



# BUILDING APPROVALS AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) FRI 4 APR 1997

## FEBRUARY KEY FIGURES

### TREND ESTIMATES

	Feb 97	% change Jan 97 to Feb 97	% change Feb 96 to Feb 97
Dwelling units approved			
Private sector houses	7 403	0.5	4.7
Total dwelling units	11 649	1.6	13.9

### SEASONALLY ADJUSTED

	Feb 97	% change Jan 97 to Feb 97	% change Feb 96 to Feb 97
Dwelling units approved			
Private sector houses	7 152	-5.6	1.7
Total dwelling units	11 578	-3.7	11.3

## FEBRUARY KEY POINTS

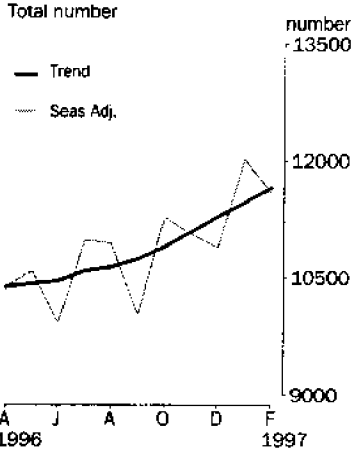
### TREND ESTIMATES

- The trend for private sector houses is continuing the positive direction begun in September 1996 although the rate of growth may be beginning to slow.
- The trend for other residential dwelling units has increased at a steady rate since September 1996. The increase has been approaching 4% in each month for the last four months.
- The trend for total dwelling units is continuing its upward movement. The series has increased at a relatively consistent rate for each of the last four months.
- While the trend value of residential building has been increasing by about 2% over the last four months, the trend value of non-residential building has continued to fall since November 1996, with a decrease of 4.2% in February.

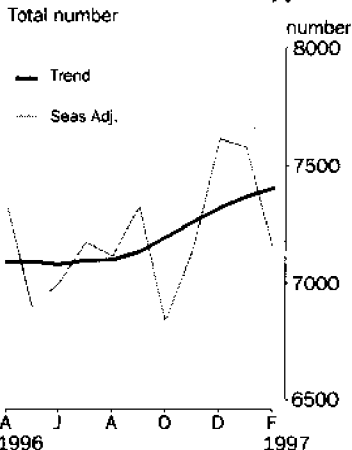
### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for the number of private sector houses decreased by 5.6% in February to 7,152 following a decrease of 0.5% in January.
- The seasonally adjusted estimate for the number of other residential dwelling units decreased by 1.3% in February to 4,261 following an increase of 36.7% in January and a decrease in December 1996 of 16.0%. This series is volatile because of the approval of large jobs in particular months.
- The seasonally adjusted estimate for the total number of dwelling units decreased by 3.7% in February to 11,578 following an increase of 10.4% in January but a decrease of 1.5% in December 1996.
- While the seasonally adjusted value of residential building showed little change, the value of non-residential building fell by 20.2%.

#### Dwelling units approved



#### Private sector houses approved



## INQUIRIES

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

# BUILDING APPROVALS NOTES

## FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
March 1997	1 May 1997
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

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## CHANGES IN THIS ISSUE

This issue includes a summary of the data obtained from the December 1996 Survey of Tourist Accommodation Developments which is based on a sample from the monthly building approvals collection. This summary is on page 23 and further details can be obtained from Rex Porter on (08) 8237 7316.

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## SIGNIFICANT REVISIONS THIS MONTH

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

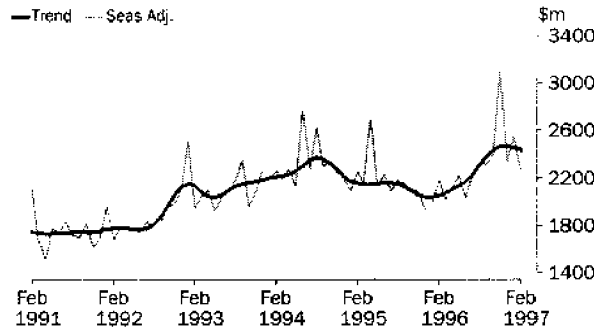
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W. McLennan  
Australian Statistician

# VALUE OF BUILDING APPROVED

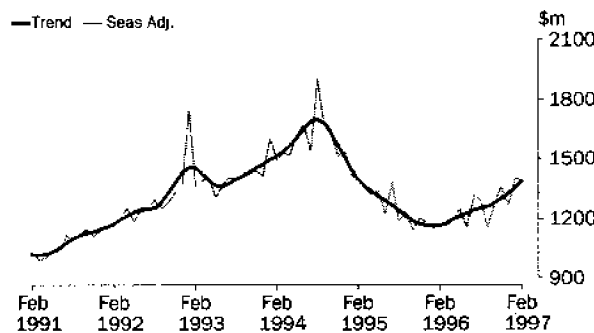
## VALUE OF TOTAL BUILDING

The trend for the value of total building approved fell by 1.0% in February following a fall of 0.6% in January. The rate of growth has been slowing since September 1996. The trend will continue to decline unless the seasonally adjusted estimate rises by more than 14% in March. The historical average monthly movement, regardless of sign, is 8%.



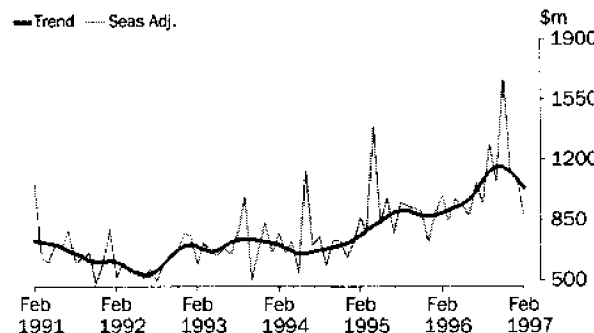
## VALUE OF RESIDENTIAL BUILDING

The trend for the value of residential building approved increased by 2.1% in February following similar increases over the previous three months. Growth will continue unless the seasonally adjusted estimate in March falls 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 has continued to decline with falls of 4.2% in February, 3.9% in January and 2.5% in December 1996. This decline will continue unless the seasonally adjusted estimate in March increases by more than 60%. 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 March seasonally adjusted estimate is higher than the February estimate by:

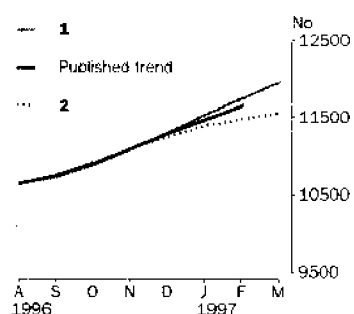
- ✱ +4% for total number of dwelling units approved
- ✱ +3% for number of private sector houses approved
- ✱ +5% for value of residential building approved
- ✱ +18% for value of non-residential building approved
- ✱ +8% for value of total building approved

**2** The March seasonally adjusted estimate is lower than the February 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.

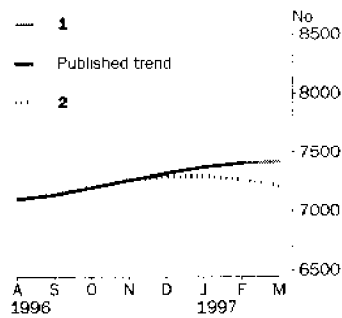
### TOTAL NUMBER OF DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	number	% change	<b>1</b> rises by 4% on Feb 1997 number	% change	<b>2</b> falls by 4% on Feb 1997 number	% change
1996						
October	10 896	1.4	10 884	1.5	10 916	1.6
November	11 083	1.7	11 079	1.8	11 095	1.6
December	11 281	1.8	11 297	2.0	11 254	1.4
1997						
January	11 464	1.6	11 529	2.1	11 387	1.2
February	11 649	1.6	11 749	1.9	11 481	0.8
March	—	—	11 960	1.8	11 555	0.6

# WHAT IF...? (continued)

## PRIVATE SECTOR HOUSES



1996

October

November

December

1997

January

February

March

### TREND AS PUBLISHED

number % change

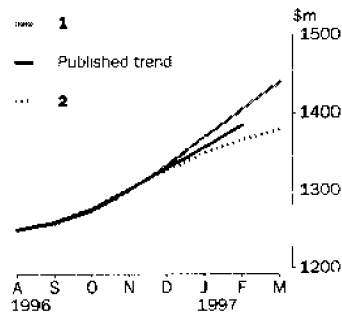
number	% change
7 194	0.9
7 258	0.9
7 318	0.8
7 367	0.7
7 403	0.5
—	—

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

**1** rises by 3% on Feb 1997  
**2** falls by 3% on Feb 1997

number	% change	number	% change
7 192	0.9	7 209	1.0
7 258	0.9	7 266	0.8
7 318	0.8	7 296	0.4
7 368	0.7	7 295	0.0
7 402	0.5	7 265	-0.4
7 417	0.2	7 210	-0.8

## VALUE OF RESIDENTIAL BUILDING APPROVED



1996

October

November

December

1997

January

February

March

### TREND AS PUBLISHED

\$m % change

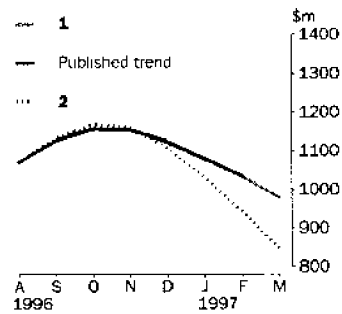
\$m	% change
1 276.0	1.4
1 301.0	2.0
1 329.3	2.2
1 356.0	2.0
1 384.5	2.1
—	—

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

**1** rises by 5% on Feb 1997  
**2** falls by 5% on Feb 1997

\$m	% change	\$m	% change
1 273.0	1.3	1 277.8	1.4
1 299.5	2.1	1 301.9	1.9
1 332.7	2.6	1 326.4	1.9
1 369.4	2.7	1 348.4	1.7
1 404.7	2.6	1 365.2	1.2
1 439.1	2.4	1 379.4	1.0

## VALUE OF NON-RESIDENTIAL BUILDING APPROVED



1996

October

November

December

1997

January

February

March

### TREND AS PUBLISHED

\$m % change

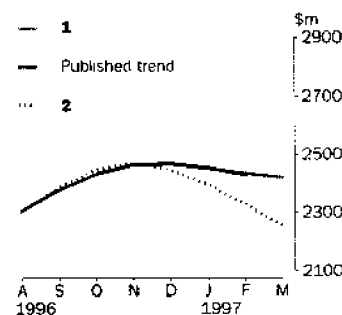
\$m	% change
1 156.2	2.6
1 153.6	-0.2
1 125.0	-2.5
1 081.1	-3.9
1 035.9	-4.2
—	—

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

**1** rises by 18% on Feb 1997  
**2** falls by 18% on Feb 1997

\$m	% change	\$m	% change
1 159.3	2.7	1 170.1	3.1
1 155.1	-0.4	1 160.6	-0.8
1 121.8	-2.9	1 107.5	-4.6
1 077.4	-4.0	1 030.2	-7.0
1 033.7	-4.1	944.7	-8.3
981.7	-5.0	847.4	-10.3

## VALUE OF TOTAL BUILDING APPROVED



1996

October

November

December

1997

January

February

March

### TREND AS PUBLISHED

\$m % change

\$m	% change
2 433.6	2.3
2 463.8	1.2
2 468.0	0.2
2 453.8	-0.6
2 429.5	-1.0
—	—

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

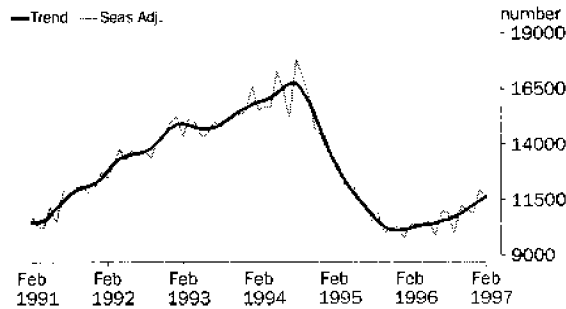
**1** rises by 8% on Feb 1997  
**2** falls by 8% on Feb 1997

\$m	% change	\$m	% change
2 436.1	2.4	2 449.1	2.6
2 465.0	1.2	2 471.5	0.9
2 465.6	0.0	2 448.5	-0.9
2 453.0	-0.5	2 396.2	-2.1
2 435.8	-0.7	2 328.9	-2.8
2 419.3	-0.7	2 257.9	-3.0

# DWELLING APPROVALS

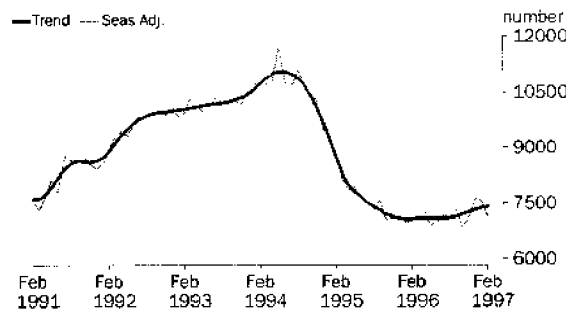
## DWELLING UNITS APPROVED

The trend for total dwelling units rose by 1.6% in February to 11,649. This series has increased by more than 1% each month for the last six months and is now 13.9% higher than the same time last year.



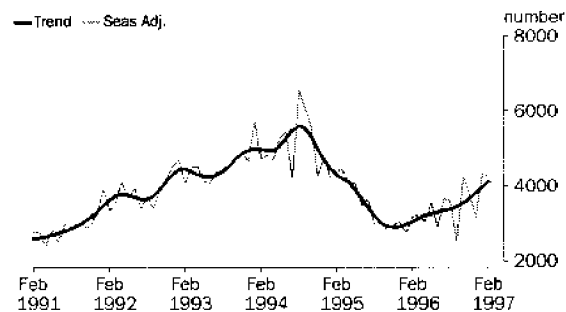
## PRIVATE SECTOR HOUSES APPROVED

The trend for private sector houses increased by 0.5% to 7,403 in February. Even though this is 4.7% higher than a year ago, there does appear to be a slowing in growth rate. If the seasonally adjusted estimate in March does not rise by more than 2% this trend series will fall.



## OTHER RESIDENTIAL BUILDING APPROVED

The trend for other residential dwelling units increased by 3.9% in February to 4,115 following increases of 3.7% in January and 4.0% in December 1996. The uneven flow of large jobs being approved in particular months needs to be recognised in interpreting data on other residential dwellings.





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

<b>1996</b>							
February	7 031	7 225	2 910	3 181	9 941	440	10 407
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
<b>1997</b>							
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

TREND ESTIMATES

<b>1996</b>							
February	7 071	7 187	2 668	3 044	9 740	481	10 231
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	7 132	7 304	3 082	3 436	10 214	522	10 740
October	7 194	7 360	3 168	3 536	10 362	523	10 896
November	7 258	7 414	3 295	3 669	10 553	512	11 083
December	7 318	7 464	3 435	3 817	10 753	498	11 281
<b>1997</b>							
January	7 367	7 504	3 570	3 960	10 937	482	11 464
February	7 403	7 534	3 705	4 115	11 108	491	11 649

TREND ESTIMATES (% change from preceding month)

<b>1996</b>							
February	0.0	-0.3	2.7	2.4	0.8	-1.7	0.5
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	0.6	1.9	1.9	0.9	0.6	1.0
October	0.9	0.8	2.8	2.9	1.5	0.2	1.4
November	0.9	0.7	4.0	3.8	1.8	-2.1	1.7
December	0.8	0.7	4.3	4.0	1.9	-2.8	1.8
<b>1997</b>							
January	0.7	0.5	3.9	3.7	1.7	-3.1	1.6
February	0.5	0.4	3.8	3.9	1.6	1.8	1.6

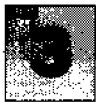
VALUE OF BUILDING APPROVED: Seasonally Adjusted & Trend

Month	New residential building \$m	Alterations and additions to residential buildings \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
<b>SEASONALLY ADJUSTED</b>					
<b>1996</b>					
February	996.9	189.1	1 167.1	996.9	2 183.3
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
<b>1997</b>					
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

<b>TREND ESTIMATES</b>					
<b>1996</b>					
February	975.0	197.4	1 169.1	887.3	2 055.1
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	1 056.6	198.2	1 258.6	1 127.1	2 378.6
October	1 071.7	203.1	1 276.0	1 156.2	2 433.6
November	1 093.1	208.7	1 301.0	1 153.6	2 463.8
December	1 115.6	214.5	1 329.3	1 125.0	2 468.0
<b>1997</b>					
January	1 136.4	219.6	1 356.0	1 081.1	2 453.8
February	1 157.9	223.9	1 384.5	1 035.9	2 429.5

<b>TREND ESTIMATES (% change from preceding month)</b>					
<b>1996</b>					
February	0.7	1.1	0.4	1.5	0.6
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	1.5	0.8	5.2	3.2
October	1.4	2.5	1.4	2.6	2.3
November	2.0	2.8	2.0	-0.2	1.2
December	2.1	2.7	2.2	-2.5	0.2
<b>1997</b>					
January	1.9	2.4	2.0	-3.9	-0.6
February	1.9	2.0	2.1	-4.2	-1.0





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

Period	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory
	Number	Number	Number	Number	Number	Number	Number	Number
<b>SEASONALLY ADJUSTED</b>								
<b>1996</b>								
February	3 545	1 924	2 531	493	1 609	195	n.a.	n.a.
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.
<b>1997</b>								
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.
<b>TREND ESTIMATES</b>								
<b>1996</b>								
February	3 378	1 952	2 489	462	1 394	211	112	185
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	3 624	2 098	2 754	502	1 285	160	165	166
October	3 668	2 106	2 764	504	1 310	160	167	172
November	3 767	2 129	2 776	498	1 315	160	166	180
December	3 894	2 176	2 790	489	1 304	159	162	188
<b>1997</b>								
January	4 012	2 239	2 808	481	1 283	159	157	196
February	4 163	2 288	2 841	473	1 263	154	154	201
<b>TREND ESTIMATES (% change from preceding month)</b>								
<b>1996</b>								
February	1.1	0.4	1.4	-2.9	1.4	-0.3	7.0	-11.8
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	0.1	0.4	2.4	2.7	-2.6	1.8	-0.3
October	1.2	0.4	0.4	0.4	1.9	0.0	1.2	4.1
November	2.7	1.1	0.4	-1.1	0.4	0.1	-0.7	4.7
December	3.4	2.2	0.5	-1.8	-0.8	-0.7	-2.1	3.9
<b>1997</b>								
January	3.0	2.9	0.6	-1.8	-1.6	-0.5	-3.4	4.6
February	3.8	2.2	1.2	-1.5	-1.6	-2.7	-1.6	2.3

DWELLING UNITS APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Conversions, etc.	Total dwelling units
	Number	Number	Number	Number
<b>PRIVATE SECTOR</b>				
<b>1993-94</b>	127 299	49 281	3 992	180 572
<b>1994-95</b>	112 468	47 355	3 791	163 614
<b>1995-96</b>	85 802	31 275	1 874	118 951
<b>1996</b>				
February	6 769	2 756	167	9 692
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
<b>1997</b>				
January	6 368	3 084	171	9 623
February	6 460	3 461	276	10 197
<b>PUBLIC SECTOR</b>				
<b>1993-94</b>	3 184	4 941	147	8 272
<b>1994-95</b>	2 551	4 870	49	7 470
<b>1995-96</b>	1 755	3 862	143	5 760
<b>1996</b>				
February	145	267	5	417
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
<b>1997</b>				
January	132	345	6	483
February	137	304	0	441
<b>TOTAL</b>				
<b>1993-94</b>	130 483	54 222	4 139	188 844
<b>1994-95</b>	115 019	52 225	3 840	171 084
<b>1995-96</b>	87 557	35 137	2 017	124 711
<b>1996</b>				
February	6 914	3 023	172	10 109
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
<b>1997</b>				
January	6 500	3 429	177	10 106
February	6 597	3 765	276	10 638



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

### NEW OTHER RESIDENTIAL BUILDING.....

Period	New houses	Semi-detached, row or terrace houses, townhouses, etc. of.....			Flats, units or apartments in a building of.....				Total	Total new residential building
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
<b>NUMBER OF DWELLING UNITS</b>										
<b>1993-94</b>	130 483	21 981	10 905	32 886	10 037	5 244	6 073	21 354	54 222	184 705
<b>1994-95</b>	115 019	19 497	10 240	29 737	7 435	4 879	10 174	22 488	52 225	167 244
<b>1995-96</b>	87 557	12 427	7 499	19 926	4 388	4 027	6 796	15 211	35 137	122 694
<b>1996</b>										
February	6 914	1 211	649	1 860	342	357	464	1 163	3 023	9 937
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
<b>1997</b>										
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

VALUE (\$ million)										
<b>1993-94</b>	11 669.2	1 403.2	824.3	2 225.7	665.7	424.1	721.6	1 821.2	4 016.1	15 685.3
<b>1994-95</b>	10 942.5	1 319.6	890.8	2 210.3	506.5	384.7	1 426.2	2 317.9	4 528.2	15 470.7
<b>1995-96</b>	8 812.4	882.5	656.9	1 539.3	339.3	324.8	1 103.0	1 766.9	3 306.2	12 118.6
<b>1996</b>										
February	693.6	86.0	57.6	143.5	25.7	24.6	64.6	114.9	258.5	952.1
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
<b>1997</b>										
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

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

VALUE OF BUILDING APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	New residential building	Alterations and additions to residential buildings	Total residential building	Non-residential building	Total building
PRIVATE SECTOR (\$ million)							
<b>1993-94</b>	11 403.8	3 693.6	15 097.4	2 267.1	17 364.5	6 057.0	23 421.5
<b>1994-95</b>	10 715.5	4 163.0	14 878.5	2 396.1	17 274.6	6 791.4	24 066.0
<b>1995-96</b>	8 641.1	3 017.7	11 658.8	2 214.1	13 873.0	7 657.0	21 529.9
<b>1996</b>							
February	679.1	236.9	916.0	174.5	1 090.5	758.3	1 848.8
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
<b>1997</b>							
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
PUBLIC SECTOR (\$ million)							
<b>1993-94</b>	265.4	322.5	587.9	22.0	609.8	2 728.5	3 338.4
<b>1994-95</b>	227.0	365.2	592.2	37.2	629.4	2 823.3	3 452.6
<b>1995-96</b>	171.3	288.5	459.7	70.2	530.0	3 072.3	3 602.3
<b>1996</b>							
February	14.5	21.6	36.1	3.1	39.2	329.5	368.7
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
<b>1997</b>							
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
TOTAL (\$ million)							
<b>1993-94</b>	11 669.2	4 016.1	15 685.3	2 289.0	17 974.3	8 785.6	26 759.9
<b>1994-95</b>	10 942.5	4 528.2	15 470.7	2 433.3	17 904.0	9 614.7	27 518.7
<b>1995-96</b>	8 812.4	3 306.2	12 118.6	2 284.4	14 402.9	10 729.3	25 132.2
<b>1996</b>							
February	693.6	258.5	952.1	177.6	1 129.7	1 087.7	2 217.4
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
<b>1997</b>							
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



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							
<b>1993-94</b>	10 958.7	4 215.2	15 173.9	2 144.8	17 319.6	9 518.3	26 837.0
<b>1994-95</b>	10 024.3	4 692.7	14 717.0	2 227.8	16 946.1	9 985.2	26 929.9
<b>1995-96</b>	7 948.7	3 361.1	11 309.7	2 055.3	13 366.0	10 964.0	24 329.0
Quarter							
<b>1995</b>							
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
<b>1996</b>							
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							
<b>1995</b>							
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
<b>1996</b>							
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							
<b>1995</b>							
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
<b>1996</b>							
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							
<b>1995</b>							
September	-6.2	-8.7	-7.1	-2.2	-6.1	0.0	-3.0
December	-3.1	-10.7	-5.1	0.5	-4.3	-5.2	-4.2
<b>1996</b>							
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 accom- modation	Shops	Factories	Offices	Other business premises	Educa- tional	Religious	Health	Entertain- ment and recreational	Misc- ellaneous	Total non-resi- dential building
	Number	Number	Number	Number	Number	Number	Number	Number	Number	Number	Number
Value—\$50,000-\$199,999											
<b>1996</b>											
December	25	189	108	152	128	92	6	32	42	59	833
<b>1997</b>											
January	28	177	86	176	88	57	11	30	32	49	734
February	24	223	85	152	99	36	5	20	42	49	735
Value—\$200,000-\$499,999											
<b>1996</b>											
December	10	55	52	59	70	40	1	14	23	26	350
<b>1997</b>											
January	12	63	54	65	53	16	7	18	12	15	315
February	16	63	57	58	61	42	5	11	20	22	355
Value—\$500,000-\$999,999											
<b>1996</b>											
December	3	22	25	22	23	18	4	12	9	6	144
<b>1997</b>											
January	3	22	13	19	16	18	0	7	6	8	112
February	5	23	20	22	26	9	1	6	11	6	129
Value—\$1,000,000-\$4,999,999											
<b>1996</b>											
December	9	20	11	14	7	20	0	8	10	12	111
<b>1997</b>											
January	3	11	11	11	17	22	1	8	7	9	100
February	11	17	18	15	19	26	0	8	12	10	136
Value—\$5,000,000 and over											
<b>1996</b>											
December	3	4	2	8	1	2	0	1	4	2	27
<b>1997</b>											
January	6	7	3	6	1	4	0	4	6	2	39
February	3	3	3	2	1	1	0	4	2	4	23
Value-Total											
<b>1993-94</b>	500	3 364	1 924	2 863	2 259	1 371	249	723	955	1 122	15 330
<b>1994-95</b>	501	3 715	2 274	3 324	2 541	1 478	208	578	1 040	1 105	16 764
<b>1995-96</b>	578	4 098	2 246	3 461	2 646	1 505	205	661	1 070	1 310	17 780
<b>1996</b>											
December	50	290	198	255	229	172	11	67	88	105	1 465
<b>1997</b>											
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



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- ellaneou	Total non-resi- dential building
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
Value—\$50,000—\$199,999											
<b>1996</b>											
December	2.8	16.0	11.5	13.9	12.6	9.9	0.5	3.1	4.6	6.5	81.5
<b>1997</b>											
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
Value—\$200,000—\$499,999											
<b>1996</b>											
December	2.6	15.4	15.2	18.6	20.6	11.8	0.2	4.7	7.2	7.7	104.0
<b>1997</b>											
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
Value—\$500,000—\$999,999											
<b>1996</b>											
December	2.1	14.6	17.5	15.2	16.4	12.6	2.7	7.9	6.1	3.5	98.5
<b>1997</b>											
January	2.2	13.7	8.9	12.4	12.0	12.2	0.0	3.9	4.0	5.4	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
Value—\$1,000,000—\$4,999,999											
<b>1996</b>											
December	17.5	46.3	29.6	25.3	10.8	45.9	0.0	16.2	15.7	25.8	233.0
<b>1997</b>											
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
Value—\$5,000,000 and over											
<b>1996</b>											
December	81.6	32.7	24.5	225.2	7.0	10.5	0.0	5.9	41.1	22.3	450.8
<b>1997</b>											
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
Value—Total											
<b>1993-94</b>	622.0	1 398.6	716.7	1 341.1	1 283.9	1 124.4	76.3	974.2	740.8	507.6	8 785.6
<b>1994-95</b>	611.2	1 802.6	870.0	1 472.3	1 158.1	1 203.1	73.0	635.9	1 167.3	621.2	9 614.7
<b>1995-96</b>	658.0	1 811.2	989.2	1 801.3	1 719.8	1 255.3	85.8	765.8	936.6	706.3	10 729.3
<b>1996</b>											
December	106.6	125.1	98.3	298.2	67.4	90.7	3.4	37.7	74.7	65.8	967.9
<b>1997</b>											
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

## NUMBER AND VALUE OF BUILDING APPROVED, By State: February 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	1 800	1 608	76	3 484	210.6	173.1	383.8	80.7	464.5	204.4	668.8
Vic.	1 400	602	176	2 178	157.6	53.6	211.2	65.1	276.3	149.6	425.9
Qld	1 759	772	14	2 545	175.4	59.5	235.0	17.2	252.1	118.6	370.8
SA	429	35	3	467	36.8	2.4	39.3	9.8	49.1	45.1	94.2
WA	773	226	6	1 005	78.1	20.3	98.4	12.1	110.5	73.6	184.1
Tas.	124	9	0	133	11.2	0.7	11.8	3.2	15.1	8.9	23.9
NT	59	58	1	118	7.2	5.2	12.5	1.3	13.8	3.8	17.6
ACT	116	151	0	267	13.1	14.1	27.2	3.4	30.5	4.9	35.4
Australia	6 460	3 461	276	10 197	690.1	328.9	1 019.0	192.8	1 211.8	609.0	1 820.8
PUBLIC SECTOR											
NSW	30	160	0	190	3.0	14.0	17.0	0.2	17.2	37.1	54.3
Vic.	9	7	0	16	0.7	0.3	1.0	3.8	4.8	185.3	190.0
Qld	45	110	0	155	4.5	9.0	13.5	0.0	13.5	21.5	35.0
SA	5	0	0	5	0.4	0.0	0.4	0.0	0.4	7.9	8.3
WA	30	12	0	42	2.1	0.8	3.0	0.2	3.1	44.2	47.3
Tas.	5	15	0	20	0.6	1.3	1.9	0.0	1.9	3.6	5.5
NT	13	0	0	13	2.3	0.0	2.3	0.2	2.5	19.9	22.4
ACT	0	0	0	0	0.0	0.0	0.0	0.0	0.0	7.3	7.3
Australia	137	304	0	441	13.7	25.4	39.0	4.4	43.4	326.8	370.2
TOTAL											
NSW	1 830	1 768	76	3 674	213.6	187.1	400.8	80.9	481.6	241.5	723.1
Vic.	1 409	609	176	2 194	158.3	53.9	212.2	68.9	281.1	334.9	615.9
Qld	1 804	882	14	2 700	179.9	68.5	248.4	17.2	265.6	140.2	405.8
SA	434	35	3	472	37.2	2.4	39.7	9.8	49.5	53.1	102.6
WA	803	238	6	1 047	80.2	21.1	101.3	12.3	113.6	117.8	231.4
Tas.	129	24	0	153	11.8	1.9	13.7	3.3	17.0	12.5	29.5
NT	72	58	1	131	9.6	5.2	14.8	1.5	16.3	23.7	40.0
ACT	116	151	0	267	13.1	14.1	27.2	3.4	30.5	12.2	42.7
Australia	6 597	3 765	276	10 638	703.7	354.3	1 058.0	197.2	1 255.2	935.7	2 190.9



## NON-RESIDENTIAL BUILDING APPROVED, By State: February 1997: Original

## VALUE.....

	<i>Hotels, motels and other short term accommin- odation</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
<b>PRIVATE SECTOR</b>											
NSW	9.0	68.4	35.0	40.9	23.9	5.3	0.2	2.2	17.4	2.1	204.4
Vic.	4.1	33.7	49.2	18.1	25.9	4.8	0.7	5.0	4.8	3.4	149.6
Qld	50.2	18.6	15.9	5.0	11.1	3.8	0.7	7.4	3.6	2.2	118.6
SA	3.8	7.5	2.4	1.6	1.9	0.2	0.3	3.8	1.4	22.1	45.1
WA	7.5	9.6	8.5	5.7	10.6	2.2	0.0	24.2	1.6	3.8	73.6
Tas.	0.1	2.5	0.2	0.2	0.9	1.8	0.1	1.7	0.2	1.2	8.9
NT	0.0	2.1	0.3	0.4	1.1	0.0	0.0	0.0	0.0	0.0	3.8
ACT	0.0	0.1	0.0	0.9	0.1	0.1	0.6	3.1	0.1	0.0	4.9
Australia	74.6	142.4	111.6	72.9	75.6	18.1	2.5	47.4	29.1	34.8	609.0
<b>PUBLIC SECTOR</b>											
NSW	0.4	0.9	0.0	3.9	9.9	14.2	0.0	2.0	2.8	3.0	37.1
Vic.	0.7	0.8	0.0	14.8	2.5	36.0	0.0	4.6	5.3	120.6	185.3
Qld	0.0	0.1	1.0	1.8	3.1	6.9	0.0	0.6	3.9	4.1	21.5
SA	0.1	0.0	0.0	0.1	0.0	6.6	0.0	0.6	0.6	0.0	7.9
WA	0.0	0.1	0.0	1.5	0.2	0.2	0.0	40.2	1.3	0.6	44.2
Tas.	0.0	0.0	0.0	1.0	0.6	0.0	0.0	0.0	2.1	0.0	3.6
NT	0.0	0.0	0.0	0.3	0.4	12.7	0.0	0.0	0.1	6.4	19.9
ACT	0.0	0.0	0.0	0.3	0.0	0.0	0.0	0.0	6.8	0.2	7.3
Australia	1.1	1.9	1.0	23.6	16.6	76.6	0.0	47.9	22.9	135.0	326.8
<b>TOTAL</b>											
NSW	9.3	69.3	35.0	44.8	33.8	19.5	0.2	4.2	20.2	5.1	241.5
Vic.	4.7	34.5	49.2	32.9	28.4	40.8	0.7	9.6	10.1	124.0	334.9
Qld	50.2	18.7	17.0	6.8	14.2	10.8	0.7	8.0	7.5	6.3	140.2
SA	3.9	7.5	2.4	1.7	1.9	6.7	0.3	4.4	2.1	22.1	53.1
WA	7.5	9.7	8.5	7.2	10.8	2.4	0.0	64.3	2.9	4.5	117.8
Tas.	0.1	2.5	0.2	1.2	1.5	1.8	0.1	1.7	2.3	1.2	12.5
NT	0.0	2.1	0.3	0.7	1.5	12.7	0.0	0.0	0.1	6.4	23.7
ACT	0.0	0.1	0.0	1.2	0.1	0.1	0.6	3.1	6.9	0.2	12.2
Australia	75.6	144.3	112.6	96.5	92.2	94.7	2.5	95.3	52.0	169.8	935.7

# 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

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



**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.



# SURVEY OF TOURIST ACCOMMODATION DEVELOPMENTS

## KEY POINTS

The ABS recently surveyed tourist accommodation development projects with an approved completion value of \$2.0 million or more. Results from the survey showed that:

- projects completed in the 6 months ended 31 December 1996 had a total value of \$3.43 million. They included 2,480 hotel and motel rooms (including 1,717 with a star grading of 5), 128 holiday flats, units and serviced apartments and 569 bed spaces in backpacker hostels;
- in the 12 month periods ending 31 December 1997 and 31 December 1998, the number of additional hotel and motel rooms expected to be completed are 3,761 and 909 respectively;
- of the 8,269 hotel and motel rooms completed or planned to be completed in the 3 year period July 1996 to June 1999, 34% are star grade 5 and 31% are star grade 4.

The following table shows details at 31 December 1996 of new accommodation:

Type of accommodation (a)	COMPLETED BY	EXPECTED TO BE COMPLETED BY.....		
	31 Dec 1996	31 Dec 1997	31 Dec 1998	30 Jun 1999
<b>Number of rooms, etc. (excluding refurbishments)</b>				
Total hotels, motels	2 480	3 761	909	1 119
star grade 3	133	1 380	120	749
star grade 4	459	1 596	523	-
star grade 5	1 717	462	266	370
other	171	323(b)	-	-
Holiday flats, units and serviced apartments				
number of units	128	620	-	n.a.
Backpacker hostels				
number of bed spaces	569	-	-	-
<b>Value of projects (including refurbishments)(\$m)</b>				
Total value of all projects	343	895	130	100

(a) No caravan park projects were completed or expected to be completed in the period.

(b) Includes 160 rooms of star grade 2.

## SURVEY NOTES

Tourist accommodation developments include new work or alterations and additions to establishments which provide predominantly short-term accommodation to the general public.

Relevant construction jobs (including refurbishments) were identified from the September and December 1996 quarterly Building Activity Surveys and followed up for more information.

Projects covered include some not yet commenced at 30 November 1996 but which were expected to be completed no later than 30 June 1999.

## INQUIRIES AND UNPUBLISHED DATA

For more details and the availability of other data from the survey, contact Rex Porter on (08) 8237 7316.

## 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).

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2873100002971

ISSN 1031-0177

RRP \$15.00