-1.7	-1.5	-2.1
June	2.0	6.0	2.9	1.7	2.6	10.4	5.2
September	2.6	9.2	4.4	1.6	4.1	12.8	8.1
December	2.4	6.9	4.1	2.2	3.9	10.6	8.5

NON-RESIDENTIAL BUILDING APPROVED, Number 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
	Number	Number	Number	Number	Number	Number	Number	Number	Number	Number	Number
Value—\$50,000—\$199,999											
1997											
January	28	177	86	176	88	57	11	30	32	49	734
February	24	223	85	152	99	36	5	20	42	49	735
March	21	199	84	161	121	43	10	12	36	56	743
Value—\$200,000—\$499,999											
1997											
January	12	63	54	65	53	16	7	18	12	15	315
February	16	63	57	58	61	42	5	11	20	22	355
March	7	49	44	57	58	28	1	9	19	20	292
Value—\$500,000—\$999,999											
1997											
January	3	22	13	19	16	18	0	7	6	8	112
February	5	23	20	22	26	9	1	6	11	6	129
March	2	17	20	19	20	11	2	10	14	11	126
Value—\$1,000,000—\$4,999,999											
1997											
January	3	11	11	11	17	22	1	8	7	9	100
February	11	17	18	15	19	26	0	8	12	10	136
March	7	18	11	11	19	17	1	15	6	5	110
Value—\$5,000,000 and over											
1997											
January	6	7	3	6	1	4	0	4	6	2	39
February	3	3	3	2	1	1	0	4	2	4	23
March	5	2	0	1	3	6	0	3	2	0	22
Value—Total											
1993-94	500	3 364	1 924	2 863	2 259	1 371	249	723	955	1 122	15 330
1994-95	501	3 715	2 274	3 324	2 541	1 478	208	578	1 040	1 105	16 764
1995-96	578	4 098	2 246	3 461	2 646	1 505	205	661	1 070	1 310	17 780
1997											
January	52	280	167	277	175	117	19	67	63	83	1 300
February	59	329	183	249	206	114	11	49	87	91	1 378
March	42	285	159	249	221	105	14	49	77	92	1 293



NON-RESIDENTIAL BUILDING APPROVED, Value 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
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
Value—\$50,000—\$199,999											
1997											
January	2.5	16.4	8.6	16.0	8.9	6.1	1.2	3.3	3.3	4.5	70.8
February	2.2	20.3	8.9	15.3	10.1	3.8	0.6	2.1	3.9	4.6	71.7
March	2.1	18.3	8.8	15.4	11.6	4.7	0.8	1.0	3.8	6.0	72.5
Value—\$200,000—\$499,999											
1997											
January	3.9	17.9	16.0	18.5	15.9	5.3	2.3	5.6	3.7	4.7	93.9
February	5.0	18.4	17.3	16.9	19.5	12.9	1.3	3.2	5.6	7.3	107.3
March	2.1	14.2	13.2	16.8	17.3	8.5	0.2	3.2	5.9	5.9	87.3
Value—\$500,000—\$999,999											
1997											
January	2.2	13.7	8.9	12.4	12.0	12.2	0.0	3.9	4.0	6.4	74.6
February	3.4	15.9	13.6	14.8	17.0	5.7	0.6	3.9	6.8	4.6	86.3
March	1.4	10.6	14.1	12.7	13.8	7.5	1.2	6.5	9.8	7.1	84.5
Value—\$1,000,000—\$4,999,999											
1997											
January	5.4	22.7	17.8	26.5	43.5	42.1	2.0	17.5	19.7	21.9	219.2
February	19.7	32.8	35.4	26.4	40.6	66.4	0.0	19.2	22.6	16.9	280.0
March	18.5	30.7	23.0	22.6	41.4	36.2	1.4	38.7	9.6	10.3	232.3
Value—\$5,000,000 and over											
1997											
January	124.8	51.8	18.5	137.9	13.2	37.0	0.0	78.7	78.9	34.3	575.0
February	45.4	57.0	37.6	23.2	5.0	6.0	0.0	66.8	13.2	136.4	390.5
March	35.5	13.5	0.0	6.5	24.9	36.2	0.0	21.0	11.9	0.0	149.5
Value—Total											
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
1994-95	611.2	1 802.6	870.0	1 472.3	1 158.1	1 203.1	73.0	635.9	1 167.3	621.2	9 614.7
1995-96	658.0	1 811.2	989.2	1 801.3	1 719.8	1 255.3	85.8	765.8	936.6	706.3	10 729.3
1997											
January	138.8	122.5	69.9	211.2	93.5	102.7	5.5	109.0	109.6	70.8	1 033.5
February	75.6	144.3	112.6	96.5	92.2	94.7	2.5	95.3	52.0	169.8	935.7
March	59.4	87.3	59.1	74.0	109.0	93.1	3.6	70.4	41.0	29.3	626.1

NUMBER AND VALUE OF BUILDING APPROVED, By State: March 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	1 808	1 425	178	3 411	215.3	130.3	345.7	89.1	434.8	134.0	568.7
Vic.	1 446	371	27	1 844	160.8	27.5	188.3	48.7	237.0	91.8	328.9
Qld	1 831	914	4	2 749	188.2	72.7	260.9	19.4	280.3	112.0	392.3
SA	486	39	1	526	38.3	2.5	40.8	8.8	49.6	20.5	70.1
WA	958	129	12	1 099	98.5	14.3	112.8	14.9	127.7	68.3	196.0
Tas.	123	0	0	123	10.7	0.0	10.7	3.7	14.4	7.9	22.3
NT	69	53	0	122	9.2	3.6	12.9	1.3	14.2	2.7	16.9
ACT	109	0	0	109	11.5	0.0	11.5	3.5	15.0	1.8	16.8
Australia	6 830	2 931	222	9 983	732.7	251.0	983.7	189.4	1 173.0	439.0	1 612.1
PUBLIC SECTOR											
NSW	34	93	4	131	3.8	7.3	11.1	0.5	11.6	68.4	80.0
Vic.	12	0	8	20	1.2	0.0	1.2	0.7	1.9	45.1	47.0
Qld	39	58	0	97	3.8	4.6	8.4	0.0	8.4	32.0	40.5
SA	15	2	0	17	0.9	0.1	1.0	0.0	1.1	15.0	16.0
WA	81	36	0	117	10.2	2.8	13.0	0.1	13.1	22.0	35.1
Tas.	2	0	0	2	0.2	0.0	0.2	0.0	0.2	2.3	2.5
NT	22	10	0	32	2.2	0.6	2.7	0.7	3.5	0.5	4.0
ACT	7	6	0	13	0.6	0.5	1.1	0.0	1.1	1.7	2.8
Australia	212	205	12	429	22.9	15.9	38.8	2.0	40.8	187.1	227.9
TOTAL											
NSW	1 842	1 518	182	3 542	219.1	137.7	356.8	89.5	446.3	202.4	648.7
Vic.	1 458	371	35	1 864	162.0	27.5	189.5	49.4	238.9	137.0	375.9
Qld	1 870	972	4	2 846	192.0	77.3	269.4	19.4	288.7	144.1	432.8
SA	501	41	1	543	39.2	2.6	41.8	8.9	50.7	35.4	86.1
WA	1 039	165	12	1 216	108.7	17.1	125.8	15.0	140.8	90.4	231.1
Tas.	125	0	0	125	10.9	0.0	10.9	3.7	14.6	10.1	24.8
NT	91	63	0	154	11.4	4.2	15.6	2.0	17.7	3.2	20.9
ACT	116	6	0	122	12.1	0.5	12.6	3.5	16.1	3.5	19.6
Australia	7 042	3 136	234	10 412	755.6	266.9	1 022.5	191.4	1 213.8	626.1	1 840.0



NON-RESIDENTIAL BUILDING APPROVED, By State: March 1997: Original

VALUE.....

	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total non-residential building
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR											
NSW	7.0	23.2	21.4	18.1	19.4	6.3	1.9	11.7	18.8	6.1	134.0
Vic.	0.9	15.6	21.9	14.0	23.3	8.6	0.1	3.3	2.2	2.1	91.8
Qld	32.7	16.1	9.5	16.2	16.3	4.3	0.0	9.9	3.7	3.5	112.0
SA	0.0	6.6	0.8	2.4	4.0	4.5	0.1	0.0	1.4	0.8	20.5
WA	14.7	21.6	4.5	3.0	6.7	4.2	1.4	10.0	0.7	1.5	68.3
Tas.	0.1	0.2	0.3	1.3	0.7	0.1	0.0	4.0	0.8	0.5	7.9
NT	0.0	0.7	0.0	0.2	0.9	0.0	0.0	0.0	0.2	0.7	2.7
ACT	0.0	0.5	0.0	1.1	0.0	0.0	0.1	0.0	0.1	0.0	1.8
Australia	55.3	84.4	58.4	56.3	71.2	28.0	3.6	38.8	27.9	15.2	439.0
PUBLIC SECTOR											
NSW	1.4	0.7	0.0	2.8	25.0	30.4	0.0	6.4	0.4	1.4	68.4
Vic.	0.0	0.0	0.0	4.9	0.4	24.8	0.0	9.9	2.4	2.7	45.1
Qld	0.0	2.0	0.7	2.2	5.7	9.3	0.0	6.6	0.7	4.8	32.0
SA	2.7	0.1	0.0	2.2	0.6	0.2	0.0	5.3	0.1	3.9	15.0
WA	0.0	0.1	0.0	4.5	5.8	0.0	0.0	2.5	9.0	0.1	22.0
Tas.	0.0	0.0	0.0	0.3	0.4	0.0	0.0	0.6	0.1	0.9	2.3
NT	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.3	0.5
ACT	0.0	0.0	0.0	0.7	0.0	0.2	0.0	0.4	0.4	0.0	1.7
Australia	4.1	2.9	0.7	17.7	37.9	65.1	0.0	31.6	13.1	14.1	187.1
TOTAL											
NSW	8.4	23.9	21.4	20.9	44.4	36.8	1.9	18.0	19.2	7.5	202.4
Vic.	0.9	15.6	21.9	18.9	23.7	33.3	0.1	13.2	4.6	4.8	137.0
Qld	32.7	18.1	10.2	18.4	21.9	13.6	0.0	16.5	4.3	8.3	144.1
SA	2.7	6.6	0.8	4.6	4.6	4.7	0.1	5.3	1.5	4.7	35.4
WA	14.7	21.7	4.5	7.6	12.5	4.2	1.4	12.5	9.7	1.6	90.4
Tas.	0.1	0.2	0.3	1.6	1.1	0.1	0.0	4.6	0.9	1.4	10.1
NT	0.0	0.7	0.0	0.2	0.9	0.2	0.0	0.0	0.2	1.0	3.2
ACT	0.0	0.5	0.0	1.8	0.0	0.2	0.1	0.4	0.6	0.0	3.5
Australia	59.4	87.3	59.1	74.0	109.0	93.1	3.6	70.4	41.0	29.3	626.1

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. 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.

.....

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
- 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 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.







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

Information tailored to special needs of clients can be obtained from the Information Consultancy Service available at ABS Offices (see below).

ABS PRODUCTS

A large number of ABS products is available from the ABS Bookshops (see below). The ABS also provides a subscription service – you can telephone the ABS Subscription Service Australia wide toll free on 1800 0206 08.

ELECTRONIC 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) or e-mail us at:

- * client.services@abs.gov.au

GENERAL SALES AND INQUIRIES

- Sydney 02 9268 4611 * Adelaide 08 8237 7100
- Melbourne 03 9615 7755 * Hobart 03 6222 5800
- Brisbane 07 3222 6351 * Darwin 08 8943 2111
- Perth 08 9360 5140 * Canberra 06 252 6627

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



2873100003978

ISSN 1031-0177

RRP \$15.00