

# BUILDING APPROVALS AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) TUES 30 SEPT 1997

## AUGUST KEY FIGURES

### TREND ESTIMATES

	Aug 97	% change Jul 97 to Aug 97	% change Aug 96 to Aug 97
Dwelling units approved			
Private sector houses	8 037	0.2	13.9
Total dwelling units	12 071	0.7	13.7

### SEASONALLY ADJUSTED

	Aug 97	% change Jul 97 to Aug 97	% change Aug 96 to Aug 97
Dwelling units approved			
Private sector houses	8 520	13.9	20.1
Total dwelling units	12 982	13.5	21.7

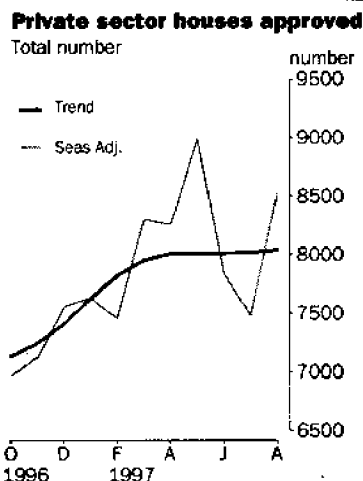
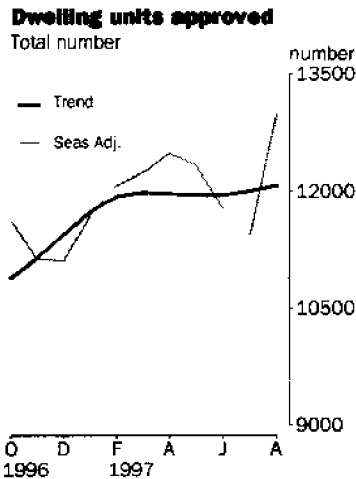
## AUGUST KEY POINTS

### TREND ESTIMATES

- The trend series for private sector house approvals is relatively flat, having increased by 0.5% over the last four months. The 13.9% increase in the seasonally adjusted estimate has resulted in a change in the trend estimates from the decline shown previously.
- The trend estimate of other residential dwelling units has increased by 13.0% over the level of a year ago. As a result of the increase in the seasonally adjusted estimate in August, the previously observed decline in this series has been revised.
- The trend estimate of total dwelling units approved has risen in the last two months, and is 13.7% above the level in August 1996.
- The trend of the value of non-residential building has increased by 34.2% over the last year. The series fell during the period December 1996 to March 1997, but has risen in the last five months. (The series is relatively volatile and heavily influenced by the timing of large projects.)

### SEASONALLY ADJUSTED ESTIMATES

- Seasonally adjusted estimates of approvals of private sector houses and total other residential dwelling units increased in August. House approvals rose by 13.9% and total other residential dwellings by 17.8%. These increases follow decreases in July for both series.



## INQUIRIES

- For further information about these and related unpublished statistics, contact Richard Mason on 08 8237 7663

# NOTES

## FORTHCOMING ISSUES

### ISSUE

### RELEASE DATE

September 1997

31 October 1997

October 1997

2 December 1997

November 1997

8 January 1998

December 1997

3 February 1998

January 1998

3 March 1998

February 1998

31 March 1998

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## CHANGES IN THIS ISSUE

There are no changes in this issue.

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## DATA NOTES

The Olympic Park Indoor Sports and Entertainment Centre is included in this month's approvals in public sector non-residential building.

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## SIGNIFICANT REVISIONS THIS MONTH

There are no significant revisions this month.

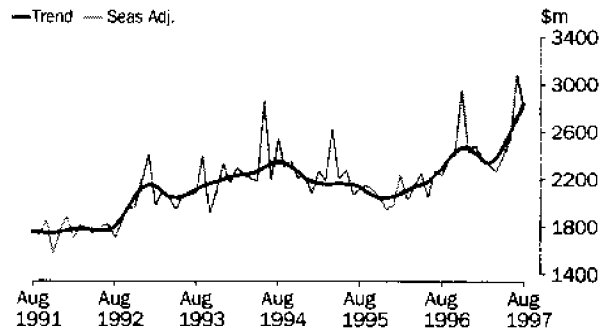
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W. McLennan  
Australian Statistician

# VALUE OF BUILDING APPROVED

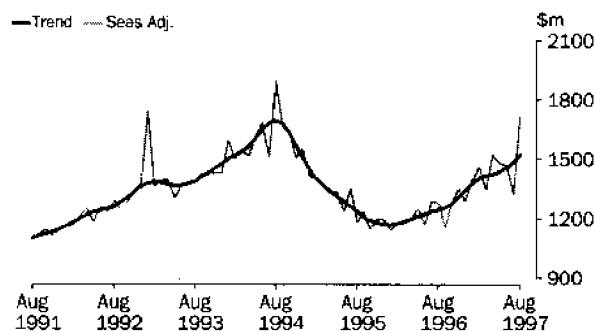
## VALUE OF TOTAL BUILDING

The trend has increased for the last five months and is 21.2% higher than March. Growth will continue unless the seasonally adjusted estimate in September falls by more than 21%. This is nearly three times the average monthly movement (8%).



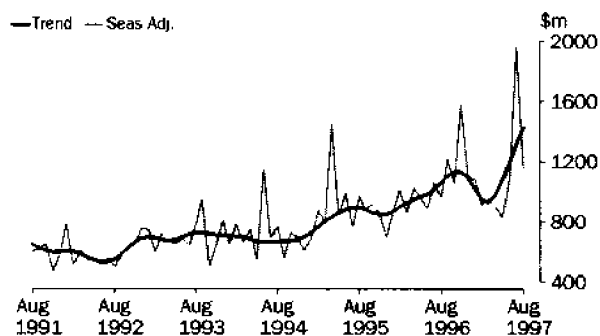
## VALUE OF RESIDENTIAL BUILDING

The previously observed decline in this series has been revised following the seasonally adjusted increase in August. The series is now 22.3% above the level of a year ago. It will require a decrease of more than 25% in the seasonally adjusted estimate in September to halt growth. This is five times the average monthly movement (5%).



## VALUE OF NON-RESIDENTIAL BUILDING

The trend has risen 52.3% in the last five months and follows a fall of 17.7% in the previous four months. The trend is 34.2% higher than the level of a year ago. A decrease of 20% in the seasonally adjusted estimate in September would mean no growth in the trend series next month. (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 September seasonally adjusted estimate is higher than the August estimate by:

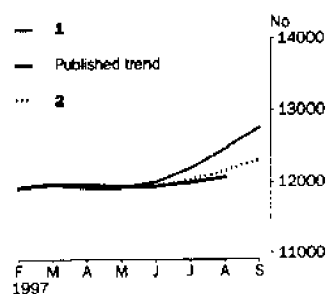
- +4% for total number of dwelling units approved
- +3% for number of private sector houses approved
- +5% for value of residential building approved
- +18% for value of non-residential building approved
- +8% for value of total building approved.

**2** The September seasonally adjusted estimate is lower than the August 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.

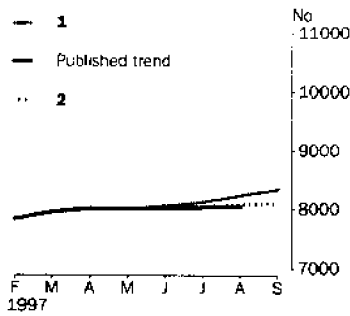
### TOTAL NUMBER OF DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b> rises by 4% on Aug 1997	% change	<b>2</b> falls by 4% on Aug 1997	% change
1997						
April	11 964	-0.1	11 927	-0.3	11 962	-0.1
May	11 941	-0.2	11 926	0.0	11 943	-0.2
June	11 943	0.0	12 001	0.6	11 954	0.1
July	11 992	0.4	12 195	1.6	12 040	0.7
August	12 071	0.7	12 466	2.2	12 173	1.1
September	—	—	12 762	2.4	12 319	1.2

# WHAT IF...? continued

## PRIVATE SECTOR HOUSES

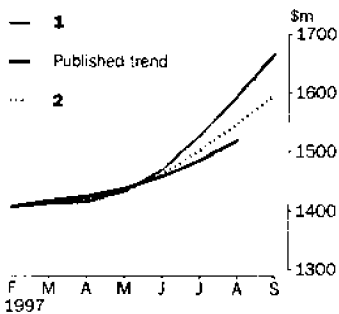


	TREND AS PUBLISHED	
	no.	% change
1997		
April	8 000	0.7
May	8 008	0.1
June	8 009	0.0
July	8 017	0.1
August	8 037	0.2
September	—	—

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

<b>1</b> rises by 3% on Aug 1997		<b>2</b> falls by 3% on Aug 1997	
no.	% change	no.	% change
7 984	0.6	8 003	0.7
7 999	0.2	8 009	0.1
8 036	0.5	8 011	0.0
8 114	1.0	8 031	0.2
8 230	1.4	8 074	0.5
8 332	1.2	8 097	0.3

## VALUE OF RESIDENTIAL BUILDING APPROVED

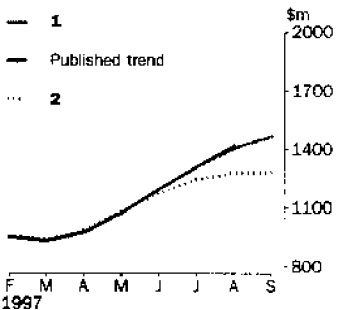


	TREND AS PUBLISHED	
	\$m	% change
1997		
April	1 422.8	0.5
May	1 436.2	0.9
June	1 457.6	1.5
July	1 485.7	1.9
August	1 518.2	2.2
September	—	—

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

<b>1</b> rises by 5% on Aug 1997		<b>2</b> falls by 5% on Aug 1997	
\$m	% change	\$m	% change
1 414.2	0.2	1 419.8	0.4
1 431.8	1.2	1 434.6	1.0
1 469.0	2.6	1 461.6	1.9
1 525.7	3.9	1 501.3	2.7
1 593.2	4.4	1 547.1	3.1
1 665.8	4.6	1 596.2	3.2

## VALUE OF NON-RESIDENTIAL BUILDING APPROVED

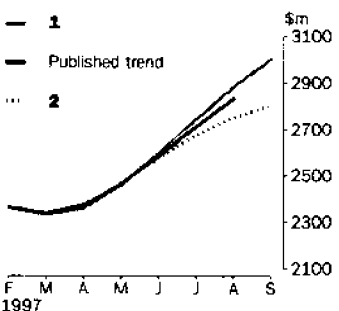


	TREND AS PUBLISHED	
	\$m	% change
1997		
April	977.3	4.9
May	1 074.8	10.0
June	1 194.8	11.2
July	1 312.1	9.8
August	1 419.3	8.2
September	—	—

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

<b>1</b> rises by 18% on Aug 1997		<b>2</b> falls by 18% on Aug 1997	
\$m	% change	\$m	% change
973.5	4.8	988.3	5.5
1 073.2	10.2	1 080.5	9.3
1 196.6	11.5	1 177.2	8.9
1 311.1	9.6	1 246.9	5.9
1 403.7	7.1	1 282.7	2.9
1 468.0	4.6	1 285.5	0.2

## VALUE OF TOTAL BUILDING APPROVED



	TREND AS PUBLISHED	
	\$m	% change
1997		
April	2 373.0	1.5
May	2 464.8	3.9
June	2 586.0	4.9
July	2 712.0	4.9
August	2 833.5	4.5
September	—	—

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

<b>1</b> rises by 8% on Aug 1997		<b>2</b> falls by 8% on Aug 1997	
\$m	% change	\$m	% change
2 361.7	1.3	2 377.6	1.6
2 459.4	4.1	2 467.3	3.8
2 597.8	5.6	2 576.8	4.4
2 745.9	5.7	2 676.8	3.9
2 883.5	5.0	2 753.1	2.9
3 002.1	4.1	2 805.4	1.9

## RESIDENTIAL BUILDINGS APPROVED: 1996-97

### TYPE OF DWELLING

The number of dwelling units approved in Australia during 1996-97 is shown in the table below, for each type of category, together with the distribution of each dwelling category as a percentage of total dwelling units approved and the percentage change in the number of dwellings approved compared with 1995-96.

TYPE OF DWELLING	DWELLING UNITS BY TYPE		
	No. of units	% of total dwellings	1995-96 to 1996-97 % change
<b>New houses</b>	<b>92 773</b>	<b>68</b>	<b>6</b>
<b>New other residential building</b>			
Semi-detached, row or terrace houses, townhouses, etc of:			
1 storey	10 701	7.8	-13.9
2 or more storeys	8 920	6.5	18.9
Total	19 621	14.3	-1.5
Flats, units, apartments in a building of:			
1 or 2 storeys	4 777	3.5	8.9
3 storeys	5 485	4.0	36.2
4 or more storeys	10 558	7.7	55.4
Total	20 820	15.2	36.9
<b>Total new other residential building</b>	<b>40 441</b>	<b>29.5</b>	<b>15.1</b>
Conversions, etc.	3 676	2.7	82.3
<b>Total residential building</b>	<b>136 890</b>	<b>100.0</b>	<b>9.8</b>

### SUMMARY COMMENT

The total number of dwelling units approved has increased by 12,179 (9.8%) to 136, 890 in 1996-97. The percentage distribution of dwelling types has not changed markedly with houses accounting for 67.8% compared with 70.2% in 1995-96 and other residential dwellings accounting for 29.5% (28.2% in 1995-96). In percentage terms, the largest increases were for Flats, units, apartments in buildings of three storeys or more.



## DWELLING UNITS APPROVED: Seasonally Adjusted & Trend

Month	HOUSES.....		OTHER RESIDENTIAL		DWELLING UNITS.....		
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Public sector</i>	<i>Total</i>
	no.	no.	no.	no.	no.	no.	no.

### SEASONALLY ADJUSTED

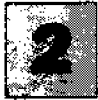
<b>1996</b>							
August	7 092	7 242	3 176	3 430	10 269	403	10 672
September	7 191	7 311	2 119	2 500	9 310	501	9 811
October	6 969	7 169	4 048	4 451	11 016	604	11 620
November	7 126	7 255	3 498	3 877	10 624	508	11 132
December	7 554	7 683	3 065	3 423	10 620	486	11 106
<b>1997</b>							
January	7 630	7 772	3 602	3 925	11 232	465	11 697
February	7 459	7 604	4 146	4 462	11 605	461	12 066
March	8 303	8 488	3 510	3 737	11 813	412	12 225
April	8 255	8 420	3 818	4 059	12 073	406	12 479
May	8 991	9 117	3 031	3 208	12 022	303	12 325
June	7 844	7 954	3 660	3 819	11 504	270	11 774
July	7 480	7 772	3 513	3 667	10 993	446	11 439
August	8 520	8 661	4 044	4 321	12 563	419	12 982

### TREND ESTIMATES

<b>1996</b>							
August	7 053	7 210	3 031	3 409	10 084	537	10 620
September	7 076	7 231	3 114	3 493	10 190	530	10 723
October	7 135	7 284	3 225	3 606	10 360	528	10 890
November	7 243	7 390	3 376	3 752	10 619	522	11 142
December	7 408	7 554	3 535	3 888	10 943	499	11 442
<b>1997</b>							
January	7 622	7 768	3 641	3 967	11 263	472	11 735
February	7 817	7 965	3 665	3 958	11 482	441	11 923
March	7 947	8 097	3 626	3 878	11 573	403	11 975
April	8 000	8 156	3 587	3 807	11 587	377	11 964
May	8 008	8 171	3 570	3 770	11 578	363	11 941
June	8 009	8 178	3 575	3 764	11 584	359	11 943
July	8 017	8 194	3 611	3 798	11 628	364	11 992
August	8 037	8 219	3 660	3 852	11 697	375	12 071

### TREND ESTIMATES (% change from preceding month)

<b>1996</b>							
August	-0.1	-0.1	1.5	1.2	0.4	-1.9	0.3
September	0.3	0.3	2.7	2.4	1.1	-1.2	1.0
October	0.8	0.7	3.6	3.3	1.7	-0.5	1.6
November	1.5	1.4	4.7	4.1	2.5	-1.2	2.3
December	2.3	2.2	4.7	3.6	3.0	-4.3	2.7
<b>1997</b>							
January	2.9	2.8	3.0	2.0	2.9	-5.5	2.6
February	2.6	2.5	0.7	-0.2	1.9	-6.6	1.6
March	1.7	1.7	-1.1	-2.0	0.8	-8.6	0.4
April	0.7	0.7	-1.1	-1.8	0.1	-6.3	-0.1
May	0.1	0.2	-0.5	-1.0	-0.1	-3.8	-0.2
June	0.0	0.1	0.1	-0.1	0.0	-1.1	0.0
July	0.1	0.2	1.0	0.9	0.4	1.4	0.4
August	0.2	0.3	1.4	1.4	0.6	2.9	0.7



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
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SEASONALLY ADJUSTED

<b>1996</b>					
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
<b>1997</b>					
January	1 170.8	222.0	1 398.9	1 075.4	2 479.5
February	1 225.9	229.3	1 460.0	909.7	2 384.1
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	1 316.9	215.4	1 478.2	832.3	2 386.2
June	1 210.2	272.4	1 471.8	1 092.4	2 544.6
July	1 106.9	204.1	1 324.2	1 964.5	3 089.8
August	1 435.7	231.3	1 715.1	1 157.5	2 793.6

TREND ESTIMATES

<b>1996</b>					
August	1 039.0	195.8	1 241.4	1 057.5	2 290.7
September	1 044.5	198.7	1 253.1	1 102.2	2 361.5
October	1 060.9	204.3	1 273.1	1 129.5	2 423.6
November	1 090.6	210.7	1 304.2	1 131.5	2 464.9
December	1 128.2	215.0	1 340.9	1 097.3	2 465.7
<b>1997</b>					
January	1 167.7	218.0	1 379.0	1 021.5	2 418.8
February	1 196.3	219.8	1 404.8	952.1	2 361.9
March	1 209.0	220.9	1 415.9	931.5	2 337.1
April	1 214.0	222.5	1 422.8	977.3	2 373.0
May	1 220.2	225.0	1 436.2	1 074.8	2 464.8
June	1 230.5	227.4	1 457.6	1 194.8	2 586.0
July	1 246.5	229.1	1 485.7	1 312.1	2 712.0
August	1 266.6	230.2	1 518.2	1 419.3	2 833.5

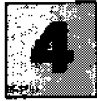
TREND ESTIMATES (% change from preceding month)

<b>1996</b>					
August	-0.2	0.3	0.3	4.4	2.7
September	0.5	1.5	0.9	4.2	3.1
October	1.6	2.8	1.6	2.5	2.6
November	2.8	3.1	2.4	0.2	1.7
December	3.5	2.0	2.8	-3.0	0.0
<b>1997</b>					
January	3.5	1.4	2.8	-6.9	-1.9
February	2.5	0.8	1.9	-6.8	-2.4
March	1.1	0.5	0.8	-2.2	-1.0
April	0.4	0.7	0.5	4.9	1.5
May	0.5	1.1	0.9	10.0	3.9
June	0.8	1.1	1.5	11.2	4.9
July	1.3	0.7	1.9	9.8	4.9
August	1.6	0.5	2.2	8.2	4.5



**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.
<b>SEASONALLY ADJUSTED</b>								
<b>1996</b>								
August	3 489	2 457	2 667	483	1 239	178	n.a.	n.a.
September	3 061	2 025	2 546	476	1 244	156	n.a.	n.a.
October	3 781	2 178	3 051	584	1 371	176	n.a.	n.a.
November	3 984	1 858	2 808	454	1 325	160	n.a.	n.a.
December	3 957	2 100	2 637	453	1 336	157	n.a.	n.a.
<b>1997</b>								
January	4 191	2 631	2 839	452	1 379	154	n.a.	n.a.
February	4 308	2 614	3 001	509	1 146	155	n.a.	n.a.
March	3 995	2 668	3 033	572	1 406	147	n.a.	n.a.
April	4 326	2 485	2 694	630	1 577	176	n.a.	n.a.
May	4 442	2 512	2 762	618	1 387	152	n.a.	n.a.
June	4 389	2 717	2 524	569	1 208	125	n.a.	n.a.
July	3 744	2 424	2 977	578	1 506	166	n.a.	n.a.
August	4 862	3 217	2 882	502	1 374	138	n.a.	n.a.
<b>TREND ESTIMATES</b>								
<b>1996</b>								
August	3 584	2 112	2 728	488	1 258	166	158	171
September	3 618	2 106	2 738	493	1 285	161	163	166
October	3 698	2 118	2 762	489	1 303	160	168	168
November	3 836	2 189	2 803	482	1 312	160	170	172
December	3 989	2 261	2 846	483	1 323	160	165	176
<b>1997</b>								
January	4 112	2 384	2 871	495	1 336	158	161	177
February	4 153	2 491	2 868	523	1 352	156	163	173
March	4 115	2 560	2 843	555	1 367	155	169	162
April	4 074	2 589	2 815	581	1 383	154	177	144
May	4 075	2 611	2 791	590	1 394	152	184	127
June	4 120	2 657	2 778	586	1 398	150	184	112
July	4 197	2 724	2 781	574	1 398	147	179	103
August	4 293	2 809	2 792	556	1 403	145	171	95
<b>TREND ESTIMATES (% change from preceding month)</b>								
<b>1996</b>								
August	-0.2	0.1	0.3	2.4	1.0	-4.0	3.5	-6.9
September	0.9	-0.3	0.4	0.9	2.1	-2.6	3.6	-3.1
October	2.2	0.6	0.9	-0.9	1.4	-0.9	2.9	1.3
November	3.7	2.4	1.5	-1.3	0.7	0.1	1.1	2.7
December	4.0	4.2	1.5	0.1	0.9	-0.3	-2.6	2.0
<b>1997</b>								
January	3.1	5.4	0.9	2.7	1.0	-0.8	-2.4	0.5
February	1.0	4.5	-0.1	5.5	1.2	-1.3	0.8	-1.9
March	-0.9	2.8	-0.9	6.2	1.2	-0.6	3.6	-6.3
April	-1.0	1.1	-1.0	4.6	1.2	-0.8	4.9	-11.4
May	0.0	0.8	-0.9	1.6	0.8	-1.2	3.9	-12.1
June	1.1	1.8	-0.5	-0.8	0.3	-1.7	0.2	-11.2
July	1.9	2.5	0.1	-2.0	0.0	-1.7	-2.8	-8.7
August	2.3	3.1	0.4	-3.1	0.4	-1.6	-4.5	-7.8



## DWELLING UNITS APPROVED, Private and Public Sector: Original

<i>Period</i>	<i>New houses</i> no.	<i>New other residential building</i> no.	<i>Conversions, etc.</i> no.	<i>Total dwelling units</i> no.
.....				
<b>PRIVATE SECTOR</b>				
<b>1994-95</b>	112 468	47 355	3 791	163 614
<b>1995-96</b>	85 802	31 275	1 874	118 951
<b>1996-97</b>	91 001	36 972	3 546	131 519
<b>1996</b>				
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	7 325	3 055	510	10 891
December	6 705	2 448	317	9 470
<b>1997</b>				
January	6 368	3 084	171	9 623
February	6 719	3 722	325	10 766
March	7 306	3 073	224	10 603
April	8 502	3 316	158	11 976
May	9 599	3 491	216	13 306
June	7 785	2 616	712	11 113
July	8 512	3 492	452	12 456
August	8 735	3 887	290	12 912
.....				
<b>PUBLIC SECTOR</b>				
<b>1994-95</b>	2 551	4 870	49	7 470
<b>1995-96</b>	1 755	3 862	143	5 760
<b>1996-97</b>	1 772	3 469	130	5 371
<b>1996</b>				
August	138	203	9	350
September	112	176	1	289
October	155	333	6	494
November	135	292	5	432
December	113	244	16	373
<b>1997</b>				
January	132	345	6	483
February	138	304	0	442
March	212	205	12	429
April	200	221	7	428
May	131	178	23	332
June	171	315	44	530
July	179	148	5	332
August	132	231	4	367
.....				
<b>TOTAL</b>				
<b>1994-95</b>	115 019	52 225	3 840	171 084
<b>1995-96</b>	87 557	35 137	2 017	124 711
<b>1996-97</b>	92 773	40 441	3 676	136 890
<b>1996</b>				
August	7 739	3 464	182	11 385
September	7 639	2 365	175	10 179
October	7 849	3 751	382	11 982
November	7 461	3 347	515	11 323
December	6 818	2 692	333	9 843
<b>1997</b>				
January	6 500	3 429	177	10 106
February	6 857	4 026	325	11 208
March	7 518	3 278	236	11 032
April	8 702	3 537	165	12 404
May	9 730	3 669	239	13 638
June	7 956	2 931	756	11 643
July	8 691	3 640	457	12 788
August	8 867	4 118	294	13 279

# 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

<b>1994-95</b>	115 019	19 497	10 240	29 737	7 435	4 879	10 174	22 488	52 225	167 244
<b>1995-96</b>	87 557	12 427	7 499	19 926	4 388	4 027	6 796	15 211	35 137	122 694
<b>1996-97</b>	92 773	10 701	8 920	19 621	4 777	5 485	10 558	20 820	40 441	133 214
<b>1996</b>										
August	7 739	953	637	1 590	424	409	1 041	1 874	3 464	11 203
September	7 639	910	684	1 594	307	272	192	771	2 365	10 004
October	7 849	1 108	783	1 891	306	406	1 148	1 860	3 751	11 600
November	7 461	884	501	1 385	533	590	839	1 962	3 347	10 808
December	6 818	578	614	1 192	392	576	532	1 500	2 692	9 510
<b>1997</b>										
January	6 500	888	904	1 792	540	462	635	1 637	3 429	9 929
February	6 857	1 036	878	1 914	316	533	1 263	2 112	4 026	10 883
March	7 518	823	697	1 520	313	366	1 079	1 758	3 278	10 796
April	8 702	1 064	664	1 728	499	414	896	1 809	3 537	12 239
May	9 730	935	1 018	1 953	251	572	893	1 716	3 669	13 399
June	7 956	641	847	1 488	339	441	663	1 443	2 931	10 887
July	8 691	1 008	928	1 936	448	385	871	1 704	3 640	12 331
August	8 867	945	920	1 865	485	448	1 320	2 253	4 118	12 985

### VALUE (\$ million)

<b>1994-95</b>	10 942.5	1 319.6	890.8	2 210.3	506.5	384.7	1 426.2	2 317.9	4 528.2	15 470.7
<b>1995-96</b>	8 812.4	882.5	656.9	1 539.3	339.3	324.8	1 103.0	1 766.9	3 306.2	12 118.6
<b>1996-97</b>	9 906.5	753.3	809.5	1 562.9	351.4	481.7	1 406.2	2 239.6	3 802.4	13 709.0
<b>1996</b>										
August	810.1	64.5	52.6	117.1	28.4	28.5	144.3	201.2	318.3	1 128.4
September	807.1	63.4	64.5	127.9	20.0	24.2	21.0	65.2	193.1	1 000.2
October	820.1	71.5	72.6	144.1	21.8	34.9	137.7	194.3	338.4	1 158.6
November	780.8	64.0	48.1	112.1	37.8	53.0	155.7	246.6	358.7	1 139.6
December	735.8	40.7	50.6	91.3	27.3	45.9	66.1	139.3	230.6	966.4
<b>1997</b>										
January	689.4	64.9	83.9	148.9	39.6	36.6	89.0	165.2	314.1	1 003.5
February	731.3	74.8	81.5	156.2	26.3	52.0	137.9	216.2	372.4	1 103.7
March	807.4	57.6	63.5	121.2	24.8	31.8	101.6	158.3	279.4	1 086.9
April	934.0	74.0	58.3	132.3	40.6	31.0	107.0	178.6	310.9	1 244.9
May	1 086.6	68.9	96.8	165.8	17.8	57.7	144.3	219.8	385.6	1 472.1
June	866.6	46.8	76.1	122.9	26.8	41.4	112.8	181.1	303.9	1 170.5
July	952.7	72.1	90.6	162.7	35.5	31.1	134.6	201.2	363.9	1 316.6
August	965.2	70.1	77.2	147.3	43.8	54.3	241.7	339.8	487.1	1 452.3

(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)							
<b>1994-95</b>	10 715.5	4 163.0	14 878.5	2 396.1	17 274.6	6 791.4	24 066.0
<b>1995-96</b>	8 641.1	3 017.7	11 658.8	2 214.1	13 873.0	7 657.0	21 529.9
<b>1996-97</b>	9 717.0	3 526.6	13 243.5	2 492.2	15 735.7	9 195.0	24 930.7
<b>1996</b>							
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	1 150.9	2 501.1
November	767.3	338.3	1 105.6	233.2	1 338.8	1 198.3	2 537.1
December	722.2	211.2	933.4	167.9	1 101.4	779.8	1 881.1
<b>1997</b>							
January	673.8	288.1	962.0	183.9	1 145.8	693.5	1 839.3
February	717.5	347.0	1 064.5	201.4	1 265.9	632.8	1 898.7
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	1 073.6	371.8	1 445.4	219.8	1 665.2	622.5	2 287.7
June	848.0	273.0	1 121.0	243.9	1 365.0	687.6	2 052.6
July	936.1	353.3	1 289.5	224.7	1 514.1	1 132.1	2 646.3
August	948.9	465.6	1 414.5	227.6	1 642.1	752.4	2 394.5
PUBLIC SECTOR (\$ million)							
<b>1994-95</b>	227.0	365.2	592.2	37.2	629.4	2 823.3	3 452.6
<b>1995-96</b>	171.3	288.5	459.7	70.2	530.0	3 072.3	3 602.3
<b>1996-97</b>	189.5	275.9	465.4	62.5	527.9	3 528.5	4 056.4
<b>1996</b>							
August	14.2	15.2	29.5	6.7	36.2	327.2	363.4
September	13.0	14.8	27.8	2.4	30.1	311.1	341.3
October	15.3	25.7	40.9	4.8	45.7	225.3	271.0
November	13.5	20.5	34.0	5.9	39.9	496.3	536.2
December	13.6	19.3	32.9	5.4	38.3	188.1	226.4
<b>1997</b>							
January	15.6	26.0	41.5	4.4	46.0	339.9	385.9
February	13.8	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	13.8	26.8	9.6	36.4	301.8	338.2
June	18.6	30.9	49.5	4.5	54.0	385.9	439.9
July	16.6	10.6	27.1	3.0	30.2	513.4	543.5
August	16.3	21.5	37.8	2.9	40.7	616.0	656.6
TOTAL (\$ million)							
<b>1994-95</b>	10 942.5	4 528.2	15 470.7	2 433.3	17 904.0	9 614.7	27 518.7
<b>1995-96</b>	8 812.4	3 306.2	12 118.6	2 284.4	14 402.9	10 729.3	25 132.2
<b>1996-97</b>	9 906.5	3 802.4	13 709.0	2 554.6	16 263.6	12 723.5	28 987.1
<b>1996</b>							
August	810.1	318.3	1 128.4	205.9	1 334.4	1 136.0	2 470.4
September	807.1	193.1	1 000.2	206.6	1 206.9	1 147.3	2 354.1
October	820.1	338.4	1 158.6	227.4	1 385.9	1 386.2	2 772.1
November	780.8	358.7	1 139.6	239.1	1 378.7	1 694.6	3 073.3
December	735.8	230.6	966.4	173.3	1 139.7	967.9	2 107.5
<b>1997</b>							
January	689.4	314.1	1 003.5	188.3	1 191.8	1 033.5	2 225.2
February	731.3	372.4	1 103.7	205.8	1 309.5	960.6	2 270.1
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	1 086.6	385.6	1 472.1	229.4	1 701.6	924.3	2 625.9
June	866.6	303.9	1 170.5	248.5	1 419.0	1 073.5	2 492.5
July	952.7	363.9	1 316.6	227.7	1 544.3	1 645.5	3 189.8
August	965.2	487.1	1 452.3	230.5	1 682.7	1 368.4	3 051.1

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
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ORIGINAL

<b>1994-95</b>	10 023.7	4 692.8	14 716.4	2 227.7	16 943.7	9 984.3	26 928.5
<b>1995-96</b>	7 948.3	3 361.6	11 309.9	2 055.1	13 365.3	10 965.4	24 330.4
<b>1996-97</b>	8 942.5	3 866.5	12 809.0	2 298.4	15 110.0	12 815.9	27 923.3

Quarter

<b>1996</b>							
March	1 830.8	659.4	2 490.3	494.1	2 983.7	2 681.4	5 665.7
June	2 012.6	913.5	2 926.1	522.2	3 448.3	2 839.9	6 288.2
September	2 207.5	934.7	3 142.2	559.6	3 702.2	3 169.9	6 871.8
December	2 107.6	937.6	3 045.2	576.3	3 622.2	4 062.8	7 684.3

<b>1997</b>							
March	2 015.0	980.6	2 995.6	541.4	3 537.8	2 727.6	6 264.6
June	2 612.4	1 013.6	3 626.0	621.2	4 247.9	2 855.5	7 102.6

SEASONALLY ADJUSTED

Quarter

<b>1996</b>							
March	1 979.5	681.5	2 688.2	529.8	3 265.0	2 789.1	6 042.4
June	1 995.6	895.9	2 885.1	527.7	3 388.1	2 906.4	6 293.8
September	2 054.5	853.9	2 887.2	521.7	3 488.3	3 234.4	6 593.1
December	2 113.6	977.9	3 076.2	569.1	3 666.1	3 757.7	7 542.0

<b>1997</b>							
March	2 281.6	1 048.0	3 385.3	606.6	3 937.0	2 989.6	6 950.0
June	2 523.5	1 038.2	3 534.8	619.6	4 153.8	2 856.2	6 913.4

TREND ESTIMATES

Quarter

<b>1996</b>							
March	1 968.7	770.6	2 747.4	518.0	3 296.9	2 685.4	5 956.3
June	1 994.4	809.3	2 798.8	525.0	3 351.2	3 006.4	6 294.3
September	2 041.2	895.6	2 928.2	537.8	3 495.4	3 313.1	6 765.6
December	2 147.2	968.8	3 116.2	565.2	3 694.5	3 366.1	7 069.4

<b>1997</b>							
March	2 299.6	1 019.5	3 328.5	597.5	3 915.9	3 196.8	7 126.6
June	2 470.3	1 065.4	3 548.0	627.0	4 139.1	2 950.9	7 025.5

TREND ESTIMATES (% change from preceding quarter)

Quarter

<b>1996</b>							
March	-0.3	-5.0	-1.5	1.0	-1.6	-0.3	-1.3
June	1.3	5.0	1.9	1.4	1.6	12.0	5.7
September	2.3	10.7	4.6	2.4	4.3	10.2	7.5
December	5.2	8.2	6.4	5.1	5.7	1.6	4.5

<b>1997</b>							
March	7.1	5.2	6.8	5.7	6.0	-5.0	0.8
June	7.4	4.5	6.6	4.9	5.7	-7.7	-1.4

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											
<b>1997</b>											
June	30	188	99	165	120	43	12	18	50	46	771
July	23	306	102	181	148	49	6	27	29	62	933
August	35	318	94	183	97	49	12	21	39	52	900
Value—\$200,000-\$499,999											
<b>1997</b>											
June	5	56	43	68	64	35	4	11	22	35	343
July	10	78	48	62	81	35	10	11	19	35	389
August	16	77	66	63	68	29	4	16	22	19	380
Value—\$500,000-\$999,999											
<b>1997</b>											
June	12	23	17	23	27	14	2	4	15	8	145
July	6	42	26	20	35	27	4	8	13	12	193
August	4	43	19	25	23	17	3	8	7	4	153
Value—\$1,000,000-\$4,999,999											
<b>1997</b>											
June	8	18	9	15	16	17	1	11	9	6	110
July	2	20	16	13	19	18	1	15	13	6	123
August	4	18	8	23	31	18	0	13	15	2	132
Value—\$5,000,000 and over											
<b>1997</b>											
June	4	4	2	3	8	5	0	1	3	2	32
July	4	7	3	6	10	7	0	5	3	0	45
August	3	7	5	1	6	3	0	5	5	0	35
Value—Total											
<b>1994-95</b>	501	3 715	2 274	3 324	2 541	1 478	208	578	1 040	1 105	16 764
<b>1995-96</b>	578	4 098	2 246	3 461	2 646	1 505	205	661	1 070	1 310	17 780
<b>1996-97</b>	665	4 192	2 321	3 488	2 866	1 533	193	780	1 143	1 332	18 513
<b>1997</b>											
June	59	289	170	274	235	114	19	45	99	97	1 401
July	45	453	195	282	293	136	21	66	77	115	1 683
August	62	463	192	295	225	116	19	63	88	77	1 600

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											
<b>1997</b>											
June	2.9	16.3	10.0	16.3	11.7	4.9	1.3	1.9	5.5	4.5	75.4
July	2.2	28.0	10.8	17.7	14.4	5.1	0.6	2.6	2.8	6.8	90.9
August	3.6	28.3	10.1	18.0	9.4	5.4	1.2	2.2	4.4	5.3	87.9
Value—\$200,000—\$499,999											
<b>1997</b>											
June	1.5	17.6	13.6	20.6	18.9	12.5	0.9	2.8	6.7	10.6	105.8
July	3.1	22.1	14.3	18.2	23.8	12.3	2.7	3.1	5.9	9.8	115.2
August	4.7	20.9	20.3	18.2	19.9	9.3	1.3	5.1	6.1	5.9	111.9
Value—\$500,000—\$999,999											
<b>1997</b>											
June	7.7	16.1	11.3	15.2	17.9	9.4	1.7	3.1	10.6	5.3	98.3
July	4.4	27.6	17.2	12.5	22.3	18.5	2.6	6.4	8.7	8.2	128.3
August	2.4	29.9	13.3	16.2	15.3	12.0	2.0	5.9	4.0	2.6	103.7
Value—\$1,000,000—\$4,999,999											
<b>1997</b>											
June	19.4	36.5	14.2	26.8	33.0	36.0	2.0	25.5	19.7	10.6	223.6
July	6.2	39.6	31.1	25.4	39.8	48.2	1.1	30.1	27.5	21.4	270.4
August	6.2	37.2	16.0	48.0	70.2	34.5	0.0	30.1	29.6	5.9	277.8
Value—\$5,000,000 and over											
<b>1997</b>											
June	66.4	103.0	10.9	21.0	116.3	171.2	0.0	6.7	31.4	43.6	570.3
July	148.0	70.5	94.4	189.1	132.6	56.9	0.0	316.5	32.6	0.0	1 040.6
August	46.7	146.9	41.6	14.0	100.1	26.1	0.0	142.1	269.6	0.0	787.1
Value—Total											
<b>1994-95</b>	611.2	1 802.6	870.0	1 472.3	1 158.1	1 203.1	73.0	635.9	1 167.3	621.2	9 614.7
<b>1995-96</b>	658.0	1 811.2	989.2	1 801.3	1 719.8	1 255.3	85.8	765.8	936.6	706.3	10 729.3
<b>1996-97</b>	912.6	2 181.5	1 138.3	2 295.3	1 601.7	1 412.3	56.3	983.6	1 324.8	817.2	12 723.5
<b>1997</b>											
June	98.0	189.5	59.9	99.9	197.9	234.0	5.9	39.9	73.9	74.6	1 073.5
July	163.8	187.7	167.8	262.9	232.9	141.0	7.0	358.7	77.4	46.3	1 645.5
August	63.6	263.3	101.3	114.3	215.0	87.3	4.5	185.5	313.8	19.8	1 368.4

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



	DWELLING UNITS.....				VALUE.....						
	New houses	New other residential building	Con-versions etc.	Total dwelling units	New houses	New other residential building	New residential building	Alterations and additions to residential buildings	Total residential building	Total non-residential building	Total building
		Number	Number	Number	Number	\$m	\$m	\$m	\$m	\$m	\$m
<b>PRIVATE SECTOR</b>											
NSW	2 222	2 064	141	4 427	262.9	318.8	581.7	101.5	683.2	335.6	1 018.8
Vic.	2 264	822	56	3 142	246.1	70.3	316.3	64.0	380.4	158.9	539.3
Qld	2 282	728	73	3 083	246.8	53.0	299.7	27.3	327.0	125.6	452.6
SA	513	37	2	552	44.3	3.6	47.9	10.0	57.9	51.6	109.4
WA	1 175	120	16	1 311	119.6	9.0	128.7	15.7	144.3	51.8	196.2
Tas.	121	12	1	134	10.2	0.6	10.8	3.5	14.3	4.9	19.2
NT	72	37	1	110	9.5	3.8	13.2	1.7	14.9	6.9	21.8
ACT	86	67	0	153	9.6	6.5	16.1	4.0	20.1	17.2	37.3
<b>Australia</b>	<b>8 735</b>	<b>3 887</b>	<b>290</b>	<b>12 912</b>	<b>948.9</b>	<b>465.6</b>	<b>1 414.5</b>	<b>227.6</b>	<b>1 642.1</b>	<b>752.4</b>	<b>2 394.5</b>
<b>PUBLIC SECTOR</b>											
NSW	4	125	3	132	0.4	11.6	12.0	0.3	12.3	374.8	387.1
Vic.	4	75	1	80	0.5	7.2	7.7	2.0	9.7	25.0	34.7
Qld	22	17	0	39	2.8	1.5	4.3	0.2	4.6	168.0	172.5
SA	16	0	0	16	1.4	0.0	1.4	0.1	1.6	12.2	13.8
WA	50	12	0	62	5.4	0.9	6.4	0.0	6.4	29.6	35.9
Tas.	0	2	0	2	0.0	0.2	0.2	0.0	0.2	1.5	1.7
NT	36	0	0	36	5.7	0.0	5.7	0.3	6.0	3.7	9.7
ACT	0	0	0	0	0.0	0.0	0.0	0.0	0.0	1.2	1.2
<b>Australia</b>	<b>132</b>	<b>231</b>	<b>4</b>	<b>367</b>	<b>16.3</b>	<b>21.5</b>	<b>37.8</b>	<b>2.9</b>	<b>40.7</b>	<b>616.0</b>	<b>656.6</b>
<b>TOTAL</b>											
NSW	2 226	2 189	144	4 559	263.3	330.4	593.7	101.7	695.5	710.5	1 405.9
Vic.	2 268	897	57	3 222	246.6	77.5	324.0	66.1	390.1	183.9	574.0
Qld	2 304	745	73	3 122	249.6	54.5	304.1	27.5	331.6	293.6	625.1
SA	529	37	2	568	45.7	3.6	49.3	10.1	59.4	63.8	123.2
WA	1 225	132	16	1 373	125.1	10.0	135.0	15.7	150.7	81.4	232.1
Tas.	121	14	1	136	10.2	0.8	11.0	3.5	14.5	6.4	20.9
NT	108	37	1	146	15.2	3.8	19.0	1.9	20.9	10.5	31.4
ACT	86	67	0	153	9.6	6.5	16.1	4.0	20.1	18.3	38.4
<b>Australia</b>	<b>8 867</b>	<b>4 118</b>	<b>294</b>	<b>13 279</b>	<b>965.2</b>	<b>487.1</b>	<b>1 452.3</b>	<b>230.5</b>	<b>1 682.7</b>	<b>1 368.4</b>	<b>3 051.1</b>



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

VALUE.....

	<i>Hotels, motels and other short term accommoda- tion</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
.....											
<b>PRIVATE SECTOR</b>											
NSW	21.5	175.6	35.9	24.3	34.4	7.4	2.2	6.4	24.9	3.0	<b>335.6</b>
Vic.	28.6	20.8	19.9	27.3	25.7	6.3	1.1	20.1	7.5	1.6	<b>158.9</b>
Qld	4.5	37.0	13.1	10.8	25.9	8.4	0.4	9.3	13.2	3.0	<b>125.6</b>
SA	0.9	3.4	23.0	2.2	13.8	0.8	0.0	5.8	1.0	0.8	<b>51.6</b>
WA	6.8	9.2	7.1	9.0	11.6	1.7	0.8	4.0	0.8	0.8	<b>51.8</b>
Tas.	0.2	1.0	1.0	0.3	0.5	0.9	0.0	0.0	1.0	0.1	<b>4.9</b>
NT	0.3	0.6	0.1	1.9	3.1	0.5	0.0	0.0	0.1	0.2	<b>6.9</b>
ACT	0.0	13.5	0.0	1.8	1.5	0.0	0.0	0.4	0.0	0.0	<b>17.2</b>
<b>Australia</b>	<b>62.9</b>	<b>261.0</b>	<b>100.0</b>	<b>77.6</b>	<b>116.5</b>	<b>26.0</b>	<b>4.5</b>	<b>45.9</b>	<b>48.5</b>	<b>9.5</b>	<b>752.4</b>
.....											
<b>PUBLIC SECTOR</b>											
NSW	0.0	1.6	0.2	18.2	74.6	7.5	0.0	10.6	259.5	2.7	<b>374.8</b>
Vic.	0.0	0.1	0.5	6.6	4.2	9.4	0.0	2.7	1.0	0.6	<b>25.0</b>
Qld	0.0	0.3	0.6	6.6	17.3	27.8	0.0	112.0	2.8	0.6	<b>168.0</b>
SA	0.1	0.2	0.1	0.9	0.1	4.3	0.0	6.5	0.0	0.1	<b>12.2</b>
WA	0.6	0.1	0.0	2.3	2.3	9.7	0.0	7.9	1.9	4.8	<b>29.6</b>
Tas.	0.0	0.0	0.0	0.1	0.0	1.4	0.0	0.0	0.0	0.0	<b>1.5</b>
NT	0.0	0.0	0.0	2.0	0.0	0.0	0.0	0.0	0.1	1.6	<b>3.7</b>
ACT	0.0	0.0	0.0	0.0	0.0	1.2	0.0	0.0	0.0	0.0	<b>1.2</b>
<b>Australia</b>	<b>0.7</b>	<b>2.3</b>	<b>1.4</b>	<b>36.7</b>	<b>98.5</b>	<b>61.3</b>	<b>0.0</b>	<b>139.6</b>	<b>265.3</b>	<b>10.3</b>	<b>616.0</b>
.....											
<b>TOTAL</b>											
NSW	21.5	177.2	36.1	42.5	109.0	14.9	2.2	17.0	284.4	5.7	<b>710.5</b>
Vic.	28.6	20.8	20.4	33.9	29.9	15.8	1.1	22.7	8.5	2.2	<b>183.9</b>
Qld	4.5	37.3	13.7	17.4	43.2	36.2	0.4	121.3	16.0	3.6	<b>293.6</b>
SA	1.0	3.5	23.0	3.2	13.8	5.2	0.0	12.2	1.0	0.8	<b>63.8</b>
WA	7.4	9.3	7.1	11.3	13.9	11.4	0.8	11.9	2.7	5.6	<b>81.4</b>
Tas.	0.2	1.0	1.0	0.4	0.5	2.3	0.0	0.0	1.0	0.1	<b>6.4</b>
NT	0.3	0.6	0.1	3.9	3.1	0.5	0.0	0.0	0.3	1.8	<b>10.5</b>
ACT	0.0	13.5	0.0	1.8	1.5	1.2	0.0	0.4	0.0	0.0	<b>18.3</b>
<b>Australia</b>	<b>63.6</b>	<b>263.3</b>	<b>101.3</b>	<b>114.3</b>	<b>215.0</b>	<b>87.3</b>	<b>4.5</b>	<b>185.5</b>	<b>313.8</b>	<b>19.8</b>	<b>1 368.4</b>

## 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.

**15** As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. The timing of this review may vary and when appropriate will be notified in the 'Data Notes' section of this publication.

### TREND ESTIMATES

**16** Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. For monthly series, these trend estimates are derived by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted series. For the quarterly, constant prices, trend series shown in table 7, the trend estimates are derived by applying a 7-term Henderson-weighted moving average to all quarters of the respective seasonally adjusted series except the last two quarters. Trend series are created for these last three quarters by applying surrogates of the Henderson moving average seasonally adjusted series. For further information, see *A Guide to Interpreting Time Series—Monitoring 'Trends': an Overview* (1348.0) or contact the Assistant Director, Time Series Analysis on (06) 252 6345.

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

## EXPLANATORY NOTES

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### 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

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

## G L O S S A R Y

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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 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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