

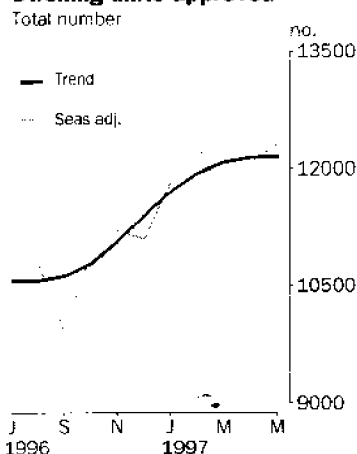


**Australian
Bureau of
Statistics**

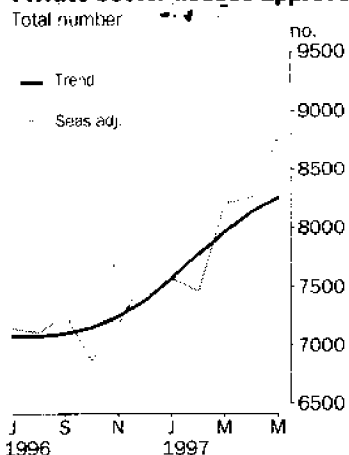
BUILDING APPROVALS AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) WED 2 JULY 1997

Dwelling units approved



Private sector houses approved



MAY KEY FIGURES

TREND ESTIMATES

	May 97	% change Apr 97 to May 97	% change May 96 to May 97
Dwelling units approved			
Private sector houses	8 257	1.5	16.5
Total dwelling units	12 147	0.1	15.8

SEASONALLY ADJUSTED

	May 97	% change Apr 97 to May 97	% change May 96 to May 97
Dwelling units approved			
Private sector houses	8 781	6.3	27.4
Total dwelling units	12 327	2.2	14.8

MAY KEY POINTS

TREND ESTIMATES

- The trend in private sector house approvals continued the rise which began in September 1996. It has risen 16.7% over the nine months, although the rate of growth has declined in each of the last three months to 1.5% in May 1997.
- The trend for other residential dwelling units has been falling since February.
- Although the trend in total dwelling units has been rising since September 1996, the rate of growth has been declining over the last five months.
- Trend estimates for total dwelling units are increasing in South Australia, Western Australia and New South Wales.
- The trend for the value of residential building approved has been rising since early 1996 and has risen by 21.5% over the last year. The rate of growth has been slowing over the last four months.
- The value of non-residential building has fallen by 25.7% in the last six months.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate of private sector houses increased by 6.3% in May. This increase was due entirely to approval for the Olympic Games Village - see Data Notes on page 2.
- The seasonally adjusted estimate of the number of other residential dwelling units fell 6.2% in May to 3,418. This follows decreases of 8.1% in April and 12.8% in March.
- The seasonally adjusted estimate for the total number of dwelling units increased by 2.2% this month to 12,327 following a decrease of 2.5% in April but increases in each of the three previous months.

INQUIRIES

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

NOTES

FORTHCOMING ISSUES

ISSUE	RELEASE DATE
June 1997	30 July 1997
July 1997	1 September 1997
August 1997	30 September 1997

DATA NOTES

The dwelling unit component of the Olympic Games Village project is included in this month's approvals. The project consists of 1,133 new dwelling units, including 500 relocatable houses. Construction is expected to commence in stages between May 1998 and April 1999. Temporary additions to increase the number of bedrooms will be excluded from these statistics because of their temporary nature.

The first stage of an associated housing development involving 428 new dwelling units is also included in this month's approvals. Construction is expected to commence in October 1997.

All of these approvals are classified as private sector ownership. Because of their magnitude and atypical nature, the trend increase has been moderated. In projects of this size and complexity there can be variations between the early plans and the completed project. At this stage, the projects consist of 1,561 new dwelling units valued at \$203.6 million. They are made up of 1,021 new houses (\$130.4 million) and 540 new other residential dwelling units (\$73.2 million).

SIGNIFICANT REVISIONS THIS MONTH

Seasonally adjusted and trend estimates to April 1997 have been revised as a result of the annual reanalysis of seasonal factors. From this issue, the seasonally adjusted estimates for the total number of houses, other residential dwelling units and total dwelling units in table 1 are the sum of the seasonally adjusted estimates for the private and public sectors. See paragraphs 11-15 of the Explanatory Notes.

A change to the method of collecting building approvals data in Victoria from April 1997 was explained in the previous issue. During the last few months of the transition stage, some permits had not been notified to the ABS. The table below shows the upward revisions to selected series for Victoria and Australia for the months of February to April 1997 as a result of including these approvals in the series in this issue.

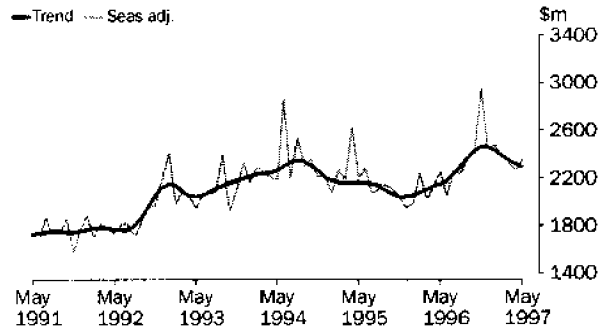
	Feb 1997	Mar 1997	Apr 1997
Dwelling units (no.)			
New houses	260	476	187
Total dwelling units	372	620	480
Value (\$m)			
New houses	27.6	51.8	17.3
Total residential building	42.7	79.3	46.6
Total non-residential building	24.9	58.1	117.2

W. McLennan
Australian Statistician

VALUE OF BUILDING APPROVED

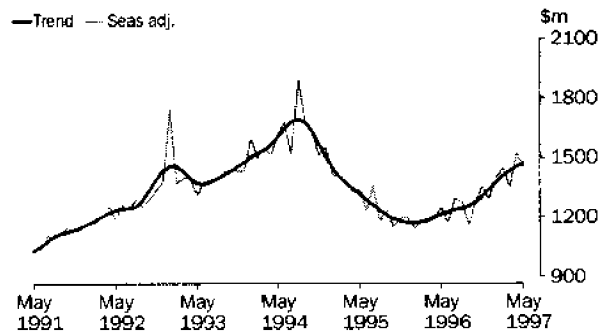
VALUE OF TOTAL BUILDING

The trend for the value of total building approved fell by 1.2% in May, continuing its decline over the last five months. The trend will continue to fall unless the seasonally adjusted series rises by at least 0.4% in June. (The average monthly movement is 8%).



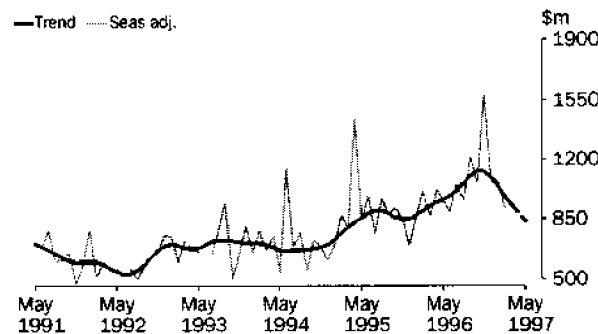
VALUE OF RESIDENTIAL BUILDING

The trend for the value of residential building approved has been rising since early 1996 and rose by 1.2% in May. Growth will continue unless the seasonally adjusted estimate in June falls by more than 6.6%. (The average monthly movement is 5%).



VALUE OF NON-RESIDENTIAL BUILDING

The trend for the value of non-residential building continued its sharp decline (25.7%) of the last six months, having fallen by 5.2% in May. Growth will only resume if the seasonally adjusted estimate in June increases by more than 23.1% (The average monthly movement 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 June seasonally adjusted estimate is higher than the May estimate by:

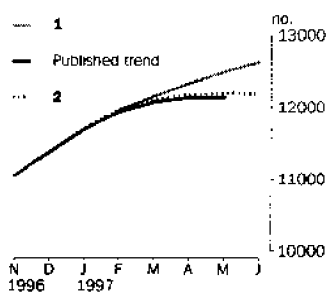
- * +4% for total number of dwelling units approved
- * +3% for number of private sector houses approved
- * +5% for value of residential building approved
- * +18% for value of non-residential building approved
- * +8% for value of total building approved.

2 The June seasonally adjusted estimate is lower than the May estimate by:

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

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

TOTAL NUMBER OF DWELLINGS



TREND AS PUBLISHED

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1

rises by 4% on May 1997

2

falls by 4% on May 1997

1997

January
February
March
April
May
June

no. % change

no. % change

no. % change

11 705
11 938
12 072
12 132
12 147
—

2.8
2.0
1.1
0.5
0.1
—

11 685
11 961
12 164
12 339
12 494
12 627

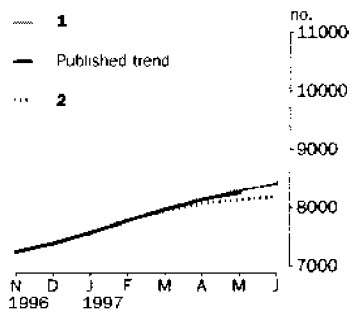
2.8
2.4
1.7
1.4
1.3
1.1

11 720
11 979
12 117
12 185
12 204
12 189

2.9
2.2
1.2
0.6
0.2
-0.1

WHAT IF...? *continued*

PRIVATE SECTOR HOUSES



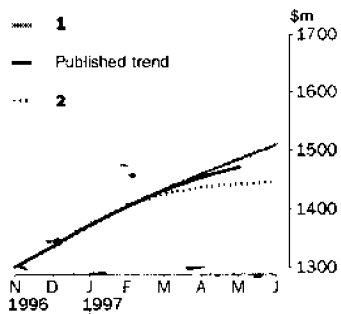
TREND AS PUBLISHED

no.	% change
1997	
January	7 572 2.5
February	7 774 2.7
March	7 964 2.4
April	8 135 2.1
May	8 257 1.5
June	— —

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1		2	
rises by 3% on May 1997		falls by 3% on May 1997	
no.	% change	no.	% change
January	7 564 2.5	7 582 2.6	
February	7 771 2.7	7 779 2.6	
March	7 971 2.6	7 947 2.2	
April	8 149 2.2	8 069 1.5	
May	8 300 1.9	8 151 1.0	
June	8 416 1.4	8 191 0.5	

VALUE OF RESIDENTIAL BUILDING APPROVED



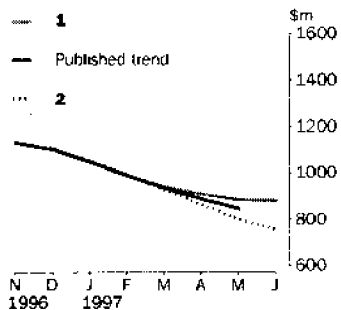
TREND AS PUBLISHED

\$m	% change
1997	
January	1 372.2 2.7
February	1 405.1 2.4
March	1 432.2 1.9
April	1 454.3 1.5
May	1 471.8 1.2
June	— —

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1		2	
rises by 5% on May 1997		falls by 5% on May 1997	
\$m	% change	\$m	% change
January	1 370.8 2.7	1 375.8 2.8	
February	1 404.6 2.5	1 407.1 2.3	
March	1 433.0 2.0	1 426.3 1.4	
April	1 460.2 1.9	1 438.3 0.8	
May	1 485.3 1.7	1 444.0 0.4	
June	1 509.3 1.6	1 447.0 0.2	

VALUE OF NON-RESIDENTIAL BUILDING APPROVED



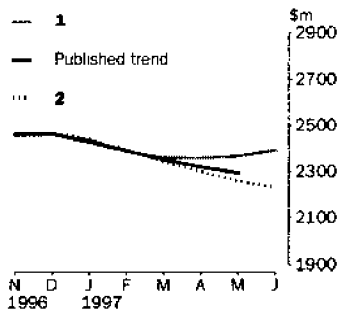
TREND AS PUBLISHED

\$m	% change
1997	
January	1 048.3 -4.8
February	989.1 -5.6
March	934.1 -5.6
April	887.6 -5.0
May	841.2 -5.2
June	— —

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1		2	
rises by 18% on May 1997		falls by 18% on May 1997	
\$m	% change	\$m	% change
January	1 045.6 -4.9	1 055.7 -4.5	
February	987.5 -5.6	992.5 -6.0	
March	940.5 -4.8	927.2 -6.6	
April	907.5 -3.5	863.7 -6.9	
May	884.9 -2.5	802.2 -7.1	
June	879.0 -0.7	754.2 -6.0	

VALUE OF TOTAL BUILDING APPROVED



TREND AS PUBLISHED

\$m	% change
1997	
January	2 434.3 -1.2
February	2 393.2 -1.7
March	2 354.1 -1.6
April	2 322.4 -1.3
May	2 293.6 -1.2
June	— —

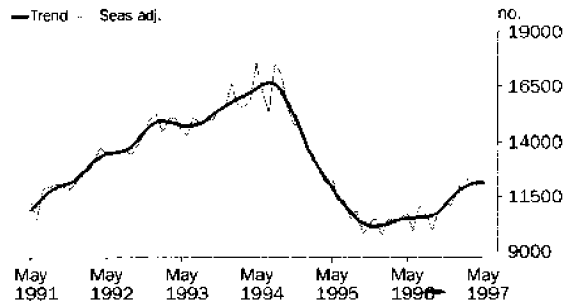
WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1		2	
rises by 8% on May 1997		falls by 8% on May 1997	
\$m	% change	\$m	% change
January	2 428.8 -1.3	2 442.0 -1.1	
February	2 390.0 -1.6	2 396.6 -1.9	
March	2 364.1 -1.1	2 346.7 -2.1	
April	2 359.0 -0.2	2 301.6 -1.9	
May	2 368.5 0.4	2 260.2 -1.8	
June	2 394.7 1.1	2 231.3 -1.3	

DWELLING APPROVALS

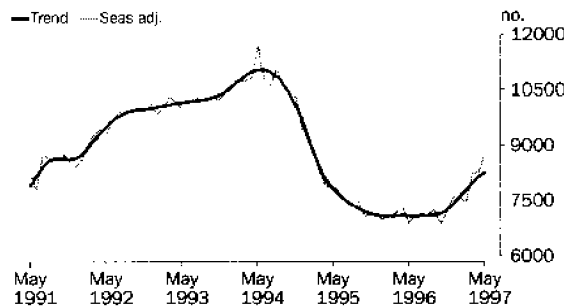
DWELLING UNITS APPROVED

The trend growth rate for the total number of dwelling units has been slowing since December 1996 and has now flattened. If the seasonally adjusted estimate in June falls by more than 3.4% this trend series will also fall. (The average monthly movement is 4%).



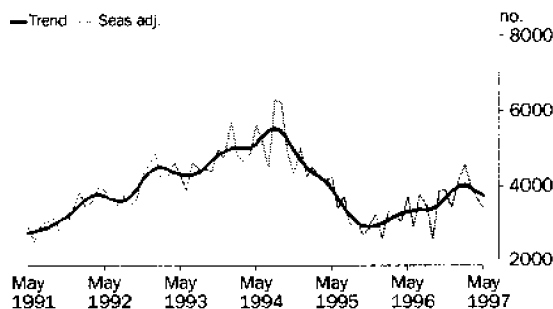
PRIVATE SECTOR HOUSES APPROVED

The trend for private sector houses rose 1.5% to 8,257, continuing the rise which began in September 1996. Although the rate of growth has been declining for the last three months, growth will only be halted if the seasonally adjusted estimate for June falls by more than 6.7%. (The average monthly movement is 3%).



OTHER RESIDENTIAL BUILDING APPROVED

The trend for the other residential dwelling units fell 2.8% in May to 3,731, following a similar fall in April. However it is 13.5% higher than a year ago. The seasonally adjusted series fluctuates significantly because of the uneven flow of large jobs. The seasonally adjusted estimate for June will need to rise by more than 26.6% to halt the decline in this series. (The average monthly movement is 11.7%).



DWELLING UNITS APPROVED: Seasonally Adjusted & Trend

Month	HOUSES.....		OTHER RESIDENTIAL		DWELLING UNITS.....		
	Private sector	Total	Private sector	Total	Private sector	Public sector	Total
	no.	no.	no.	no.	no.	no.	no.

SEASONALLY ADJUSTED

1996								
May	6 890	7 016	3 490	3 720	10 380	355	10 736	
June	7 017	7 079	2 690	2 878	9 707	250	9 957	
July	7 144	7 314	3 097	3 775	10 241	848	11 089	
August	7 112	7 266	3 209	3 480	10 321	425	10 747	
September	7 261	7 383	2 309	2 552	9 570	366	9 936	
October	6 868	7 042	3 466	3 853	10 333	561	10 895	
November	7 188	7 331	3 511	3 885	10 700	516	11 215	
December	7 572	7 696	3 083	3 402	10 655	444	11 099	
1997								
January	7 576	7 722	3 757	4 109	11 334	497	11 831	
February	7 464	7 614	4 214	4 545	11 678	481	12 159	
March	8 202	8 412	3 731	3 962	11 933	441	12 374	
April	8 257	8 419	3 427	3 642	11 684	378	12 062	
May	8 781	8 910	3 269	3 418	12 049	278	12 327	

TREND ESTIMATES

1996								
May	7 086	7 199	2 904	3 287	9 990	495	10 485	
June	7 068	7 176	2 940	3 311	10 008	482	10 488	
July	7 081	7 226	2 959	3 339	10 071	514	10 565	
August	7 077	7 222	2 971	3 333	10 048	501	10 555	
September	7 099	7 243	3 027	3 377	10 125	492	10 620	
October	7 150	7 294	3 142	3 490	10 293	492	10 784	
November	7 242	7 387	3 325	3 674	10 568	495	11 061	
December	7 384	7 532	3 522	3 860	10 906	486	11 392	
1997								
January	7 572	7 725	3 657	3 981	11 228	477	11 705	
February	7 774	7 932	3 711	4 007	11 485	454	11 938	
March	7 964	8 125	3 690	3 948	11 654	419	12 072	
April	8 135	8 295	3 618	3 837	11 754	381	12 132	
May	8 257	8 416	3 545	3 731	11 802	349	12 147	

TREND ESTIMATES (% change from preceding month)

1996								
May	-0.1	-0.2	1.5	1.4	0.4	-1.1	0.3	
June	-0.2	-0.3	1.2	0.7	0.2	-2.7	0.0	
July	0.2	0.7	0.7	0.8	0.3	6.6	0.7	
August	-0.1	-0.1	0.4	-0.2	0.1	-2.6	-0.1	
September	0.3	0.3	1.9	1.3	0.8	-1.8	0.6	
October	0.7	0.7	3.8	3.4	1.7	-0.1	1.5	
November	1.3	1.3	5.8	5.3	2.7	0.6	2.6	
December	2.0	2.0	5.9	5.1	3.2	-1.7	3.0	
1997								
January	2.5	2.6	3.8	3.1	3.0	-1.9	2.8	
February	2.7	2.7	1.5	0.7	2.3	-4.8	2.0	
March	2.4	2.4	-0.6	-1.5	1.5	-7.7	1.1	
April	2.1	2.1	-2.0	-2.8	0.8	-9.2	0.5	
May	1.5	1.5	-2.0	-2.8	0.4	-8.4	0.1	

VALUE OF BUILDING APPROVED: Seasonally Adjusted & Trend

Month	New residential building \$m	Aterations and additions to residential buildings \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
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SEASONALLY ADJUSTED

1996					
May	1 109.4	186.4	1 248.7	965.2	2 255.9
June	968.0	198.8	1 169.3	887.2	2 049.4
July	1 078.3	196.2	1 286.8	1 060.3	2 267.6
August	1 068.7	196.3	1 279.7	959.6	2 233.4
September	943.0	189.2	1 159.0	1 218.9	2 369.7
October	1 091.7	199.0	1 276.2	1 058.6	2 409.3
November	1 136.7	226.9	1 353.2	1 583.1	2 961.8
December	1 069.4	205.9	1 286.2	1 102.9	2 434.6
1997					
January	1 170.8	222.0	1 398.9	1 075.4	2 479.5
February	1 213.0	229.3	1 447.0	909.7	2 371.5
March	1 213.0	221.3	1 349.0	950.3	2 317.1
April	1 262.7	201.0	1 526.8	898.3	2 272.6
May	1 297.1	210.7	1 454.6	822.1	2 351.1

TREND ESTIMATES

1996					
May	1 028.6	195.7	1 210.9	965.3	2 152.1
June	1 033.9	194.1	1 220.8	982.4	2 176.6
July	1 041.5	195.2	1 237.4	1 012.7	2 230.1
August	1 039.3	195.8	1 241.7	1 057.5	2 290.9
September	1 044.8	198.7	1 253.4	1 102.2	2 361.8
October	1 060.9	204.3	1 273.1	1 129.5	2 423.6
November	1 087.8	210.8	1 301.6	1 131.7	2 462.4
December	1 122.0	216.2	1 336.1	1 100.7	2 463.8
1997					
January	1 158.7	219.1	1 372.2	1 048.3	2 434.3
February	1 194.8	219.1	1 405.1	989.1	2 393.2
March	1 227.2	217.2	1 432.2	934.1	2 354.1
April	1 255.5	214.6	1 454.3	887.6	2 322.4
May	1 280.8	211.0	1 471.8	841.2	2 293.6

TREND ESTIMATES (% change from preceding month)

1996					
May	1.2	-0.7	1.0	1.7	1.0
June	0.5	-0.8	0.8	1.8	1.1
July	0.7	0.6	1.4	3.1	2.5
August	-0.2	0.3	0.3	4.4	2.7
September	0.5	1.5	0.9	4.2	3.1
October	1.5	2.8	1.6	2.5	2.6
November	2.5	3.2	2.2	0.2	1.6
December	3.1	2.5	2.6	-2.7	0.1
1997					
January	3.3	1.3	2.7	-4.8	-1.2
February	3.1	0.0	2.4	-5.6	-1.7
March	2.7	-0.8	1.9	-5.6	-1.6
April	2.3	-1.2	1.5	-5.0	-1.3
May	2.0	-1.7	1.2	-5.2	-1.2

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

Period	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory
no.	no.	no.	no.	no.	no.	no.	no.	no.
SEASONALLY ADJUSTED								
1996								
May	3 760	1 853	2 677	474	1 213	167	n.a.	n.a.
June	3 465	2 038	2 602	443	1 134	224	n.a.	n.a.
July	3 879	2 017	2 808	484	1 328	118	n.a.	n.a.
August	3 445	2 397	2 668	484	1 225	177	n.a.	n.a.
September	3 299	1 958	2 550	480	1 248	157	n.a.	n.a.
October	3 732	2 109	3 059	552	1 377	169	n.a.	n.a.
November	4 008	1 939	2 779	471	1 321	164	n.a.	n.a.
December	3 943	2 070	2 632	444	1 339	159	n.a.	n.a.
1997								
January	4 221	2 590	2 862	449	1 331	154	n.a.	n.a.
February	4 122	2 696	3 017	513	1 141	155	n.a.	n.a.
March	3 724	2 673	3 201	540	1 372	154	n.a.	n.a.
April	4 607	2 710	2 658	673	1 634	172	n.a.	n.a.
May	4 460	2 245	2 671	604	1 396	148	n.a.	n.a.
TREND ESTIMATES								
1996								
May	3 545	2 033	2 645	462	1 274	192	141	143
June	3 562	2 060	2 680	467	1 217	182	148	136
July	3 562	2 069	2 709	478	1 253	173	153	178
August	3 574	2 062	2 725	487	1 262	165	156	168
September	3 632	2 062	2 736	490	1 288	161	160	168
October	3 719	2 084	2 760	484	1 301	159	163	175
November	3 833	2 153	2 807	477	1 304	160	165	181
December	3 953	2 270	2 854	477	1 306	160	164	180
1997								
January	4 050	2 408	2 889	491	1 318	159	163	175
February	4 115	2 526	2 900	518	1 341	157	161	171
March	4 161	2 593	2 889	552	1 376	157	159	165
April	4 201	2 613	2 856	586	1 414	157	158	159
May	4 233	2 610	2 832	621	1 453	157	155	149
TREND ESTIMATES (% change from preceding month)								
1996								
May	1.1	1.2	1.3	0.0	-4.7	-4.5	5.9	-4.2
June	0.5	1.3	1.3	1.1	-4.5	-5.2	4.7	-4.9
July	0.0	0.5	1.1	2.4	3.0	-4.9	3.4	31.2
August	0.3	-0.3	0.6	1.9	0.8	-4.3	2.2	-5.5
September	1.6	0.0	0.4	0.6	2.0	-2.9	2.3	0.0
October	2.4	1.1	0.9	-1.2	1.0	-0.8	1.9	3.9
November	3.1	3.3	1.7	-1.4	0.2	0.5	1.0	3.4
December	3.1	5.4	1.7	0.0	0.2	-0.2	-0.3	-0.4
1997								
January	2.5	6.1	1.2	2.9	0.9	-0.7	-0.7	-2.7
February	1.6	4.9	0.4	5.5	1.8	-0.7	-1.1	-2.3
March	1.1	2.7	-0.4	6.6	2.6	-0.2	-1.1	-3.6
April	1.0	0.8	-1.1	6.2	2.8	-0.3	-0.9	-4.1
May	0.8	-0.1	-0.9	6.0	2.8	0.0	-1.9	-6.1

DWELLING UNITS APPROVED, Private and Public Sector: Original

Period	New houses no.	New other residential building no.	Conversions, etc. no.	Total dwelling units no.
PRIVATE SECTOR				
1993-94	127 299	49 281	3 992	180 572
1994-95	112 468	47 355	3 791	163 614
1995-96	85 802	31 275	1 874	118 951
1996				
May	7 644	3 944	122	11 710
June	6 786	2 327	222	9 335
July	7 869	3 299	190	11 358
August	7 601	3 261	173	11 035
September	7 527	2 189	174	9 890
October	7 694	3 418	376	11 488
November	7 326	3 055	510	10 891
December	6 705	2 448	317	9 470
1997				
January	6 368	3 084	171	9 623
February	6 719	3 524	325	10 568
March	7 306	3 073	224	10 603
April	8 502	3 316	158	11 976
May	9 429	3 451	246	13 126
PUBLIC SECTOR				
1993-94	3 184	4 941	147	8 272
1994-95	2 551	4 870	49	7 470
1995-96	1 755	3 862	143	5 760
1996				
May	136	293	2	431
June	87	329	5	421
July	135	653	1	789
August	138	203	9	350
September	112	176	1	289
October	155	333	6	494
November	135	292	5	432
December	113	244	16	373
1997				
January	132	345	6	483
February	138	304	0	442
March	212	205	12	429
April	200	221	7	428
May	131	158	23	312
TOTAL				
1993-94	130 483	54 222	4 139	188 844
1994-95	115 019	52 225	3 840	171 084
1995-96	87 557	35 137	2 017	124 711
1996				
May	7 780	4 237	124	12 141
June	6 873	2 656	227	9 756
July	8 004	3 952	191	12 147
August	7 739	3 464	182	11 385
September	7 639	2 365	175	10 179
October	7 849	3 751	382	11 982
November	7 461	3 347	515	11 323
December	6 818	2 692	333	9 843
1997				
January	6 500	3 429	177	10 106
February	6 857	3 828	325	11 010
March	7 518	3 278	236	11 032
April	8 702	3 537	165	12 404
May	9 560	3 609	269	13 438

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

NEW OTHER RESIDENTIAL BUILDING.....

Period	New houses	Semi-detached, row or terrace houses, townhouses, etc. of.....			Flats, units or apartments in a building of.....				Total	Total new residential building
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
		NUMBER OF DWELLING UNITS								
1993-94	130 483	21 981	10 905	32 886	10 037	5 244	6 073	21 354	54 222	184 705
1994-95	115 019	19 497	10 240	29 737	7 435	4 879	10 174	22 488	52 225	167 244
1995-96	87 557	12 427	7 499	19 926	4 388	4 027	6 796	15 211	35 137	122 694
1996										
May	7 780	937	662	1 599	635	712	1 289	2 636	4 237	12 017
June	6 873	857	625	1 482	496	261	417	1 174	2 656	9 529
July	8 004	832	693	1 525	557	444	1 204	2 205	3 952	11 956
August	7 739	935	637	1 572	424	409	1 041	1 874	3 464	11 203
September	7 639	894	684	1 578	307	272	192	771	2 365	10 004
October	7 849	1 085	783	1 868	306	406	1 148	1 860	3 751	11 600
November	7 461	878	501	1 379	533	590	839	1 962	3 347	10 808
December	6 818	573	614	1 187	392	576	532	1 500	2 692	9 510
1997										
January	6 500	888	904	1 792	540	462	635	1 637	3 429	9 929
February	6 857	1 006	864	1 870	316	533	1 046	1 895	3 828	10 685
March*	7 518	773	616	1 389	305	363	1 079	1 747	3 278	10 796
April	8 702	890	614	1 504	488	414	896	1 798	3 537	12 239
May	9 560	915	982	1 897	247	572	893	1 712	3 609	13 169
VALUE (\$ million)										
1993-94	11 669.2	1 403.2	824.3	2 225.7	665.7	424.1	721.6	1 821.2	4 016.1	15 685.3
1994-95	10 942.5	1 319.6	890.8	2 210.3	506.5	384.7	1 426.2	2 317.9	4 528.2	15 470.7
1995-96	8 812.4	882.5	656.9	1 539.3	339.3	324.8	1 103.0	1 766.9	3 306.2	12 118.6
1996										
May	805.9	62.1	56.7	118.8	45.6	56.4	247.8	349.8	468.7	1 274.6
June	712.7	62.3	52.5	114.8	32.7	19.6	34.2	86.4	201.2	913.9
July	837.3	58.7	61.0	119.7	40.2	44.7	152.0	236.9	396.9	1 234.2
August	810.1	63.2	52.6	115.9	28.4	28.5	144.3	201.2	318.3	1 128.4
September	807.1	62.2	64.5	126.8	20.0	24.2	21.0	65.2	193.1	1 000.2
October	820.1	70.4	72.6	143.0	21.8	34.9	137.7	194.3	338.4	1 158.6
November	780.8	63.8	48.1	111.9	37.8	53.0	155.7	246.6	358.7	1 139.6
December	735.8	40.3	50.6	90.9	27.3	45.9	66.1	139.3	230.6	966.4
1997										
January	689.4	64.9	83.9	148.9	39.6	36.6	89.0	165.2	314.1	1 003.5
February	731.3	72.5	80.2	152.7	26.3	52.0	123.3	201.6	360.8	1 092.1
March	807.4	54.1	56.2	110.3	24.0	31.1	101.6	156.7	279.4	1 086.9
April	934.0	60.8	53.0	113.8	40.1	31.0	107.0	178.1	310.9	1 244.9
May	1 068.7	67.6	94.2	161.8	17.5	57.7	144.3	219.5	381.3	1 450.0

(a) Excludes Conversions, etc.

.....

VALUE OF BUILDING APPROVED, Private and Public Sector: Original

.....

Period	New houses	New other residential building	New residential building	Alterations and additions to residential buildings	Total residential building	Non-residential building	Total building
PRIVATE SECTOR (\$ million)							
1993-94	11 403.8	3 693.6	15 097.4	2 267.1	17 364.5	6 057.0	23 421.5
1994-95	10 715.5	4 163.0	14 878.5	2 396.1	17 274.6	6 791.4	24 066.0
1995-96	8 641.1	3 017.7	11 658.8	2 214.1	13 873.0	7 657.0	21 529.9
1996							
May	794.3	448.9	1 243.2	194.2	1 437.4	788.5	2 225.9
June	705.4	176.4	881.8	175.7	1 057.5	542.3	1 599.8
July	824.4	346.4	1 170.8	204.0	1 374.9	624.5	1 999.4
August	795.9	303.1	1 099.0	199.2	1 298.2	808.9	2 107.0
September	794.1	178.4	972.5	204.3	1 176.7	836.1	2 012.8
October	804.9	312.7	1 117.6	222.6	1 340.2	1 160.9	2 501.1
November	767.3	338.3	1 105.6	233.2	1 338.8	1 198.3	2 537.1
December	722.2	211.2	933.4	167.9	1 101.4	779.8	1 881.1
1997							
January	673.8	288.1	962.0	183.9	1 145.8	693.5	1 839.3
February	717.5	335.4	1 052.9	201.4	1 254.3	632.8	1 887.1
March	784.6	263.5	1 048.1	203.3	1 251.4	497.9	1 749.3
April	910.8	292.9	1 203.7	208.6	1 412.3	652.3	2 064.6
May	1 055.7	368.6	1 424.3	214.8	1 639.2	618.8	2 257.9
PUBLIC SECTOR (\$ million)							
1993-94	265.4	322.5	587.9	22.0	609.8	2 728.5	3 338.4
1994-95	227.0	365.2	592.2	37.2	629.4	2 823.3	3 452.6
1995-96	171.3	288.5	459.7	70.2	530.0	3 072.3	3 602.3
1996							
May	11.6	19.8	31.4	9.2	40.6	331.9	372.5
June	7.3	24.8	32.1	5.2	37.3	307.8	345.0
July	12.9	50.5	63.3	7.4	70.7	266.5	337.2
August	14.2	15.2	29.5	6.7	36.2	327.2	363.4
September	13.0	14.8	27.8	2.4	30.1	311.1	341.3
October	15.3	25.7	40.9	4.8	45.7	225.3	271.0
November	13.5	20.5	34.0	5.9	39.9	496.3	536.2
December	13.6	19.3	32.9	5.4	38.3	188.1	226.4
1997							
January	15.6	26.0	41.5	4.4	46.0	339.9	385.9
February	13.8	25.4	39.2	4.5	43.6	327.8	371.4
March	22.9	15.9	38.8	2.9	41.7	186.3	228.0
April	23.2	18.0	41.2	4.1	45.3	172.3	217.6
May	13.0	12.7	25.7	9.6	35.3	294.2	329.5
TOTAL (\$ million)							
1993-94	11 669.2	4 016.1	15 685.3	2 289.0	17 974.3	8 785.6	26 759.9
1994-95	10 942.5	4 528.2	15 470.7	2 433.3	17 904.0	9 614.7	27 518.7
1995-96	8 812.4	3 306.2	12 118.6	2 284.4	14 402.9	10 729.3	25 132.2
1996							
May	805.9	468.7	1 274.6	203.4	1 478.0	1 120.4	2 598.3
June	712.7	201.2	913.9	180.9	1 094.7	850.1	1 944.8
July	837.3	396.9	1 234.2	211.4	1 445.6	891.0	2 336.6
August	810.1	318.3	1 128.4	205.9	1 334.4	1 136.0	2 470.4
September	807.1	193.1	1 000.2	206.6	1 206.9	1 147.3	2 354.1
October	820.1	338.4	1 158.6	227.4	1 385.9	1 386.2	2 772.1
November	780.8	358.7	1 139.6	239.1	1 378.7	1 694.6	3 073.3
December	735.8	230.6	966.4	173.3	1 139.7	967.9	2 107.5
1997							
January	689.4	314.1	1 003.5	188.3	1 191.8	1 033.5	2 225.2
February	731.3	360.8	1 092.1	205.8	1 297.9	960.6	2 258.5
March	807.4	279.4	1 086.9	206.2	1 293.1	684.2	1 977.3
April	934.0	310.9	1 244.9	212.7	1 457.6	824.6	2 282.2
May	1 068.7	381.3	1 450.0	224.4	1 674.4	913.0	2 587.4

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

Period	New houses \$m	New other residential building \$m	New residential building \$m	Alterations and additions to residential buildings \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
ORIGINAL							
1993-94	10 958.7	4 215.2	15 173.9	2 144.8	17 319.6	9 518.3	26 837.0
1994-95	10 024.3	4 692.7	14 717.0	2 227.8	16 946.1	9 985.2	26 929.9
1995-96	7 948.7	3 361.1	11 309.7	2 055.3	13 366.0	10 963.9	24 328.9
Quarter							
1995							
December	1 946.0	770.4	2 716.4	506.2	3 222.7	2 787.2	6 009.8
1996							
March	1 830.9	659.3	2 490.2	494.2	2 984.6	2 680.6	5 664.9
June	2 012.2	913.0	2 925.2	522.1	3 447.6	2 840.0	6 287.2
September	2 207.0	934.7	3 141.7	559.5	3 700.9	3 173.0	6 874.3
December	2 107.6	938.0	3 045.6	576.4	3 621.0	4 068.8	7 690.8
1997							
March	1 942.6	944.9	2 887.5	519.9	3 407.2	2 633.2	6 040.6
SEASONALLY ADJUSTED							
Quarter							
1995							
December	1 959.7	781.1	2 771.5	506.5	3 266.0	2 626.9	5 972.6
1996							
March	1 972.5	703.0	2 672.4	536.0	3 221.4	2 764.3	5 992.5
June	1 981.4	858.1	2 849.4	526.7	3 342.7	2 812.8	6 133.9
September	2 080.2	888.2	2 942.9	520.4	3 493.8	3 294.5	6 625.9
December	2 099.3	942.7	3 059.8	565.8	3 616.4	3 886.7	7 592.4
1997							
March	2 144.8	1 047.9	3 269.3	590.8	3 773.2	2 844.2	6 768.9
TREND ESTIMATES							
Quarter							
1995							
December	1 974.3	810.2	2 789.2	512.8	3 313.0	2 710.2	6 057.8
1996							
March	1 964.2	767.2	2 737.5	519.5	3 256.6	2 670.8	5 932.3
June	1 999.6	803.7	2 799.2	526.7	3 325.3	2 996.6	6 270.0
September	2 055.7	889.7	2 942.6	537.4	3 479.6	3 299.1	6 730.2
December	2 105.0	962.6	3 089.5	558.4	3 625.9	3 403.9	7 059.1
1997							
March	2 148.4	1 019.8	3 227.6	586.0	3 759.2	3 314.5	7 201.2
TREND ESTIMATES (% change from preceding quarter)							
Quarter							
1995							
December	-3.1	-10.7	-5.1	0.5	-4.4	-5.2	-4.2
1996							
March	-0.5	-5.3	-1.9	1.3	-1.7	-1.5	-2.1
June	1.8	4.8	2.3	1.4	2.1	12.2	5.7
September	2.8	10.7	5.1	2.0	4.6	10.1	7.3
December	2.4	8.2	5.0	3.9	4.2	3.2	4.9
1997							
March	2.1	5.9	4.5	4.9	3.7	-2.6	2.0

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- residential building
	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.
Value—\$50,000—\$199,999											
1997											
March	22	220	91	177	126	45	10	13	37	59	800
April	32	216	93	171	130	32	10	35	42	82	843
May	31	233	101	189	135	60	11	22	45	100	927
Value—\$200,000—\$499,999											
1997											
March	7	51	47	62	66	30	1	9	19	20	312
April	17	62	46	63	66	31	1	22	15	31	354
May	10	79	52	78	73	23	4	16	23	22	380
Value—\$500,000—\$999,999											
1997											
March	3	17	21	20	21	11	2	10	14	13	132
April	9	20	12	29	18	10	2	13	17	10	140
May	8	28	21	21	25	15	2	10	10	6	146
Value—\$1,000,000—\$4,999,999											
1997											
March	8	20	12	16	19	17	1	16	6	7	122
April	10	22	16	19	28	21	0	7	14	9	146
May	5	23	13	25	19	19	1	15	8	8	136
Value—\$5,000,000 and over											
1997											
March	5	3	1	1	3	6	0	3	2	0	24
April	1	6	4	0	3	2	0	3	2	2	23
May	1	6	2	11	2	5	0	3	3	1	34
Value—Total											
1993-94	500	3 364	1 924	2 863	2 259	1 371	249	723	955	1 122	15 330
1994-95	501	3 715	2 274	3 324	2 541	1 478	208	578	1 040	1 105	16 764
1995-96	578	4 098	2 246	3 461	2 646	1 505	205	661	1 070	1 310	17 780
1997											
March	45	311	172	276	235	109	14	51	78	99	1 390
April	69	326	171	282	245	96	13	80	90	134	1 506
May	55	369	189	324	254	122	18	66	89	137	1 623

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

Month	Hotels, motels and other short term accommoda- tion	Shops	Factories	Offices	Other business premises	Educa- tional	Religious	Health	Entertain- ment and recreational	Misc- ellaneous	Total non- residential building
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
Value—\$50,000—\$199,999											
1997											
March	2.1	20.3	9.5	17.0	12.0	4.9	0.8	1.1	3.8	6.3	77.8
April	3.6	19.8	9.6	17.1	14.1	3.4	1.1	3.5	3.9	9.0	84.9
May	3.1	20.3	11.2	17.5	13.7	5.7	1.3	2.5	4.3	9.7	89.2
Value—\$200,000—\$499,999											
1997											
March	2.1	15.1	14.1	18.6	19.5	9.1	0.2	3.2	5.8	5.9	93.5
April	4.9	19.4	15.2	19.0	18.6	10.9	0.2	7.0	4.7	8.8	108.8
May	3.3	22.9	16.6	22.5	21.7	7.4	1.5	4.7	7.5	6.6	114.5
Value—\$500,000—\$999,999											
1997											
March	1.9	10.6	14.9	13.5	14.5	7.5	1.2	6.5	9.8	8.6	88.9
April	6.9	12.9	7.5	20.6	11.8	7.4	1.2	8.2	11.8	7.6	96.0
May	5.2	19.3	14.3	14.7	17.0	11.3	1.2	7.3	6.9	3.6	100.9
Value—\$1,000,000—\$4,999,999											
1997											
March	21.2	36.3	24.2	33.2	42.8	34.2	1.4	41.8	9.6	12.7	257.3
April	18.7	53.7	32.4	35.7	48.9	39.0	0.0	13.8	30.2	14.4	287.0
May	9.6	40.9	24.1	44.3	40.2	46.4	1.0	36.5	16.7	18.3	278.0
Value—\$5,000,000 and over											
1997											
March	35.5	20.7	10.0	6.5	24.9	36.2	0.0	21.0	11.9	0.0	166.7
April	9.4	92.9	25.5	0.0	19.5	14.3	0.0	51.8	22.3	12.1	247.8
May	6.0	64.1	14.7	77.6	13.5	44.4	0.0	79.1	25.9	5.0	330.4
Value—Total											
1993-94	622.0	1 398.6	716.7	1 341.1	1 283.9	1 124.4	76.3	974.2	740.8	507.6	8 785.6
1994-95	611.2	1 802.6	870.0	1 472.3	1 158.1	1 203.1	73.0	635.9	1 167.3	621.2	9 614.7
1995-96	658.0	1 811.2	989.2	1 801.3	1 719.8	1 255.3	85.8	765.8	936.6	706.3	10 729.3
1997											
March	62.6	103.0	72.7	88.7	113.7	91.9	3.6	73.6	40.9	33.5	684.2
April	43.5	198.7	90.2	92.4	112.9	75.0	2.5	84.3	73.0	52.0	824.6
May	27.1	167.6	80.9	176.7	106.0	115.2	5.0	130.0	61.3	43.3	913.0

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

	DWELLING UNITS.....				VALUE.....						
	<i>New houses</i>	<i>New other residential building</i>	<i>Con-versions etc.</i>	<i>Total dwelling units</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Total residential building</i>	<i>Total non-residential building</i>	<i>Total building</i>
	Number	Number	Number	Number	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR											
NSW	3 334	1 778	42	5 154	411.1	189.5	600.7	97.3	697.9	202.1	900.1
Vic.	1 845	521	104	2 470	207.7	71.6	279.3	54.6	333.9	133.2	467.1
Qld	2 073	762	85	2 920	220.3	71.0	291.3	30.9	322.3	117.6	439.9
SA	537	56	6	599	46.6	4.4	51.0	9.3	60.3	56.9	117.2
WA	1 327	158	5	1 490	135.8	14.7	150.5	14.8	165.3	63.1	228.4
Tas.	121	25	1	147	10.8	1.9	12.8	2.3	15.1	16.9	32.0
NT	101	28	1	130	12.9	1.7	14.6	1.7	16.3	2.6	18.9
ACT	91	123	2	216	10.4	13.8	24.2	3.9	28.1	26.3	54.4
Australia	9 429	3 451	246	13 126	1 055.7	368.6	1 424.3	214.8	1 639.2	618.8	2 257.9
PUBLIC SECTOR											
NSW	17	70	1	88	2.3	6.2	8.5	4.4	12.9	58.4	71.3
Vic.	11	6	0	17	0.9	0.3	1.1	3.1	4.2	35.1	39.3
Qld	34	38	22	94	3.0	3.6	6.6	0.6	7.3	97.1	104.4
SA	14	7	0	21	1.0	0.5	1.5	0.6	2.1	7.7	9.9
WA	49	37	0	86	4.7	2.1	6.8	0.3	7.1	83.3	90.4
Tas.	0	0	0	0	0.0	0.0	0.0	0.4	0.4	1.2	1.6
NT	6	0	0	6	1.1	0.0	1.1	0.2	1.3	7.5	8.8
ACT	0	0	0	0	0.0	0.0	0.0	0.0	0.0	3.9	3.9
Australia	131	158	23	312	13.0	12.7	25.7	9.6	35.3	294.2	329.5
TOTAL											
NSW	3 351	1 848	43	5 242	413.4	195.7	609.2	101.7	710.8	260.5	971.3
Vic.	1 856	527	104	2 487	208.6	71.9	280.5	57.6	338.1	168.3	506.4
Qld	2 107	800	107	3 014	223.3	74.7	298.0	31.5	329.5	214.7	544.2
SA	551	63	6	620	47.6	4.8	52.5	9.9	62.4	64.7	127.1
WA	1 376	195	5	1 576	140.5	16.8	157.3	15.2	172.4	146.4	318.9
Tas.	121	25	1	147	10.8	1.9	12.8	2.7	15.5	18.1	33.6
NT	107	28	1	136	14.0	1.7	15.7	1.9	17.6	10.1	27.7
ACT	91	123	2	216	10.4	13.8	24.2	3.9	28.1	30.1	58.2
Australia	9 560	3 609	269	13 438	1 068.7	381.3	1 450.0	224.4	1 674.4	913.0	2 587.4

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

VALUE.....

	Hotels, motels and other short term accommoda- tion	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscel- laneous	Total non-resi- dential building
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR											
NSW	16.8	30.5	27.4	66.7	18.7	7.4	0.5	13.4	10.3	10.5	202.1
Vic.	1.3	36.6	20.3	36.6	12.3	8.3	1.8	7.6	3.1	5.3	133.2
Qld	2.9	48.0	8.2	6.2	16.8	3.7	1.2	10.5	18.6	1.5	117.6
SA	0.1	4.3	6.9	2.8	13.7	1.6	0.0	27.0	0.3	0.4	56.9
WA	4.0	30.0	7.2	7.5	10.1	0.1	0.6	0.8	2.0	0.9	63.1
Tas.	0.2	0.5	9.2	3.9	1.6	0.2	0.1	0.9	0.3	0.1	16.9
NT	0.0	0.6	0.5	0.3	1.2	0.0	0.0	0.0	0.0	0.1	2.6
ACT	0.0	14.3	0.0	7.5	2.9	0.0	0.7	0.1	0.7	0.1	26.3
Australia	25.2	164.8	79.6	131.5	77.3	21.2	4.8	60.3	35.2	18.8	618.8
PUBLIC SECTOR											
NSW	1.3	2.2	0.8	6.5	4.0	16.0	0.0	20.5	1.1	6.2	58.4
Vic.	0.5	0.0	0.4	12.5	5.6	9.6	0.0	1.7	1.6	3.2	35.1
Qld	0.0	0.0	0.0	16.4	18.6	47.7	0.0	3.2	3.0	8.1	97.1
SA	0.0	0.6	0.1	0.5	0.0	0.5	0.0	0.0	0.6	5.5	7.7
WA	0.0	0.1	0.1	5.3	0.3	12.9	0.2	44.3	19.8	0.4	83.3
Tas.	0.0	0.0	0.0	1.0	0.0	0.0	0.0	0.0	0.0	0.2	1.2
NT	0.2	0.0	0.0	1.1	0.1	5.6	0.0	0.0	0.0	0.6	7.5
ACT	0.0	0.0	0.0	1.8	0.0	1.6	0.0	0.0	0.0	0.4	3.9
Australia	2.0	2.8	1.3	45.2	28.7	93.9	0.2	69.7	26.0	24.5	294.2
TOTAL											
NSW	18.1	32.7	28.1	73.2	22.7	23.4	0.5	33.9	11.3	16.6	260.5
Vic.	1.8	36.6	20.7	49.1	18.0	17.9	1.8	9.3	4.7	8.5	168.3
Qld	2.9	48.0	8.2	22.6	35.5	51.4	1.2	13.7	21.6	9.7	214.7
SA	0.1	4.8	6.9	3.4	13.7	2.1	0.0	27.0	0.8	5.8	64.7
WA	4.0	30.1	7.3	12.8	10.5	13.0	0.8	45.1	21.8	1.3	146.4
Tas.	0.2	0.5	9.2	4.9	1.6	0.2	0.1	0.9	0.3	0.3	18.1
NT	0.2	0.6	0.5	1.4	1.3	5.6	0.0	0.0	0.0	0.6	10.1
ACT	0.0	14.3	0.0	9.3	2.9	1.6	0.7	0.1	0.7	0.5	30.1
Australia	27.1	167.6	80.9	176.7	106.0	115.2	5.0	130.0	61.3	43.3	913.0

EXPLANATORY NOTES

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INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following activities:

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

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

VALUE DATA

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

OWNERSHIP

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

FUNCTIONAL CLASSIFICATIONS

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

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

EXPLANATORY NOTES

FUNCTIONAL CLASSIFICATIONS

continued

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

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

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

SEASONAL ADJUSTMENT

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

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

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

14 Most of the component series have been seasonally adjusted independently. Therefore, the adjusted components may not add to the adjusted totals. However, commencing with this issue, the seasonally adjusted estimates for the total number of houses, total number of other residential dwelling units and total number of dwelling units in table 1 are the sum of the seasonally adjusted estimates for the private and public sectors.

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 normally shown in the July issue each year, but have been brought forward this year and shown in this issue.

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.

EXPLANATORY NOTES

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TREND ESTIMATES *continued*

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
n.a.	not available
r	figure or series revised since previous issue

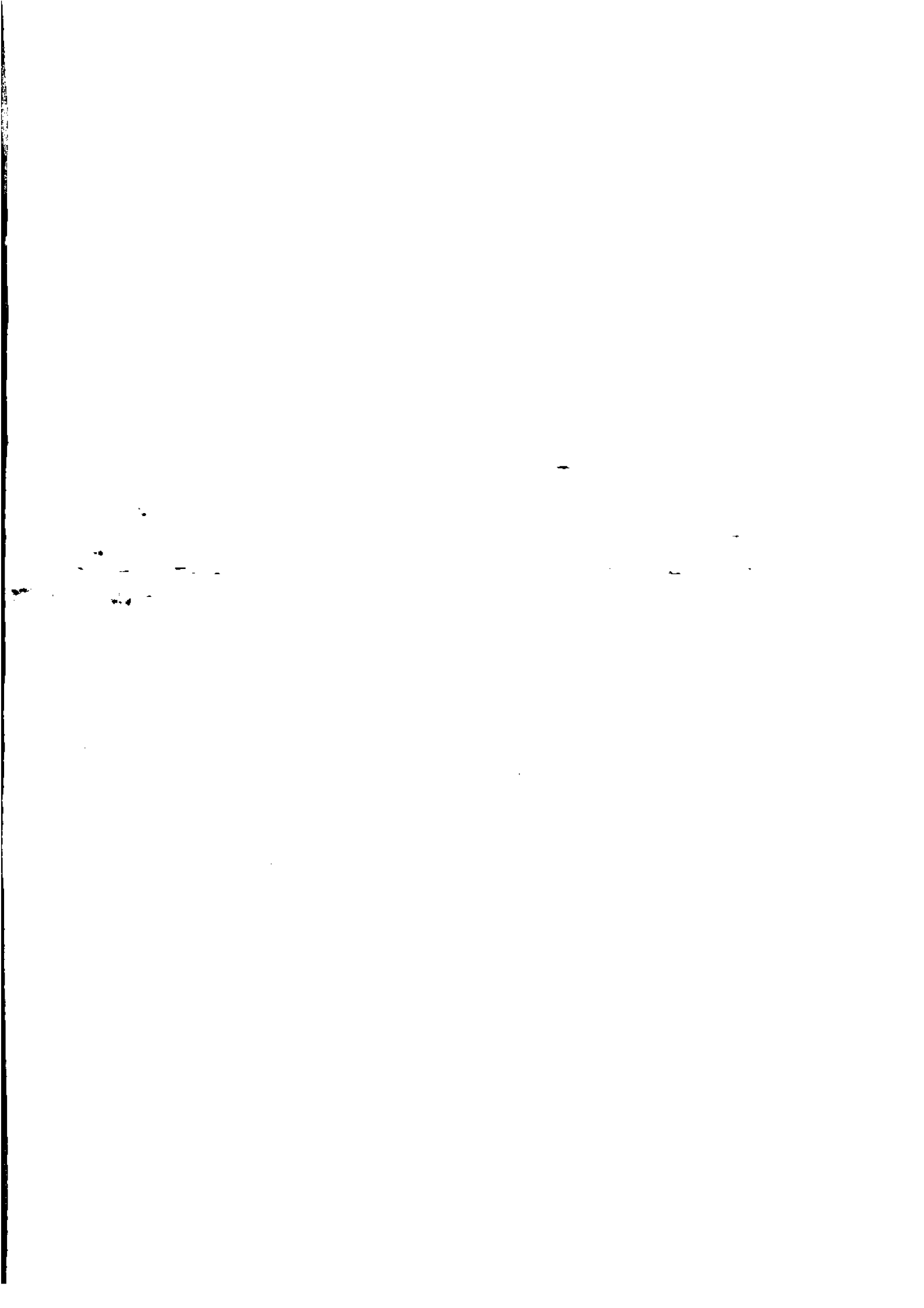
When figures have been rounded, discrepancies may occur between sums of the component items and totals.

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 (e.g. hospitals) or temporary accommodation (e.g. motels, hostels and holiday apartments) are not defined as dwelling units. Such units are included in the appropriate category of non-residential building approvals.
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 (e.g. 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.

GLOSSARY

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



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