

BUILDING APPROVALS AUSTRALIA

EMBARGOED UNTIL 11:30AM WED 1 FEBRUARY 1995

DECEMBER KEY FIGURES

TREND ESTIMATES

	Dec 94	monthly % change	annual % change
Dwelling units approved			
Private sector houses	10 025	-2.0	-3.9
Total dwelling units	15 229	-2.5	-2.4

SEASONALLY ADJUSTED

	Dec 94	monthly % change	annual % change
Dwelling units approved			
Private sector houses	9 380	-10.2	-10.1
Total dwelling units	14 657	-1.7	-6.3

DECEMBER KEY POINTS

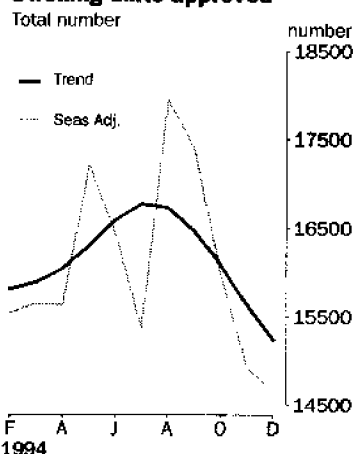
TREND ESTIMATES

- The trend for total dwelling units approved continued to fall in December 1994 from the turning point in July 1994. The latest fall was influenced by a significant decrease in private sector house approvals in December.
- The trend for the total number of dwelling units approved fell 2.5% in December 1994 to 15,229, following decreases of 2.8% and 2.3% in the previous two months. It would require a 20% increase in seasonally adjusted approvals in January 1995 to flatten out the trend decline.
- The trend for the number of private sector houses approved fell 2.0% in December 1994 to 10,025. This is the sixth consecutive decline in the trend from the June 1994 turning point.
- The trend for the number of other residential dwellings approved fell 3.4% in December 1994 to 5,014, following falls of 3.5% in November and 2.5% in October 1994.
- The trend for total dwelling units approved, is now declining in all States and Territories, except Victoria. In Victoria, the trend continues to show weak growth.

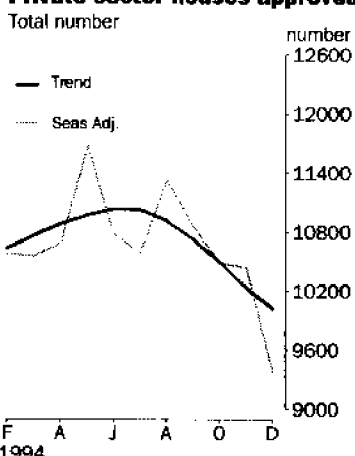
SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for the total number of dwelling units approved fell 1.7% in December 1994 to 14,657. This was the fourth consecutive monthly fall.
- The number of private sector houses approved fell 10.2% in December 1994 to 9,380, the lowest monthly estimate since May 1992.
- The number of other residential dwelling units approved rose 14.3% to 4,970 in December 1994. This follows falls of 20.2% in November and 10.5% in October 1994.

Dwelling units approved



Private sector houses approved



INQUIRIES

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

BUILDING APPROVALS NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
January 1995	01 March 1995
February 1995	29 March 1995
March 1995	04 May 1995
April 1995	29 May 1995
May 1995	30 June 1995
June 1995	31 July 1995

CHANGES IN THIS ISSUE

There are no changes in this issue.

SIGNIFICANT REVISIONS THIS MONTH

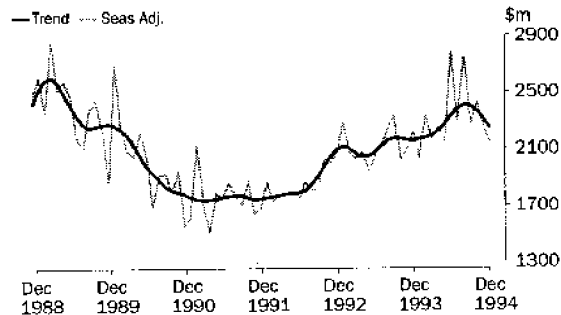
A clerical error in the November 1994 data for the value of public sector other residential building approved in the Northern Territory has been amended in this issue. This has resulted in a downward revision of \$52.2m to the original data. Corresponding totals for the Northern Territory and Australia, affected by this amendment, have also been revised.

RICHARD MADDEN
ACTING AUSTRALIAN STATISTICIAN

VALUE OF BUILDING APPROVED

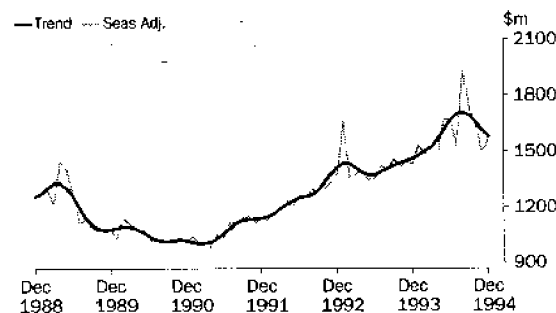
VALUE OF TOTAL BUILDING

With availability of the latest estimates, the trend for the value of total building approved has been revised to show decline from August 1994. The trend fell 2.6% in December 1994, following falls of 2.1% in November and 1.5% in October 1994. The trend will continue to decline unless there is an increase of about 21% in the seasonally adjusted series in January 1995 (over twice the historical average monthly movement).



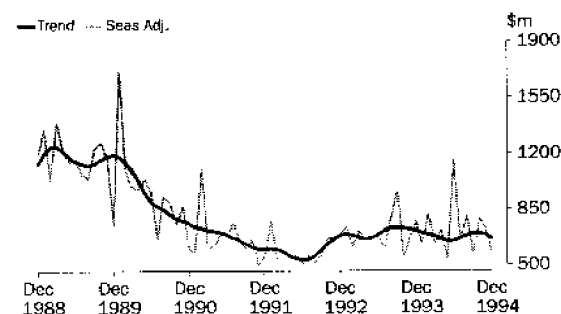
VALUE OF RESIDENTIAL BUILDING

The trend for the value of residential building approved fell 2.4% in December 1994, following falls of 2.5% in November and 2.0% in October 1994. The trend will continue to fall unless there is an increase of 14% in the seasonally adjusted series in January 1995 (over 3 times the historical average monthly movement).



VALUE OF NON-RESIDENTIAL BUILDING

The trend for the value of non-residential building approved has been revised to show decline from September 1994. The trend fell 2.8% in December 1994, following a fall of 1.0% in November, after a four month period of growth to September. There would need to be an increase of about 40% in the seasonally adjusted series in January 1995 (twice the historical average monthly movement) to see the trend growth resume.



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

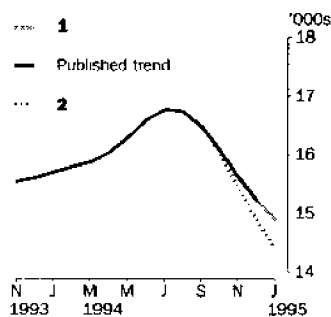
- * +4.0% for total number of dwelling units approved
- * +4.0% for number of private sector houses approved
- * +4.0% for value of residential building approved
- * +19.0% for value of non-residential building approved
- * +9.0% for value of total building approved

2 The January seasonally adjusted estimate is lower than the December estimate by:

- * -4.0% for total number of dwelling units approved
- * -4.0% for number of private sector houses approved
- * -4.0% for value of residential building approved
- * -19.0% for value of non-residential building approved
- * -9.0% for value of total building approved

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

TOTAL NUMBER OF DWELLINGS



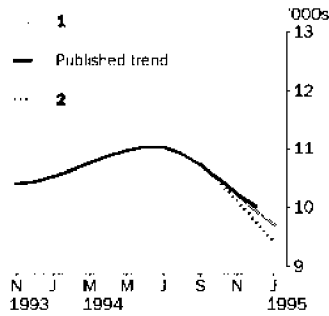
TREND AS PUBLISHED

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:				
	number	% change	1 rises by 4% on Dec 1994	% change	2 falls by 4% on Dec 1994	number	% change
1994							
August	16 722	-0.2	16 743	-0.2	16 781	-0.1	
September	16 467	-1.5	16 475	-1.6	16 494	-1.7	
October	16 083	-2.3	16 072	-2.4	16 021	-2.9	
November	15 626	-2.8	15 633	-2.7	15 465	-3.5	
December	15 229	-2.5	15 230	-2.6	14 912	-3.6	
1995							
January	—	—	14 892	-2.2	14 413	-3.3	

WHAT IF...? (continued)

PRIVATE SECTOR HOUSES



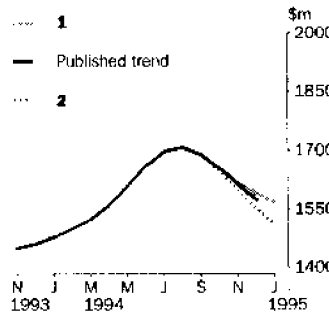
1994
 August
 September
 October
 November
 December
 1995
 January

TREND AS PUBLISHED
 number % change

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:
1 rises by 4% on Dec 1994
 number % change
2 falls by 4% on Dec 1994
 number % change

	number	% change	number	% change	number	% change
1994 August	10 917	-1.0	10 935	-0.9	10 958	-0.8
September	10 726	-1.7	10 734	-1.8	10 745	-1.9
October	10 494	-2.2	10 480	-2.4	10 450	-2.7
November	10 234	-2.5	10 210	-2.6	10 109	-3.3
December	10 025	-2.0	9 951	-2.5	9 762	-3.4
1995 January	—	—	9 707	-2.5	9 422	-3.5

VALUE OF RESIDENTIAL BUILDING APPROVED



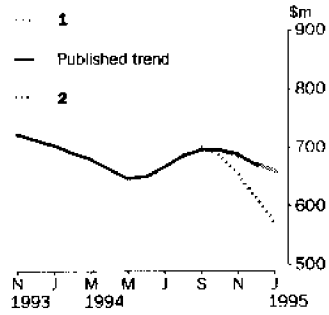
1994
 August
 September
 October
 November
 December
 1995
 January

TREND AS PUBLISHED
 \$m % change

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:
1 rises by 4% on Dec 1994
 \$m % change
2 falls by 4% on Dec 1994
 \$m % change

	\$m	% change	\$m	% change	\$m	% change
1994 August	1 706.4	0.5	1 707.5	0.5	1 712.2	0.7
September	1 688.0	-1.1	1 688.3	-1.1	1 690.7	-1.3
October	1 653.5	-2.0	1 653.7	-2.0	1 647.5	-2.6
November	1 611.5	-2.5	1 618.1	-2.2	1 597.6	-3.0
December	1 573.3	-2.4	1 588.7	-1.8	1 550.1	-3.0
1995 January	—	—	1 568.3	-1.3	1 510.0	-2.6

VALUE OF NON-RESIDENTIAL BUILDING APPROVED



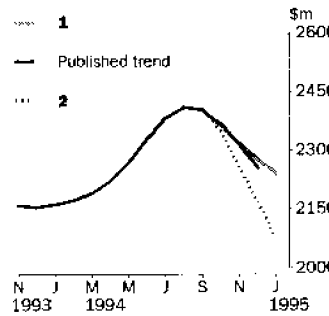
1994
 August
 September
 October
 November
 December
 1995
 January

TREND AS PUBLISHED
 \$m % change

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:
1 rises by 19% on Dec 1994
 \$m % change
2 falls by 19% on Dec 1994
 \$m % change

	\$m	% change	\$m	% change	\$m	% change
1994 August	685.0	2.8	684.4	2.7	691.6	3.2
September	695.7	1.6	695.9	1.7	699.5	1.1
October	694.9	-0.1	694.7	-0.2	685.2	-2.0
November	687.8	-1.0	684.6	-1.4	653.3	-4.7
December	668.6	-2.8	670.5	-2.1	611.6	-6.4
1995 January	—	—	657.6	-1.9	568.7	-7.0

VALUE OF TOTAL BUILDING APPROVED



1994
 August
 September
 October
 November
 December
 1995
 January

TREND AS PUBLISHED
 \$m % change

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:
1 rises by 9% on Dec 1994
 \$m % change
2 falls by 9% on Dec 1994
 \$m % change

	\$m	% change	\$m	% change	\$m	% change
1994 August	2 408.5	1.2	2 408.6	1.1	2 421.6	1.4
September	2 401.2	-0.3	2 401.5	-0.3	2 408.0	-0.6
October	2 364.4	-1.5	2 364.8	-1.5	2 347.6	-2.5
November	2 314.5	-2.1	2 318.2	-2.0	2 261.5	-3.7
December	2 253.5	-2.6	2 275.2	-1.9	2 168.3	-4.1
1995 January	—	—	2 239.1	-1.6	2 077.9	-4.2

SUMMARY OF 1994 BUILDING APPROVALS

NUMBER BY STATE & TERRITORIES

The number of dwelling units approved in the 1994 calendar year and the percentage movements between 1993 and 1994 for the States and Territories are summarised below:

	DWELLING UNITS APPROVED BY STATE								
	NSW	VIC	QLD	SA	WA	IAS	NT	ACT	Australia
No of dwelling units 1993 to 1994	57 586	34 170	54 106	11 432	26 311	3 717	1 757	3 760	192 839
% change	15.4	11.2	3.2	-6.6	7.0	-10.0	11.6	-5.0	7.4

NUMBER OF DWELLING UNIT APPROVALS

In original terms, there were 192,839 dwelling units approved in 1994, an increase of 7.4% over 1993 and the largest number of dwelling units approved in any year, since the series began. Private sector dwelling unit approvals increased by 8.6% to 184,792, more than offsetting a decrease of 14.0% in public sector dwelling approvals (8,047).

Total new house approvals increased by 3.6% to 130,671, and total new other residential dwelling approvals (townhouses, flats, apartments, etc.) increased by 13.6% to 57,581.

There were also 4,587 dwellings created as a result of conversions, etc. in 1994, an increase of 62.8% over 1993.

VALUE BY STATE AND TERRITORIES

Percentage movements for the value of building approved between the 1993 and 1994 calendar years for the States and Territories are summarised below:

	PERCENTAGE CHANGE BETWEEN 1993 & 1994								
	NSW	VIC	QLD	SA	WA	IAS	NT	ACT	Australia
	%	%	%	%	%	%	%	%	%
New residential	16.0	18.1	10.2	-3.1	17.8	-5.3	59.0	-5.5	13.3
Alterations & additions to res. buildings	12.8	22.9	6.5	-2.2	11.8	22.8	14.3	10.6	13.9
Non-residential	-3.7	46.4	-20.0	3.6	-26.0	-2.4	12.4	47.1	2.2
Total	8.8	28.5	0.9	-1.2	3.2	-2.3	36.1	14.7	9.7

VALUE OF BUILDING APPROVALS

In original terms, there was \$27,832.7m of building approved in 1994, an increase of 9.7% over 1993. The total value of private sector building approvals rose 12.8%, more than offsetting a fall of 9.6% in the value of public sector building approvals.

Increases occurred in all three major categories of building approvals in 1994. The value of new residential building increased by 13.3% to \$16,814.7m, the value of alterations and additions to residential buildings increased by 13.9% to \$2,452.6m, and the value of non-residential building increased by 2.2% to \$8,565.4m.

For non-residential building approvals, increases in the categories of Shops (8.9%), Factories (36.4%), Other business premises (16.1%), Education (4.8%) and Entertainment and recreation (4.7%) more than offset decreases in the categories of Hotels, etc. (7.2%), Offices (9.3%), Religion (24.6%), Health (14.4%) and Miscellaneous (18.9%).



DWELLING UNITS APPROVED: Seasonally Adjusted & Trend

Month	HOUSES.....		OTHER RESIDENTIAL.....		DWELLING UNITS.....		
	Private sector	Total	Private sector	Total	Private sector	Public sector	Total
	Number	Number	Number	Number	Number	Number	Number

SEASONALLY ADJUSTED

1993							
December	10 439	10 810	4 583	4 830	15 022	576	15 640
1994							
January	10 689	10 889	4 725	5 207	15 414	565	16 096
February	10 574	10 739	4 216	4 794	14 790	667	15 533
March	10 555	10 867	4 230	4 769	14 785	687	15 636
April	10 677	10 949	4 314	4 671	14 991	685	15 620
May	11 670	11 763	4 843	5 446	16 513	883	17 209
June	10 784	11 070	5 062	5 362	15 845	829	16 432
July	10 586	10 927	4 080	4 436	14 666	660	15 363
August	11 330	11 470	6 056	6 479	17 386	600	17 949
September	10 862	11 294	5 715	6 088	16 576	684	17 381
October	10 483	10 521	4 939	5 449	15 422	525	15 970
November	10 440	10 562	3 921	4 348	14 361	517	14 910
December	9 380	9 687	4 666	4 970	14 046	517	14 657

TREND ESTIMATES

1993							
December	10 437	10 721	4 500	4 886	14 936	573	15 607
1994							
January	10 524	10 787	4 476	4 917	15 000	608	15 704
February	10 639	10 882	4 430	4 912	15 069	658	15 794
March	10 761	10 986	4 399	4 894	15 160	705	15 880
April	10 876	11 102	4 458	4 935	15 333	744	16 037
May	10 966	11 205	4 640	5 086	15 606	765	16 292
June	11 032	11 281	4 887	5 304	15 919	757	16 585
July	11 025	11 274	5 089	5 489	16 113	720	16 763
August	10 917	11 156	5 164	5 566	16 080	666	16 722
September	10 726	10 953	5 107	5 514	15 833	612	16 467
October	10 494	10 706	4 968	5 376	15 462	566	16 083
November	10 234	10 437	4 788	5 189	15 022	527	15 626
December	10 025	10 214	4 609	5 014	14 635	503	15 229

TREND ESTIMATES (% change from preceding month)

1993							
December	0.3	0.2	0.1	1.1	0.3	2.4	0.5
1994							
January	0.8	0.6	-0.5	0.6	0.4	6.2	0.6
February	1.1	0.9	-1.0	-0.1	0.5	8.1	0.6
March	1.1	1.0	-0.7	-0.4	0.6	7.2	0.5
April	1.1	1.1	1.3	0.8	1.1	5.6	1.0
May	0.8	0.9	4.1	3.1	1.8	2.8	1.6
June	0.6	0.7	5.3	4.3	2.0	-1.0	1.8
July	-0.1	-0.1	4.1	3.5	1.2	-5.0	1.1
August	-1.0	-1.0	1.5	1.4	-0.2	-7.4	-0.2
September	-1.7	-1.8	-1.1	-0.9	-1.5	-8.1	-1.5
October	-2.2	-2.2	-2.7	-2.5	-2.3	-7.5	-2.3
November	-2.5	-2.5	-3.6	-3.5	-2.8	-6.8	-2.8
December	-2.0	-2.1	-3.7	-3.4	-2.6	-4.6	-2.5

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

Month	New residential building \$m	Alterations and additions to residential buildings \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
SEASONALLY ADJUSTED					
1993					
December	1 265.7	183.4	1 430.0	772.5	2 216.1
1994					
January	1 321.1	184.9	1 533.7	630.2	2 036.0
February	1 288.7	194.4	1 486.2	815.3	2 327.9
March	1 322.0	188.0	1 522.7	628.7	2 163.7
April	1 305.5	197.9	1 491.5	717.9	2 246.4
May	1 424.4	229.8	1 665.4	536.1	2 149.5
June	1 471.7	195.8	1 669.4	1 160.9	2 777.3
July	1 350.8	189.0	1 533.5	646.9	2 298.7
August	1 692.9	229.8	1 928.9	804.0	2 751.6
September	1 551.0	221.2	1 730.7	566.0	2 268.6
October	1 370.8	238.8	1 633.3	789.0	2 429.0
November	1 296.7	200.6	1 496.4	729.0	2 258.5
December	1 390.6	169.2	1 563.6	568.5	2 144.6
TREND ESTIMATES					
1993					
December	1 273.8	185.1	1 459.7	711.2	2 152.2
1994					
January	1 286.0	187.7	1 478.1	701.4	2 159.3
February	1 300.6	191.3	1 498.2	688.8	2 169.2
March	1 320.7	195.6	1 523.2	678.1	2 189.8
April	1 355.0	199.6	1 559.8	662.6	2 221.0
May	1 403.5	203.7	1 609.1	647.3	2 265.9
June	1 453.8	209.0	1 661.1	650.6	2 327.2
July	1 487.7	213.9	1 697.5	666.4	2 380.9
August	1 494.5	216.5	1 706.4	685.0	2 408.5
September	1 476.1	215.9	1 688.0	695.7	2 401.2
October	1 443.4	212.5	1 653.5	694.9	2 364.4
November	1 405.6	206.4	1 611.5	687.8	2 314.5
December	1 370.3	200.6	1 573.3	668.6	2 253.5
TREND ESTIMATES (% change from preceding month)					
1993					
December	0.5	0.5	0.8	-1.3	-0.3
1994					
January	1.0	1.4	1.3	-1.4	0.3
February	1.1	1.9	1.4	-1.8	0.5
March	1.5	2.2	1.7	-1.6	1.0
April	2.6	2.0	2.4	-2.3	1.4
May	3.6	2.1	3.2	-2.3	2.0
June	3.6	2.6	3.2	0.5	2.7
July	2.3	2.3	2.2	2.4	2.3
August	0.5	1.2	0.5	2.8	1.2
September	-1.2	-0.2	-1.1	1.6	-0.3
October	-2.2	-1.6	-2.0	-0.1	-1.5
November	-2.6	-2.9	-2.5	-1.0	-2.1
December	-2.5	-2.8	-2.4	-2.8	-2.6

DWELLING UNITS APPROVED, By State: Seasonally Adjusted & Trend

Period	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory
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SEASONALLY ADJUSTED

1993								
December	3 902	2 828	4 644	936	2 400	359	n.a.	n.a.
1994								
January	4 600	2 743	4 564	940	1 963	377	n.a.	n.a.
February	4 178	2 957	4 228	929	2 335	361	n.a.	n.a.
March	4 210	2 652	4 699	934	2 319	313	n.a.	n.a.
April	4 698	2 707	4 525	959	2 248	306	n.a.	n.a.
May	4 982	3 136	5 042	1 040	2 374	355	n.a.	n.a.
June	5 051	2 689	4 921	967	2 348	295	n.a.	n.a.
July	4 477	2 756	4 550	964	2 048	355	n.a.	n.a.
August	6 195	3 069	4 777	956	2 152	272	n.a.	n.a.
September	5 588	2 648	4 762	1 163	2 284	311	n.a.	n.a.
October	4 841	3 139	4 037	828	2 071	325	n.a.	n.a.
November	3 968	2 901	4 197	999	2 074	252	n.a.	n.a.
December	4 844	2 830	3 726	765	2 041	230	n.a.	n.a.

TREND ESTIMATES

1993								
December	4 137	2 783	4 489	934	2 258	358	111	429
1994								
January	4 217	2 803	4 499	934	2 263	354	120	444
February	4 318	2 810	4 541	944	2 271	347	129	427
March	4 435	2 815	4 608	953	2 281	339	132	379
April	4 609	2 819	4 699	963	2 286	330	132	314
May	4 845	2 825	4 777	978	2 282	323	131	263
June	5 079	2 840	4 821	994	2 263	320	136	249
July	5 229	2 860	4 785	1 002	2 225	317	146	266
August	5 250	2 880	4 660	996	2 182	311	157	287
September	5 151	2 894	4 486	977	2 147	300	163	291
October	4 992	2 905	4 297	949	2 114	286	161	285
November	4 811	2 909	4 106	915	2 083	270	155	270
December	4 642	2 929	3 947	883	2 062	258	147	251

TREND ESTIMATES (% change from preceding month)

1993								
December	0.8	1.1	-0.5	-1.5	0.3	-0.6	-0.7	9.6
1994								
January	1.9	0.7	0.2	0.0	0.2	-1.2	7.8	3.4
February	2.4	0.2	0.9	1.1	0.4	-1.8	7.2	-3.9
March	2.7	0.2	1.5	0.9	0.4	-2.4	2.7	-11.2
April	3.9	0.2	2.0	1.1	0.2	-2.8	-0.1	-17.2
May	5.1	0.2	1.7	1.5	-0.2	-2.0	-0.4	-16.1
June	4.8	0.5	0.9	1.7	-0.9	-0.9	3.6	-5.5
July	3.0	0.7	-0.8	0.8	-1.7	-0.8	7.4	7.1
August	0.4	0.7	-2.6	-0.6	-1.9	-1.9	7.4	7.6
September	-1.9	0.5	-3.7	-1.9	-1.6	-3.7	3.5	1.5
October	-3.1	0.4	-4.2	-2.9	-1.5	-4.7	-0.9	-2.0
November	-3.6	0.1	-4.4	-3.6	-1.5	-5.4	-3.9	-5.3
December	-3.5	0.7	-3.9	-3.5	-1.0	-4.6	-5.1	-7.1

DWELLING UNITS APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Conversions, etc.	Total dwelling units
	Number	Number	Number	Number
PRIVATE SECTOR				
1991-92	107 171	31 038	1 337	139 546
1992-93	119 846	40 319	1 705	161 870
1993-94	127 299	49 281	3 992	180 572
1993				
December	9 621	3 570	504	13 695
1994				
January	8 325	3 955	316	12 596
February	9 718	3 588	322	13 628
March	11 734	4 061	489	16 284
April	9 586	3 644	321	13 551
May	12 576	5 006	595	18 177
June	11 429	4 660	144	16 233
July	10 751	4 058	114	14 923
August	12 119	6 188	373	18 680
September	11 547	5 280	828	17 655
October	10 665	3 978	556	15 199
November	11 114	4 031	228	15 373
December	8 393	3 945	155	12 493
PUBLIC SECTOR				
1991-92	3 693	8 299	6	11 998
1992-93	3 741	6 651	9	10 401
1993-94	3 184	4 941	147	8 272
1993				
December	302	245	1	548
1994				
January	220	274	2	496
February	130	448	2	580
March	249	468	2	719
April	339	287	7	633
May	301	758	110	1 169
June	429	960	6	1 395
July	185	318	16	519
August	205	325	1	531
September	180	421	0	601
October	126	272	0	398
November	193	343	0	536
December	157	313	0	470
TOTAL				
1991-92	110 864	39 337	1 343	151 544
1992-93	123 587	46 970	1 714	172 271
1993-94	130 483	54 222	4 139	188 844
1993				
December	9 923	3 815	505	14 243
1994				
January	8 545	4 229	318	13 092
February	9 848	4 036	324	14 208
March	11 983	4 529	491	17 003
April	9 925	3 931	328	14 184
May	12 877	5 764	705	19 346
June	11 858	5 620	150	17 628
July	10 936	4 376	130	15 442
August	12 324	6 513	374	19 211
September	11 727	5 701	828	18 256
October	10 791	4 250	556	15 597
November	11 307	4 374	228	15 909
December	8 550	4 258	155	12 963

NEW DWELLING UNITS APPROVED¹, By Type of Dwelling: Original

OTHER RESIDENTIAL BUILDING.....

Period	Houses				Flats, units or apartments in a building of.....				Total	Total New Residential Building
	Semi-detached, row or terrace houses, townhouses, etc. of.....			Total	One or two storeys	Three storeys	Four or more storeys	Total		
	One storey	Two or more storeys	Total							
NUMBER OF DWELLING UNITS										
1991-92	110 864	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	39 337	150 201
1992-93	123 587	20 574	6 962	27 536	11 478	4 169	3 787	19 434	46 970	170 557
1993-94	130 483	21 981	10 905	32 886	10 037	5 244	6 073	21 354	54 222	184 705
1993										
December	9 923	1 715	1 016	2 731	483	380	227	1 090	3 815	13 738
1994										
January	8 545	1 735	746	2 481	650	363	735	1 748	4 229	12 774
February	9 848	1 801	931	2 732	634	368	302	1 304	4 036	13 884
March	11 983	1 712	743	2 455	847	552	675	2 074	4 529	16 512
April	9 925	1 563	940	2 503	619	379	430	1 428	3 931	13 856
May	12 877	2 304	1 210	3 514	1 007	524	718	2 249	5 764	18 641
June	11 858	2 117	1 233	3 350	1 049	528	693	2 270	5 620	17 478
July	10 936	1 870	694	2 564	829	396	587	1 812	4 376	15 312
August	12 324	2 159	1 001	3 160	852	675	1 826	3 353	6 513	18 837
September	11 727	1 971	1 049	3 020	874	395	1 412	2 681	5 701	17 428
October	10 791	1 539	837	2 376	675	388	811	1 874	4 250	15 041
November	11 307	1 955	1 126	3 081	436	441	416	1 293	4 374	15 681
December	8 550	1 637	621	2 258	408	416	1 176	2 000	4 258	12 808

VALUE (\$ million)

1991-92	9 388.5	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	2 617.4	12 005.9
1992-93	10 605.7	1 273.2	499.1	1 772.5	748.9	330.1	664.1	1 743.0	3 515.6	14 121.4
1993-94	11 669.2	1 403.2	824.3	2 225.7	665.7	424.1	721.6	1 821.2	4 016.1	15 685.3
1993										
December	887.3	105.2	79.5	184.6	29.7	31.0	16.2	76.9	260.9	1 148.2
1994										
January	776.0	114.0	58.9	172.9	40.1	33.3	71.0	144.3	317.2	1 093.3
February	878.3	119.9	68.3	188.2	46.3	30.1	38.4	144.4	303.1	1 181.3
March	1 081.6	105.0	59.8	164.9	56.4	40.4	119.8	216.7	381.6	1 463.1
April	911.4	101.3	71.3	172.6	36.4	26.8	45.4	108.7	281.3	1 192.7
May	1 166.8	148.9	89.3	238.2	67.6	48.0	64.3	179.9	418.2	1 585.0
June	1 102.7	146.3	102.9	249.2	70.0	41.3	90.5	201.8	451.0	1 553.7
July	1 020.6	123.4	53.5	176.8	59.8	47.1	67.7	174.7	351.5	1 372.1
August	1 158.2	141.6	84.2	225.8	60.2	47.6	310.7	418.5	644.3	1 802.5
September	1 088.3	127.7	82.5	210.2	58.7	29.4	205.0	293.1	503.2	1 591.5
October	1 008.1	106.7	75.4	182.1	43.2	28.4	85.8	157.4	339.5	1 347.6
November	1 057.9	128.7	92.3	221.1	28.5	32.7	57.7	119.0	340.0	1 397.9
December	814.8	108.7	57.4	166.1	29.2	30.4	193.5	253.1	419.2	1 234.0

¹ Excludes Conversions, etc

VALUE OF BUILDING APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	New residential building	Alterations and additions to residential buildings	Total residential building	Non-residential building	Total building
PRIVATE SECTOR (\$ million)							
1991-92	9 113.0	2 060.3	11 173.3	1 954.8	13 128.1	4 745.4	17 873.5
1992-93	10 319.3	3 091.4	13 410.7	2 071.4	15 482.1	5 067.7	20 549.8
1993-94	11 403.8	3 693.6	15 097.4	2 267.1	17 364.5	6 057.0	23 421.5
1993							
December	864.8	245.8	1 110.6	167.5	1 278.1	457.5	1 735.6
1994							
January	750.2	296.8	1 047.1	144.8	1 191.8	302.7	1 494.5
February	867.0	271.4	1 141.4	172.7	1 314.1	492.5	1 806.6
March	1 061.9	350.7	1 412.6	202.8	1 615.4	436.0	2 051.4
April	878.1	263.5	1 141.5	177.3	1 318.9	448.3	1 767.2
May	1 144.9	369.1	1 514.0	239.2	1 753.2	446.2	2 199.4
June	1 068.2	386.2	1 454.4	191.7	1 646.1	1 006.0	2 652.1
July	1 003.8	331.9	1 335.7	184.0	1 519.6	399.3	1 918.9
August	1 136.6	600.2	1 736.8	239.9	1 976.7	608.7	2 585.4
September	1 073.7	475.8	1 549.5	253.7	1 803.2	414.2	2 217.4
October	999.4	322.2	1 321.6	247.5	1 569.2	524.4	2 093.6
November	1 044.1	312.0	1 356.0	220.9	1 577.0	489.1	2 066.1
December	802.7	395.9	1 198.6	151.2	1 349.8	440.0	1 789.9
PUBLIC SECTOR (\$ million)							
1991-92	275.6	557.1	832.7	19.1	851.8	2 463.3	3 315.1
1992-93	286.5	424.2	710.7	17.1	727.8	2 608.8	3 336.6
1993-94	265.4	322.5	587.9	22.0	609.8	2 728.5	3 338.4
1993							
December	22.5	15.1	37.6	0.5	38.1	318.3	356.4
1994							
January	25.8	20.4	46.2	0.5	46.7	263.3	309.9
February	11.2	28.7	39.9	1.0	40.9	288.5	329.4
March	19.7	30.8	50.6	0.5	51.1	160.7	211.7
April	33.3	17.8	51.1	1.4	52.6	193.6	246.2
May	21.9	49.1	71.0	11.1	82.1	166.0	248.1
June	34.5	64.8	99.3	2.7	101.9	158.5	260.4
July	16.8	19.6	36.4	2.1	38.5	194.3	232.9
August	21.6	44.0	65.6	1.0	66.6	261.0	327.6
September	14.6	27.4	42.0	4.1	46.2	149.4	195.6
October	8.7	17.3	26.0	0.4	26.4	361.4	387.8
November	13.8	28.1	41.9	1.4	43.2	241.4	284.7
December	12.1	23.3	35.4	0.6	36.0	119.8	155.9
TOTAL (\$ million)							
1991-92	9 388.5	2 617.4	12 005.9	1 973.9	13 979.9	7 208.7	21 188.5
1992-93	10 605.7	3 515.6	14 121.4	2 088.6	16 209.9	7 676.5	23 886.4
1993-94	11 669.2	4 016.1	15 685.3	2 289.0	17 974.3	8 785.6	26 759.9
1993							
December	887.3	260.9	1 148.2	168.1	1 316.3	775.7	2 092.0
1994							
January	776.0	317.2	1 093.3	145.2	1 238.5	566.0	1 804.5
February	878.3	303.1	1 181.3	173.7	1 355.0	781.0	2 136.0
March	1 081.6	381.6	1 463.1	203.3	1 666.4	596.7	2 263.1
April	911.4	281.3	1 192.7	178.8	1 371.4	642.0	2 013.4
May	1 166.8	418.2	1 585.0	250.3	1 835.3	612.2	2 447.5
June	1 102.7	451.0	1 553.7	194.4	1 748.1	1 164.4	2 912.5
July	1 020.6	351.5	1 372.1	186.1	1 558.2	593.6	2 151.8
August	1 158.2	644.3	1 802.5	240.9	2 043.4	869.6	2 913.0
September	1 088.3	503.2	1 591.5	257.8	1 849.4	563.6	2 413.0
October	1 008.1	339.5	1 347.6	248.0	1 595.6	885.8	2 481.3
November	1 057.9	340.0	1 397.9	222.3	1 620.2	730.6	2 350.8
December	814.8	419.2	1 234.0	151.8	1 385.8	559.9	1 945.7

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

Period	New houses \$m	New Other residential building \$m	New residential building \$m	Alterations and additions to residential buildings \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
ORIGINAL							
1991-92	9 045.8	2 745.8	11 791.5	1 894.2	13 685.3	7 629.9	21 315.5
1992-93	10 150.6	3 720.3	13 870.9	2 000.2	15 871.5	8 206.9	24 078.0
1993-94	10 958.7	4 217.5	15 176.2	2 144.8	17 321.2	9 527.1	26 848.1
Quarter							
1993							
June	2 590.2	971.5	3 561.7	507.0	4 069.2	2 166.9	6 235.5
September	2 798.9	1 026.2	3 825.1	551.9	4 376.9	2 512.4	6 889.4
December	2 626.2	941.3	3 567.5	524.3	4 092.4	2 235.7	6 327.5
1994							
March	2 561.5	1 050.1	3 611.6	487.8	4 099.8	2 109.5	6 208.8
June	2 972.1	1 199.9	4 172.0	580.9	4 752.2	2 669.5	7 422.4
September	3 009.8	1 556.4	4 566.2	630.4	5 195.4	2 119.8	7 316.4

SEASONALLY ADJUSTED

Quarter							
1993							
June	2 543.0	918.0	3 478.0	511.1	3 988.6	2 126.0	6 080.0
September	2 655.5	1 012.8	3 653.1	512.3	4 152.8	2 537.0	6 724.4
December	2 634.3	994.4	3 634.4	515.0	4 123.4	2 130.3	6 322.9
1994							
March	2 747.5	1 059.3	3 799.1	530.0	4 371.7	2 251.2	6 533.1
June	2 907.4	1 115.6	4 047.1	580.9	4 628.9	2 665.4	7 220.8
September	2 864.7	1 574.1	4 401.9	589.1	4 949.6	2 109.3	7 160.9

SEASONALLY ADJUSTED (% change from preceding quarter)

Quarter							
1993							
June	-0.6	-25.8	-8.6	2.3	-7.8	-3.3	-5.5
September	4.4	10.3	5.0	0.2	4.1	19.3	10.6
December	-0.8	-1.8	-0.5	0.5	-0.7	-16.0	-6.0
1994							
March	4.3	6.5	4.5	2.9	6.0	5.7	3.3
June	5.8	5.3	6.5	9.6	5.9	18.4	10.5
September	-1.5	41.1	8.8	1.4	6.9	-20.9	-0.8

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

Month	Hotels, motels and other short term 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											
1994											
October	30	286	117	178	129	53	6	21	49	40	909
November	18	230	125	184	143	76	11	19	58	54	918
December	22	161	122	147	124	62	9	23	31	41	742
Value—\$200,000—\$499,999											
1994											
October	9	71	60	71	56	33	3	20	21	23	367
November	18	66	50	65	51	38	5	10	26	31	360
December	10	35	49	41	51	31	4	8	17	17	263
Value—\$500,000—\$999,999											
1994											
October	2	20	21	29	21	17	2	5	11	9	137
November	5	21	22	18	20	15	3	4	9	6	123
December	1	17	14	23	15	23	3	5	8	1	110
Value—\$1,000,000—\$4,999,999											
1994											
October	4	16	17	17	17	17	2	8	8	9	115
November	4	14	12	17	16	19	2	17	15	11	127
December	3	9	4	15	8	15	0	5	9	5	73
Value—\$5,000,000 and over											
1994											
October	0	5	1	2	5	5	0	1	2	0	21
November	2	0	3	3	2	7	0	2	2	2	23
December	3	3	0	2	3	8	0	0	1	1	21
Value—Total											
1991-92	443	2 836	1 540	2 755	1 793	1 191	270	571	936	891	13 226
1992-93	460	3 110	1 654	2 768	2 109	1 292	268	606	1 072	1 030	14 369
1993-94	500	3 364	1 924	2 863	2 259	1 371	249	723	955	1 122	15 330
1994											
October	45	398	216	297	228	125	13	55	91	81	1 549
November	47	331	212	287	232	155	21	52	110	104	1 551
December	39	225	189	228	201	139	16	41	66	65	1 209

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

Month	Hotels, motels and other short term accommoda- tion	Shops	Factories	Offices	Other business premises	Educa- tional	Religious	Health	Entertain- ment and recreational	Misc- ellaneous	Total non-resi- dential building
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
Value—\$50,000—\$199,999											
1994											
October	3.1	26.4	11.8	17.4	13.0	5.8	0.6	1.8	4.6	4.1	88.7
November	1.6	20.7	12.8	17.0	14.2	8.6	1.1	1.9	5.6	5.6	89.0
December	1.9	14.4	12.5	14.3	12.0	6.0	0.9	2.4	3.1	4.4	71.9
Value—\$200,000—\$499,999											
1994											
October	2.4	20.7	16.9	20.7	16.5	10.2	0.8	5.4	6.3	6.4	106.4
November	5.7	20.7	14.8	18.4	15.3	10.6	1.3	3.0	6.6	10.0	106.4
December	2.9	10.6	14.3	12.3	15.6	9.9	1.0	2.2	5.0	5.2	79.1
Value—\$500,000—\$999,999											
1994											
October	1.1	12.9	13.6	19.4	15.0	12.4	1.3	3.4	9.0	6.0	94.1
November	3.7	14.3	13.7	12.0	12.0	10.1	1.9	2.6	5.6	3.8	79.6
December	0.9	10.8	9.9	15.4	9.6	17.0	2.4	2.7	5.3	0.5	74.5
Value—\$1,000,000—\$4,999,999											
1994											
October	7.2	27.4	30.4	32.6	28.4	33.3	3.4	14.5	18.6	14.9	210.7
November	8.9	28.3	19.8	34.5	32.5	42.6	2.5	33.5	28.3	26.2	257.1
December	5.0	11.8	8.2	25.8	16.2	28.4	0.0	9.0	21.6	13.6	139.5
Value—\$5,000,000 and over											
1994											
October	0.0	91.6	6.0	38.8	34.0	88.8	0.0	6.5	120.2	0.0	385.9
November	19.0	0.0	26.1	27.2	10.9	52.8	0.0	12.0	25.2	25.2	198.4
December	37.5	34.7	0.0	11.0	22.4	49.9	0.0	0.0	33.5	5.8	194.8
Value—Total											
1991-92	406.3	885.2	704.9	1 745.7	774.7	930.3	79.4	497.5	676.6	508.0	7 208.7
1992-93	234.0	1 145.1	734.5	1 487.3	826.9	1 028.1	88.0	853.8	783.9	494.9	7 676.5
1993-94	622.0	1 398.6	716.7	1 341.1	1 283.9	1 124.4	76.3	974.2	740.8	507.6	8 785.6
1994											
October	13.9	179.0	78.7	128.9	106.8	150.5	6.1	31.6	158.7	31.5	885.8
November	38.9	84.0	87.2	109.0	84.9	124.7	6.7	53.2	71.2	70.8	730.6
December	48.2	82.2	44.8	78.8	75.9	111.1	4.3	16.4	68.5	29.5	559.9

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

	DWELLING UNITS.....				VALUE.....						
	New Houses	New Other residential building	Con-versions etc.	Total dwelling units	Houses	Other residential building	New residential building	Alterations and additions to residential buildings	Total residential building	Total non-residential building	Total building
	Number	Number	Number	Number	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR											
NSW	2 029	1 946	104	4 079	229.2	179.6	408.8	72.2	481.0	198.2	679.2
Vic.	1 861	528	14	2 403	178.2	110.5	288.7	34.5	323.1	64.1	387.3
Qld	2 262	872	19	3 153	207.0	64.5	271.6	17.3	288.9	78.6	367.4
SA	578	82	2	662	45.7	6.9	52.6	9.3	61.9	22.9	84.8
WA	1 290	437	16	1 743	107.9	27.6	135.4	10.5	146.0	39.9	185.9
Tas.	204	23	0	227	17.1	1.1	18.2	2.6	20.8	26.8	47.6
NT	79	35	0	114	7.1	3.8	10.9	2.1	12.9	6.4	19.3
ACT	90	22	0	112	10.4	2.0	12.4	2.8	15.2	3.1	18.3
Australia	8 393	3 945	155	12 493	802.7	395.9	1 198.6	151.2	1 349.8	440.0	1 789.9
PUBLIC SECTOR											
NSW	11	113	0	124	1.0	9.0	10.1	0.2	10.2	40.2	50.4
Vic.	63	59	0	122	4.3	5.3	9.6	0.1	9.7	25.0	34.8
Qld	28	44	0	72	2.4	2.9	5.3	0.0	5.3	35.2	40.5
SA	28	8	0	36	1.9	0.4	2.3	0.2	2.4	13.3	15.8
WA	24	89	0	113	2.2	5.7	7.9	0.1	8.0	2.1	10.1
Tas.	1	0	0	1	0.0	0.0	0.0	0.0	0.0	0.6	0.6
NT	1	0	0	1	0.1	0.0	0.1	0.0	0.1	0.6	0.7
ACT	1	0	0	1	0.1	0.0	0.1	0.1	0.2	2.9	3.0
Australia	157	313	0	470	12.1	23.3	35.4	0.6	36.0	119.8	155.9
TOTAL											
NSW	2 040	2 059	104	4 203	230.2	188.6	418.9	72.3	491.2	238.4	729.6
Vic.	1 924	587	14	2 525	182.5	115.8	298.3	34.6	332.8	89.2	422.0
Qld	2 290	916	19	3 225	209.4	67.5	276.9	17.3	294.2	113.7	408.0
SA	606	90	2	698	47.6	7.3	54.9	9.4	64.3	36.2	100.6
WA	1 314	526	16	1 856	110.1	33.3	143.4	10.6	153.9	42.0	196.0
Tas.	205	23	0	228	17.2	1.1	18.2	2.6	20.9	27.4	48.2
NT	80	35	0	115	7.2	3.8	11.0	2.1	13.0	7.0	20.0
ACT	91	22	0	113	10.5	2.0	12.5	2.9	15.4	6.0	21.4
Australia	8 550	4 258	155	12 963	814.8	419.2	1 234.0	151.8	1 385.8	559.9	1 945.7

VALUE.....

	<i>Hotels, motels and other short term accommodation</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR											
NSW	22.4	33.3	19.4	27.3	22.3	17.1	1.0	1.9	48.3	5.2	198.2
Vic.	3.6	7.8	10.1	16.8	9.9	6.7	2.7	4.1	1.3	1.1	64.1
Qld	12.9	17.0	6.7	12.2	11.0	4.1	0.2	4.7	2.0	7.9	78.6
SA	0.3	2.6	1.9	3.0	7.6	2.4	0.2	0.5	3.4	1.1	22.9
WA	2.8	7.0	5.0	3.7	7.4	6.5	0.3	0.3	5.7	1.2	39.9
Tas.	0.2	12.4	0.7	2.6	3.0	7.3	0.0	0.1	0.6	0.0	26.8
NT	5.0	0.4	0.2	0.3	0.5	0.0	0.0	0.0	0.0	0.0	6.4
ACT	0.9	0.3	0.3	1.0	0.0	0.1	0.0	0.0	0.5	0.0	3.1
Australia	48.2	80.8	44.3	67.1	61.6	44.2	4.3	11.6	61.7	16.5	440.0
PUBLIC SECTOR											
NSW	0.0	0.2	0.3	3.5	1.6	30.3	0.0	1.6	2.1	0.6	40.2
Vic.	0.0	0.4	0.0	1.6	0.6	18.1	0.0	2.3	2.0	0.2	25.0
Qld	0.0	0.3	0.2	1.8	9.2	10.2	0.0	0.0	1.9	11.7	35.2
SA	0.1	0.5	0.0	2.7	2.8	6.1	0.0	0.6	0.0	0.5	13.3
WA	0.0	0.1	0.0	1.3	0.0	0.0	0.0	0.0	0.6	0.1	2.1
Tas.	0.0	0.0	0.1	0.0	0.2	0.1	0.0	0.0	0.2	0.0	0.6
NT	0.0	0.0	0.0	0.0	0.0	0.5	0.0	0.1	0.0	0.0	0.6
ACT	0.0	0.0	0.0	0.9	0.0	1.7	0.0	0.2	0.0	0.0	2.9
Australia	0.1	1.4	0.5	11.8	14.3	66.9	0.0	4.8	6.9	13.0	119.8
TOTAL											
NSW	22.4	33.6	19.7	30.7	23.9	47.4	1.0	3.5	50.4	5.8	238.4
Vic.	3.6	8.1	10.1	18.4	10.4	24.8	2.7	6.5	3.2	1.3	89.2
Qld	12.9	17.3	6.8	14.0	20.2	14.2	0.2	4.7	3.9	19.6	113.7
SA	0.4	3.1	1.9	5.8	10.4	8.5	0.2	1.1	3.4	1.5	36.2
WA	2.8	7.0	5.0	5.0	7.4	6.5	0.3	0.3	6.3	1.3	42.0
Tas.	0.2	12.4	0.7	2.6	3.2	7.3	0.0	0.1	0.8	0.0	27.4
NT	5.0	0.4	0.2	0.3	0.5	0.5	0.0	0.1	0.0	0.0	7.0
ACT	0.9	0.3	0.3	1.9	0.0	1.8	0.0	0.2	0.5	0.0	6.0
Australia	48.2	82.2	44.8	78.8	75.9	111.1	4.3	16.4	68.5	29.5	559.9

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following activities:

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

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

VALUE DATA

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

OWNERSHIP

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

FUNCTIONAL CLASSIFICATIONS

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

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

FUNCTIONAL CLASSIFICATIONS
(continued)

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

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

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

SEASONAL ADJUSTMENT

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

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

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

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

15 As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. For Building Approvals, the results of the latest review are shown in the July issue each year.

TREND ESTIMATES

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

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

CONSTANT PRICE ESTIMATES

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

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

UNPUBLISHED DATA

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

RELATED PUBLICATIONS

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

- *Building Activity, Australia: Dwelling Unit Commencements* (8750.0)
- *Building Activity, Australia* (8752.0)
- *Engineering Construction Activity, Australia* (8762.0)
- *Construction Activity at Constant Prices, Australia* (8782.0)
- *Housing Finance for Owner Occupation, Australia* (5609.0)
- *Price Index of Materials Used in House Building, Six State Capital Cities and Canberra* (6408.0)
- *Price Index of Materials Used in Building Other than House Building, Eight Capital Cities* (6407.0)
- *House Price Indexes: Eight Capital Cities* (6416.0)

SYMBOLS AND OTHER USAGES

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

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

GLOSSARY

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

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

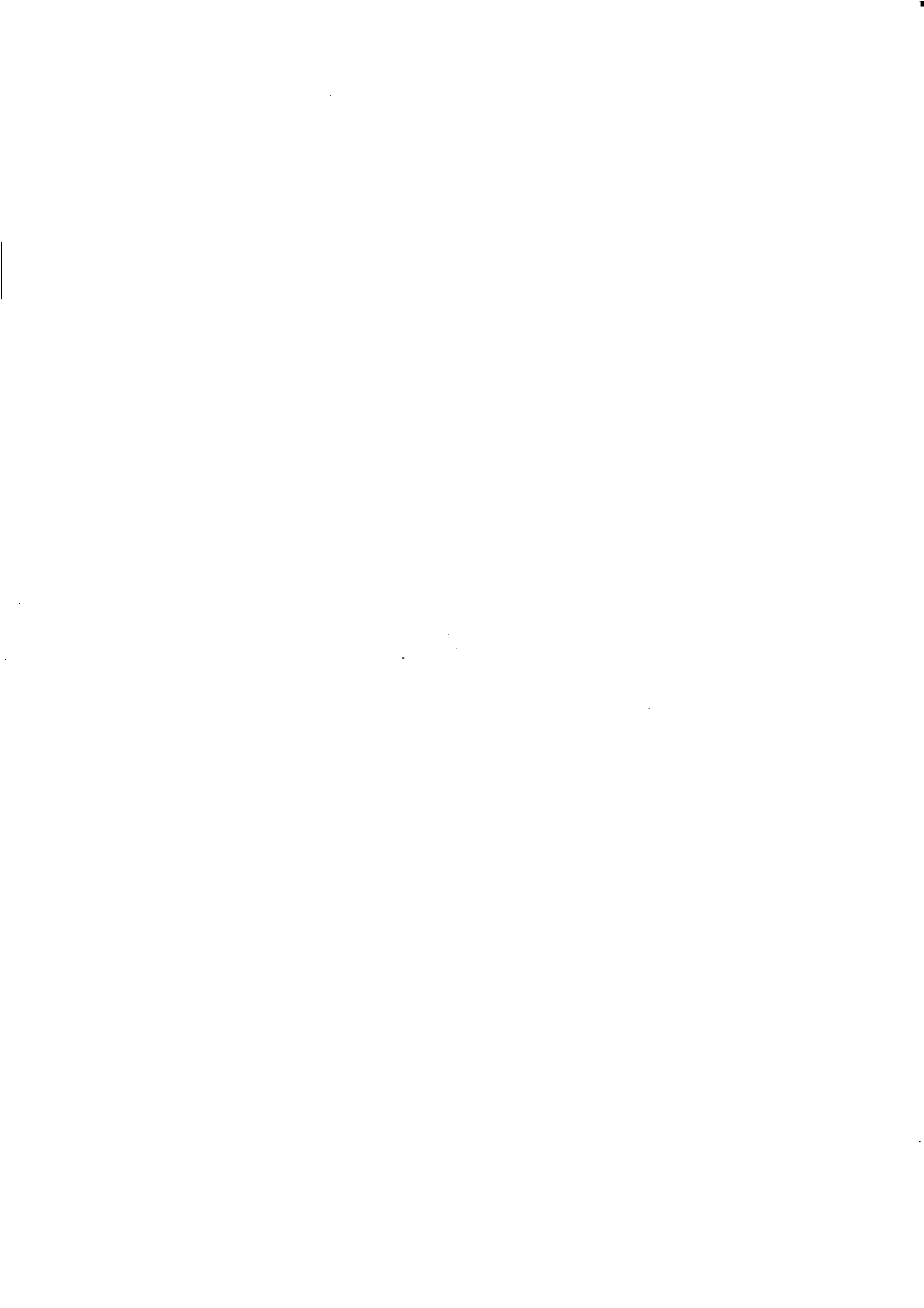
Religious Includes convents, churches, temples, mosques, monasteries and novitiates.

Residential building A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.

Semi-detached, row or terrace houses, townhouses Dwellings having their own private grounds with no other dwellings above or below.

Shops Includes retail shops, restaurants, taverns and shopping arcades.

Value of residential building Value of new residential building plus the value of alterations and additions to residential buildings.



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