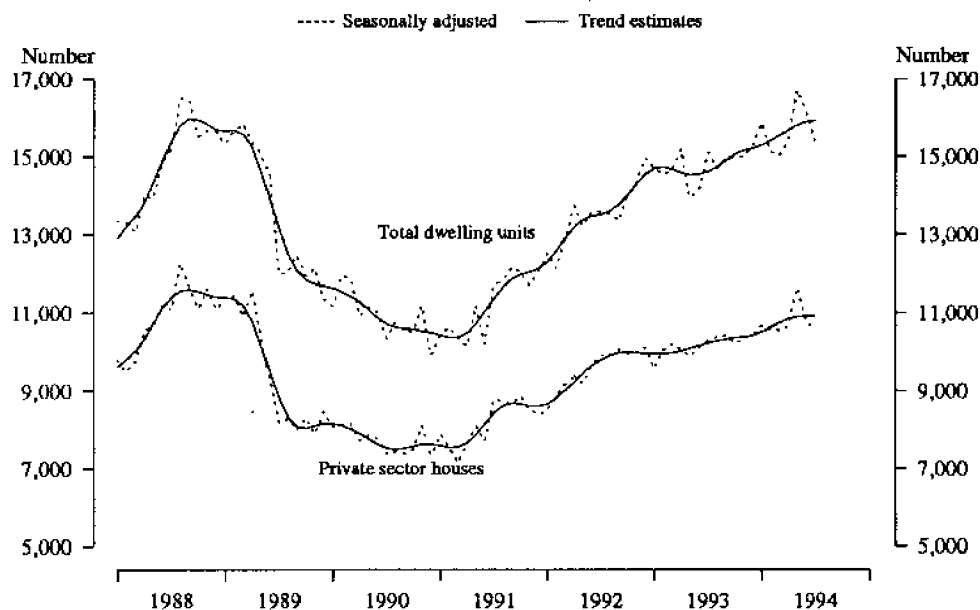


BUILDING APPROVALS, AUSTRALIA, JULY 1994

NOTE: Users should be aware that seasonally adjusted and trend estimates to June 1994 have been revised as a result of the annual reanalysis of seasonal factors. See paragraph 17 of the Explanatory Notes. Trend estimates for the most recent months are provisional and can be revised as data for additional months become available. Readers are referred to the "Reliability of Contemporary Trends" on page 3 for assistance with interpreting selected trend estimates.

SUMMARY OF FINDINGS

DWELLING UNITS APPROVED, AUSTRALIA



Number of dwelling units approved

The provisional trend for the *total number of dwelling units* approved continues to grow to July 1994. However, the rate of growth has slowed considerably in the last three months. The trend rose by 0.2 per cent to 15,934 in July 1994 following rises of 0.6 per cent in June and 0.8 per cent in May 1994. The trend will flatten out unless an increase of nearly 2 per cent in the seasonally adjusted series is recorded in August 1994. The historical average monthly movement of this series, regardless of sign, is 4 per cent.

The provisional trend for the *number of private sector houses* approved has levelled out in July 1994, following a period of continuous growth since January 1993. The trend fell slightly (by 0.1 per cent) in July 1994, following growth of 0.2 per cent in June and 0.5 per cent in May 1994. There would need to be an increase of more than 4 per cent in the seasonally adjusted series in August for the trend growth to resume. The historical average monthly movement of this series is 4 per cent.

In seasonally adjusted terms, the *total number of dwelling units* approved fell by 5.1 per cent in July 1994 to 15,338, but remained 1.5 per cent above the July 1993 estimate.

The *number of private sector houses* approved fell by 1.9 per cent to 10,577 in July 1994, but remained 2.7 per cent above the July 1993 estimate.

DWELLING UNITS APPROVED, JULY 1994

	Number	Percentage change	
		From previous month	From corresponding month of previous year
Private sector houses —			
Trend estimate	10,916	-0.1	6.7
Seasonally adjusted	10,577	-1.9	2.7
Original	10,751	-5.9	-2.2
Total dwelling units —			
Trend estimate	15,934	0.2	8.9
Seasonally adjusted	15,338	-5.1	1.5
Original	15,312	-12.4	-3.2

The provisional trend for total dwelling units approved continues to display growth in New South Wales, Queensland and South Australia, although the rate of growth is weakening. The trend in Victoria has been relatively flat since January 1994. The trend in Western Australia has been revised to show a slow decline over the last three months, while the trend in Tasmania has levelled out after a period of decline from October 1993.

INQUIRIES

- for further information about statistics in this publication and the availability of related unpublished statistics, contact Paul Seville on Canberra (06) 252 6067 or any ABS State office.
- about constant price deflators, contact Paul Curran on Canberra (06) 252 6708.
- for information about other ABS statistics and services please refer to the back page of this publication.

Value of building approved

The provisional trend for the value of *total building* approved has been revised to show slow but steady growth from December 1993. The trend rose by 1.0 per cent in July 1994 following similar growth for May and June 1994. However, there would only need to be a decline of about 2 per cent in the seasonally adjusted series in August to halt this growth. The historical average monthly movement of this series is 9 per cent. Users should note that the current trend estimates for the value of total building approved and the value of non-residential building approved continue to discount the extraordinary movement in the June 1994 seasonally adjusted estimates caused by the approval of the Melbourne casino project.

The provisional trend for the value of *new residential building* approved continued to grow to July 1994, as it has done since May 1993. However, the rate of growth is slowing. There would only need to be a small fall (about 1%) in the seasonally adjusted series in August 1994 to halt this growth. The historical average monthly movement of this series is 4 per cent.

The provisional trend for the value of *non-residential building* approved continued to decline to July 1994. There would need to be an increase in the seasonally adjusted series of about 8 per cent in August to arrest this decline. The historical average monthly movement of this series is 18 per cent.

The provisional trend for the value of *approved alterations and additions to residential buildings* remained relatively flat to July 1994, at an historically high level. However, this trend will be revised to show decline unless there is an increase of more than 12 per cent in the seasonally adjusted series in August 1994. The historical average monthly movement of this series is 4 per cent.

Value of building approved, at average 1989-90 prices - June quarter 1994

Estimates for the value of building approved in the June quarter 1994, at average 1989-90 prices are now available.

Changes in the value of building approvals in the June quarter 1994 compared with the previous quarter and a year previously are summarised below.

VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES

	Percentage Change			
	Mar. qtr 1994 to June qtr 1994		June qtr 1993 to June qtr 1994	
	Original	Seasonally adjusted	Original	Seasonally adjusted
New residential building	15.6	5.1	17.3	16.5
Non-residential building	26.7	15.3	23.5	26.3
Total building	19.6	8.7	19.2	18.7

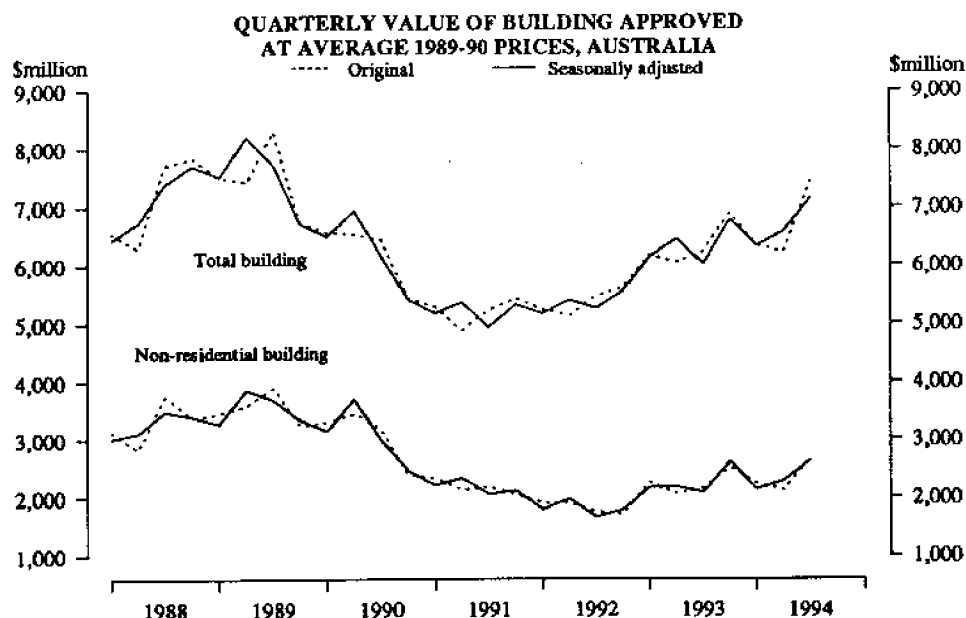
1993-94 Financial Year

The annual movements in the value of building approved at average 1989-90 prices, in original terms, over the last three years are presented in the table below.

ANNUAL MOVEMENT FROM PREVIOUS YEAR (%)

	1991-92	1992-93	1993-94
New residential building	17.9	17.6	9.5
Alterations & additions to residential buildings	3.6	5.6	7.2
Non-residential building	-15.9	7.6	16.3
Total building	2.0	13.0	11.6

The total value of building approved increased by 11.6 per cent in 1993-94 following an increase of 13.0 per cent in 1992-93 and 2.0 per cent in 1991-92. The value of new residential building approved rose by 9.5 per cent with new house approvals up by 8.0 per cent and new other residential buildings approved (townhouses, flats, apartments, etc.) up by 13.6 per cent. The value of approved alterations and additions to residential buildings rose by 7.2 per cent. The value of non-residential building approved rose by 16.3 per cent in 1993-94. However, this remains more than 33 per cent below the peak levels of 1988-89.



RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months February 1994 to July 1994.

Analysis of building approvals series has shown that the original series can be volatile and that the initial estimates of a month's trend value can be revised substantially. In particular, some months can elapse before a turning point in the trend series is reliably identified. Generally, the size of revisions to the trend estimates tends to be larger, the greater the volatility of the original series. Revisions to trend estimates will also occur with revisions to original data and re-estimation of seasonal adjustment factors. See paragraphs 22 to 24 of the Explanatory Notes for a more detailed explanation.

To illustrate the possible impact of future months' observations on the trend estimates for the latest months, the tables below show the revisions to the trend estimates that would result if the movements in the seasonally adjusted estimates for next month (August 1994) were equal to the average monthly percentage change (regardless of sign) in the series over the last ten years.

For example, if the seasonally adjusted estimate for the number of private houses approved (the first table) were to increase by 4 per cent in August 1994, the trend estimate for that month would be 10,919, a movement of -0.1 per cent. The monthly movements in the trend estimates for May, June and July 1994, which are currently estimated to be 0.5 per cent, 0.2 per cent and -0.1 per cent respectively, would be revised to 0.5 per cent, 0.2 per cent and -0.0 per cent. On the other hand, a 4 per cent seasonally adjusted decline in the number of private houses approved in August 1994 would produce a trend estimate for August of 10,603, a movement of -1.1 per cent, with the movements in the trend estimates for May, June and July 1994 being revised to 0.1 per cent, -0.5 per cent and -0.9 per cent, respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if August 1994 seasonally adjusted estimate			
			is up 4% on July 1994		is down 4% on July 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
<i>1994—</i>						
February	10,640	1.2	10,641	1.2	10,655	1.3
March	10,761	1.1	10,762	1.1	10,788	1.2
April	10,851	0.8	10,852	0.8	10,865	0.7
May	10,907	0.5	10,906	0.5	10,872	0.1
June	10,929	0.2	10,929	0.2	10,818	-0.5
July	10,916	-0.1	10,927	-0.0	10,717	-0.9
August	n.y.a.	n.y.a.	10,919	-0.1	10,603	-1.1

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if August 1994 seasonally adjusted estimate			
			is up 4% on July 1994		is down 4% on July 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
<i>1994—</i>						
February	15,408	0.8	15,410	0.8	15,433	1.0
March	15,544	0.9	15,547	0.9	15,586	1.0
April	15,685	0.9	15,686	0.9	15,706	0.8
May	15,810	0.8	15,807	0.8	15,755	0.3
June	15,898	0.6	15,897	0.6	15,725	-0.2
July	15,934	0.2	15,941	0.3	15,615	-0.7
August	n.y.a.	n.y.a.	15,989	0.3	15,498	-0.8

**VALUE OF NEW RESIDENTIAL BUILDING APPROVED
RELIABILITY OF TREND ESTIMATES**

	<i>Revised trend estimate if August 1994 seasonally adjusted estimate</i>					
	<i>Trend estimate</i>		<i>is up 4% on July 1994</i>		<i>is down 4% on July 1994</i>	
	<i>\$m</i>	<i>% change on previous month</i>	<i>\$m</i>	<i>% change on previous month</i>	<i>\$m</i>	<i>% change on previous month</i>
<i>1994—</i>						
February	1,306.0	1.6	1,306.1	1.6	1,308.4	1.7
March	1,330.8	1.9	1,331.0	1.9	1,334.9	2.0
April	1,356.4	1.9	1,356.7	1.9	1,358.6	1.8
May	1,379.9	1.7	1,379.3	1.7	1,374.1	1.1
June	1,399.3	1.4	1,397.6	1.3	1,380.6	0.5
July	1,412.0	0.9	1,410.4	0.9	1,378.2	-0.2
August	n.y.a.	n.y.a.	1,420.2	0.7	1,371.7	-0.5

**VALUE OF NON-RESIDENTIAL BUILDING APPROVED
RELIABILITY OF TREND ESTIMATES**

	<i>Revised trend estimate if August 1994 seasonally adjusted estimate</i>					
	<i>Trend estimate</i>		<i>is up 18% on July 1994</i>		<i>is down 18% on July 1994</i>	
	<i>\$m</i>	<i>% change on previous month</i>	<i>\$m</i>	<i>% change on previous month</i>	<i>\$m</i>	<i>% change on previous month</i>
<i>1994—</i>						
February	692.6	-1.3	689.6	-1.7	694.1	-1.0
March	683.0	-1.4	677.7	-1.7	685.7	-1.2
April	662.9	-3.0	661.0	-2.5	665.0	-3.0
May	643.3	-3.0	649.7	-1.7	639.1	-3.9
June	629.0	-2.2	651.8	0.3	616.7	-3.5
July	624.4	-0.7	663.7	1.8	597.5	-3.1
August	n.y.a.	n.y.a.	673.1	1.4	573.2	-4.1

**VALUE OF TOTAL BUILDING APPROVED
RELIABILITY OF TREND ESTIMATES**

	<i>Revised trend estimate if August 1994 seasonally adjusted estimate</i>					
	<i>Trend estimate</i>		<i>is up 9% on July 1994</i>		<i>is down 9% on July 1994</i>	
	<i>\$m</i>	<i>% change on previous month</i>	<i>\$m</i>	<i>% change on previous month</i>	<i>\$m</i>	<i>% change on previous month</i>
<i>1994—</i>						
February	2,179.0	0.9	2,174.1	0.7	2,181.9	1.1
March	2,203.5	1.1	2,195.3	1.0	2,209.1	1.2
April	2,221.0	0.8	2,217.6	1.0	2,224.5	0.7
May	2,237.0	0.7	2,246.6	1.3	2,228.4	0.2
June	2,253.7	0.7	2,286.7	1.8	2,226.6	-0.1
July	2,275.7	1.0	2,334.2	2.1	2,220.8	-0.3
August	n.y.a.	n.y.a.	2,370.0	1.5	2,199.1	-1.0

TABLE 1. NUMBER OF DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS, AUSTRALIA

Period	Houses			Other residential buildings			Total		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
1991-92	107,171	3,693	110,864	31,038	8,299	39,337	138,209	11,992	150,201
1992-93	119,846	3,741	123,587	40,319	6,651	46,970	160,165	10,392	170,557
1993-94	127,299	3,184	130,483	49,281	4,941	54,222	176,580	8,125	184,705
<i>1993—</i>									
May	10,249	306	10,555	3,625	686	4,311	13,874	992	14,866
June	10,657	426	11,083	3,382	956	4,338	14,039	1,382	15,421
July	10,989	176	11,165	4,128	526	4,654	15,117	702	15,819
August	10,774	153	10,927	4,108	322	4,430	14,882	475	15,357
September	11,152	333	11,485	4,181	169	4,350	15,333	502	15,835
October	10,435	257	10,692	3,816	142	3,958	14,251	399	14,650
November	10,960	295	11,255	4,564	342	4,906	15,524	637	16,161
December	9,621	302	9,923	3,570	245	3,815	13,191	547	13,738
<i>1994—</i>									
January	8,325	220	8,545	3,955	274	4,229	12,280	494	12,774
February	9,718	130	9,848	3,588	448	4,036	13,306	578	13,884
March	11,734	249	11,983	4,061	468	4,529	15,795	717	16,512
April	9,586	339	9,925	3,644	287	3,931	13,230	626	13,856
May	12,576	301	12,877	5,006	758	5,764	17,582	1,059	18,641
June	11,429	429	11,858	4,660	960	5,620	16,089	1,389	17,478
July	10,751	185	10,936	4,058	318	4,376	14,809	503	15,312

NOTE: The number of self-contained dwelling units approved as part of the construction of non-residential building and alterations and additions to existing buildings (including conversions to dwelling units) are excluded from this table. There were 130 such dwelling units approved in July 1994.

TABLE 2. VALUE OF BUILDING APPROVED, AUSTRALIA
(\$ million)

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
1991-92	9,113.0	275.6	9,388.5	2,060.3	557.1	2,617.4	11,173.3	832.7	12,005.9	1,973.9	4,745.4	7,208.7	17,873.5	21,188.5
1992-93	10,319.3	286.5	10,605.7	3,091.4	424.2	3,515.6	13,410.7	710.7	14,121.4	2,088.6	5,067.7	7,676.5	20,549.8	23,886.4
1993-94	11,403.8	265.4	11,669.2	3,693.6	322.5	4,016.1	15,097.4	587.9	15,685.3	2,289.0	6,057.0	8,785.6	23,421.5	26,759.9
<i>1993—</i>														
May	891.9	22.6	914.5	254.8	39.6	294.4	1,146.7	62.2	1,208.9	183.3	362.3	725.0	1,688.9	2,117.3
June	920.3	31.5	951.8	239.2	55.5	294.7	1,159.5	87.1	1,246.5	182.8	522.2	701.3	1,863.0	2,130.7
July	963.5	17.3	980.8	313.8	31.5	345.4	1,277.3	48.9	1,326.2	178.2	380.6	560.8	1,834.7	2,065.1
August	946.1	12.0	958.1	276.2	21.7	297.9	1,222.4	33.7	1,256.1	179.9	554.0	850.7	1,956.1	2,286.7
September	984.4	27.3	1,011.7	315.7	10.4	326.1	1,300.1	37.8	1,337.8	223.9	687.5	923.0	2,209.7	2,484.8
October	908.5	20.7	929.2	271.2	9.4	280.6	1,179.6	30.1	1,209.7	195.0	421.4	640.4	1,795.5	2,045.1
November	966.3	19.0	985.3	330.1	22.8	352.9	1,296.4	41.8	1,338.2	198.3	424.5	672.7	1,918.6	2,209.2
December	864.8	22.5	887.3	245.8	15.1	260.9	1,110.6	37.6	1,148.2	168.1	457.5	775.7	1,735.6	2,092.0
<i>1994—</i>														
January	750.2	25.8	776.0	296.8	20.4	317.2	1,047.1	46.2	1,093.3	145.2	302.7	566.0	1,494.5	1,804.5
February	867.0	11.2	878.3	274.4	28.7	303.1	1,141.4	39.9	1,181.3	173.7	492.5	781.0	1,806.6	2,136.0
March	1,061.9	19.7	1,081.6	350.7	30.8	381.6	1,412.6	50.6	1,463.1	203.3	436.0	596.7	2,051.4	2,263.1
April	878.1	33.3	911.4	263.5	17.8	281.3	1,141.5	51.1	1,192.7	178.8	448.3	642.0	1,767.2	2,013.4
May	1,144.9	21.9	1,166.8	369.1	49.1	418.2	1,514.0	71.0	1,585.0	250.3	446.2	612.2	2,199.4	2,447.5
June	1,068.2	34.5	1,102.7	386.2	64.8	451.0	1,454.4	99.3	1,553.7	194.4	1,006.0	1,164.4	2,652.1	2,912.5
July	1,003.8	16.8	1,020.6	331.9	19.6	351.5	1,335.7	36.4	1,372.1	186.1	399.3	593.6	1,918.9	2,151.8

TABLE 3. NUMBER AND VALUE OF BUILDING APPROVED, AUSTRALIA
SEASONALLY ADJUSTED ESTIMATES (a)

Period	Number of dwelling units				Value(\$m)			
	Houses		Total		New residential building	Alterations and additions to residential buildings	Non-residential building(b)	Total building
	Private sector	Total	Private sector	Total				
<i>1993—r</i>								
May	9,874	10,001	13,339	13,956	1,134.2	177.2	659.6	1,936.6
June	10,116	10,399	13,423	14,128	1,171.4	182.4	678.6	2,036.4
July	10,301	10,685	14,431	15,117	1,247.2	171.8	610.9	2,104.9
August	10,406	10,554	14,038	14,705	1,221.5	177.3	788.8	2,232.5
September	10,442	10,756	14,386	14,977	1,275.0	191.2	957.5	2,335.4
October	10,212	10,598	14,256	14,964	1,245.6	185.5	545.1	2,026.6
November	10,346	10,603	14,510	15,025	1,254.2	182.4	672.8	2,099.0
December	10,435	10,806	14,590	15,268	1,265.7	183.4	772.5	2,216.1
<i>1994—r</i>								
January	10,683	10,882	15,583	15,862	1,321.1	184.9	630.2	2,036.0
February	10,566	10,731	14,279	15,102	1,288.7	194.4	815.3	2,327.9
March	10,550	10,862	14,212	15,038	1,322.0	188.0	628.7	2,163.7
April	10,676	10,948	14,651	15,413	1,305.5	197.9	717.9	2,246.4
May	11,663	11,756	15,948	16,705	1,424.4	229.8	536.1	2,149.5
June	10,781	11,067	15,473	16,164	1,471.7	195.8	1,160.9	2,777.3
July	10,577	10,918	14,673	15,338	1,350.8	189.0	646.9	2,298.7

(a) Series have been revised due to annual re-analysis of seasonal adjustment factors. (b) Extreme care should be exercised in using the seasonally adjusted series for the value of non-residential building. The highly erratic nature of this data makes reliable estimation of the seasonal pattern very difficult.

TABLE 4. NUMBER AND VALUE OF BUILDING APPROVED, AUSTRALIA
TREND ESTIMATES (a)(b)

Period	Number of dwelling units				Value(\$m)			
	Houses		Total		New residential building	Alterations and additions to residential buildings	Non-residential building (c)	Total building (c)
	Private sector	Total	Private sector	Total				
<i>1993—r</i>								
May	10,098	10,394	13,680	14,536	1,193.1	177.3	669.8	2,042.3
June	10,170	10,429	13,794	14,557	1,193.2	178.3	689.2	2,070.4
July	10,231	10,489	13,931	14,626	1,207.9	179.5	712.9	2,115.8
August	10,283	10,563	14,097	14,741	1,228.4	180.8	728.2	2,152.7
September	10,338	10,636	14,293	14,902	1,243.9	182.4	733.2	2,167.8
October	10,382	10,686	14,481	15,068	1,257.9	183.7	729.2	2,165.8
November	10,399	10,699	14,588	15,167	1,267.8	184.2	720.9	2,157.7
December	10,432	10,717	14,625	15,209	1,273.8	185.1	711.2	2,152.2
<i>1994—r</i>								
January	10,519	10,782	14,669	15,287	1,286.0	187.7	701.4	2,159.3
February	10,640	10,881	14,740	15,408	1,306.0	191.8	692.6	2,179.0
March	10,761	10,988	14,831	15,544	1,330.8	196.7	683.0	2,203.5
April	10,851	11,080	14,942	15,685	1,356.4	200.6	662.9	2,221.0
May	10,907	11,145	15,060	15,810	1,379.9	202.7	643.3	2,237.0
June	10,929	11,181	15,158	15,898	1,399.3	203.2	629.0	2,253.7
July	10,916	11,192	15,198	15,934	1,412.0	202.5	624.4	2,275.7

(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average - see Explanatory Notes for a more detailed explanation. (b) Series have been revised due to annual re-analysis of seasonal adjustment factors. (c) The June 1994 trend estimates have been calculated to discount extraordinary movements in the seasonally adjusted series. See Note in Summary of Findings of the June 1994 issue of 8731.0.

TABLE 5. TOTAL NUMBER OF DWELLING UNITS APPROVED, STATES(a)
SEASONALLY ADJUSTED AND TREND ESTIMATES(b)

Period	NSW	Vic.	Qld	SA	WA	Tas.
SEASONALLY ADJUSTED						
<i>1993—r</i>						
May	3,862	2,348	4,223	997	1,854	315
June	3,686	2,379	4,472	947	2,008	356
July	4,402	2,548	4,575	1,114	1,918	373
August	3,769	2,453	4,331	1,109	2,101	379
September	3,865	2,675	4,732	891	2,097	340
October	3,927	2,629	4,300	938	2,209	346
November	3,965	2,580	4,507	978	2,329	360
December	3,636	2,612	4,586	934	2,391	356
<i>1994—r</i>						
January	4,256	2,741	4,555	937	1,941	375
February	3,966	2,844	4,211	928	2,324	361
March	3,849	2,640	4,648	930	2,309	310
April	4,380	2,681	4,513	957	2,236	305
May	4,816	2,694	5,026	1,040	2,371	355
June	4,957	2,661	4,903	967	2,343	295
July	4,414	2,745	4,521	950	2,037	353
TREND ESTIMATES						
<i>1993—r</i>						
May	4,022	2,420	4,391	1,041	1,888	343
June	3,968	2,434	4,471	1,028	1,929	354
July	3,935	2,472	4,506	1,020	1,998	360
August	3,915	2,519	4,507	1,008	2,075	360
September	3,907	2,567	4,499	991	2,144	358
October	3,898	2,613	4,498	968	2,199	360
November	3,883	2,649	4,485	946	2,230	359
December	3,879	2,678	4,463	932	2,242	357
<i>1994—r</i>						
January	3,933	2,699	4,472	931	2,251	352
February	4,051	2,709	4,515	943	2,259	345
March	4,204	2,710	4,583	953	2,268	336
April	4,375	2,705	4,656	963	2,275	328
May	4,532	2,697	4,720	972	2,273	325
June	4,662	2,694	4,765	979	2,257	324
July	4,734	2,688	4,795	981	2,246	324

(a) Seasonally adjusted and trend estimates are not available for Northern Territory or Australian Capital Territory. NOTE: Analysis of the above State building approvals series has shown that they are subject to varying degrees of volatility. As an indication of this volatility, the average absolute monthly percentage change in the seasonally adjusted estimates over the last ten years, for each State series, is New South Wales, 8%; Victoria, 6%; Queensland, 7%; South Australia, 11%; Western Australia, 8% and Tasmania, 12%. This volatility should also be taken into account in analysis of the trend estimates presented (see "Reliability of Contemporary Trend Estimates" on page 3 of this publication). (b) Series have been revised due to annual re-analysis of seasonal adjustment factors.

TABLE 6. VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES (a), AUSTRALIA
ORIGINAL AND SEASONALLY ADJUSTED ESTIMATES
(\$ million)

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
ORIGINAL									
1991-92	8,781.7	9,045.2	2,745.7	11,791.0	1,893.9	5,057.2	7,629.9	17,971.3	21,314.8
1992-93	9,875.9	10,151.8	3,720.3	13,872.1	2,000.4	5,466.0	8,206.8	20,726.9	24,079.4
1993-94	10,714.2	10,960.7	4,224.8	15,185.5	2,145.4	6,617.0	9,540.7	23,514.7	26,871.6
1993—									
Mar. qtr.	2,283.0	2,376.9	1,163.6	3,540.5	457.4	1,371.0	2,056.7	5,197.8	6,054.6
June qtr.	2,500.2	2,590.2	971.5	3,561.7	507.0	1,412.8	2,166.9	5,288.4	6,235.5
Sept. qtr.	2,745.3	2,799.6	1,026.2	3,825.8	552.1	1,739.9	2,512.4	6,034.3	6,890.4
Dec. qtr.	2,569.2	2,626.7	941.3	3,568.1	524.4	1,409.7	2,237.4	5,435.9	6,329.9
1994—									
Mar. qtr.	2,510.9	2,562.1	1,052.1	3,614.3	487.9	1,337.0	2,113.6	5,335.2	6,215.8
June qtr.	2,888.9	2,972.2	1,205.1	4,177.4	580.9	2,130.2	2,677.2	6,709.3	7,435.5
SEASONALLY ADJUSTED(b)									
1993—									
Mar. qtr.	2,463.9	2,564.1	n.a.	3,827.6	496.1	n.a.	2,179.9	5,516.2	6,453.1
June qtr.	2,470.9	2,538.0	n.a.	3,444.2	512.0	n.a.	2,088.2	5,152.0	6,019.9
Sept. qtr.	2,608.3	2,673.1	n.a.	3,686.6	515.2	n.a.	2,613.3	5,827.8	6,786.3
Dec. qtr.	2,548.2	2,619.9	n.a.	3,631.1	516.0	n.a.	2,145.5	5,475.1	6,336.2
1994—									
Mar. qtr.	2,698.2	2,755.2	n.a.	3,816.5	525.1	n.a.	2,286.3	5,687.4	6,578.3
June qtr.	2,844.5	2,901.9	n.a.	4,012.5	583.2	n.a.	2,637.1	6,513.8	7,147.5

(a) See paragraphs 25-27 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up to date information on prices and commodity compositions becomes available. (b) Series have been revised due to annual re-analysis of seasonal adjustment factors.

TABLE 7. NEW DWELLING UNITS APPROVED, BY TYPE AND STATE, JULY 1994

State	Other residential building									
	Houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total residential building	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
NSW	2,689	529	274	803	441	112	296	849	1,652	4,341
Vic.	2,513	88	65	153	24	—	42	66	219	2,732
Qld	2,982	339	279	618	360	281	249	890	1,508	4,490
SA	798	104	51	155	2	—	—	2	157	955
WA	1,458	633	25	658	—	—	—	—	658	2,116
Tas.	212	97	—	97	—	—	—	—	97	309
NT	62	5	—	5	2	3	—	5	10	72
ACT	222	75	—	75	—	—	—	—	75	297
Australia	10,936	1,870	694	2,564	829	396	587	1,812	4,376	15,312
VALUE (\$m)										
NSW	285.9	39.1	23.5	62.6	30.9	9.7	34.0	74.5	137.2	423.1
Vic.	230.1	6.2	4.4	10.6	2.8	—	7.0	9.8	20.3	250.5
Qld	278.4	16.9	19.9	36.8	25.9	37.0	26.7	89.7	126.5	404.9
SA	59.8	6.6	3.6	10.2	0.1	—	—	0.1	10.3	70.1
WA	123.3	42.4	2.0	44.4	—	—	—	—	44.4	167.8
Tas.	15.8	5.1	—	5.1	—	—	—	—	5.1	20.9
NT	5.6	0.5	—	0.5	0.2	0.4	—	0.6	1.1	6.7
ACT	21.7	6.5	—	6.5	—	—	—	—	6.5	28.2
Australia	1,020.6	123.4	53.5	176.8	59.8	47.1	67.7	174.7	351.5	1,372.1

TABLE 8 & DETAILS OF BUILDING APPROVED, JULY 1994

State	New residential building										Non-residential building																																		
	Houses					Other residential buildings					Total					Alterations and additions to residential buildings etc.					Other business premises					Educational Religious					Health					Miscellaneous					Total building				
	Number of dwelling units		Value (\$m)		Number of dwelling units		Value (\$m)		Value (\$m)		Number of dwelling units		Value (\$m)		Hotels, etc.		Offices		Shops		Factories		Religious		Health		Miscellaneous		Total building																
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Value (\$m)	Number of dwelling units	Value (\$m)	Hotels, etc.	Offices	Shops	Factories	Religious	Health	Miscellaneous	Total building	Other business premises	Educational	Religious	Health	Miscellaneous	Total building	Other business premises	Educational	Religious	Health	Miscellaneous	Total building																
NSW	2,628	278.5	1,434	124.1	4,062	402.6	84.4	7.3	20.5	23.9	47.0	11.8	7.8	2.0	9.4	10.1	5.0	144.7	631.7																										
Vic.	2,465	227.2	219	20.3	2,684	247.5	44.7	1.9	13.8	11.8	8.5	15.4	7.1	1.6	2.5	0.9	1.3	64.8	356.9																										
Qld	2,967	277.0	1,496	125.5	4,463	402.5	22.2	1.8	30.4	8.7	11.3	19.1	12.9	1.4	4.2	6.1	2.5	98.6	523.3																										
SA	794	59.5	142	9.2	936	68.7	10.7	0.6	2.1	2.3	1.6	9.8	2.4	1.8	1.0	0.8	0.2	22.6	102.0																										
WA	1,407	119.4	587	40.1	1,994	159.4	12.7	2.5	9.6	11.7	2.6	10.6	4.5	0.3	5.8	1.8	2.1	51.5	223.6																										
Tas.	212	15.8	95	5.0	307	20.7	3.2	0.5	1.9	0.4	0.6	1.6	0.4	—	0.1	0.3	0.4	6.2	30.1																										
NT	56	4.9	10	1.1	66	6.0	0.9	0.2	0.2	—	1.2	1.6	—	—	0.3	—	—	3.4	10.2																										
ACT	222	21.7	75	6.5	297	28.2	5.2	—	1.7	—	4.8	0.9	—	0.3	—	—	—	7.6	41.0																										
Australia	10,751	1,003.8	4,058	331.9	14,809	1,335.7	184.0	14.6	80.3	58.8	77.6	70.7	35.1	7.4	23.3	19.8	11.5	398.3	1,918.9																										
PRIVATE SECTOR																																													
NSW	61	7.5	218	13.1	279	20.5	0.8	1.7	0.4	0.3	10.9	5.6	11.2	—	24.0	0.8	6.4	61.4	82.6																										
Vic.	48	2.9	—	—	48	2.9	—	0.1	1.0	—	1.2	0.4	8.1	—	0.1	4.7	0.3	15.9	18.8																										
Qld	15	1.4	12	0.9	27	2.3	—	—	4.3	—	1.2	0.7	30.9	—	2.5	0.2	0.3	40.1	42.5																										
SA	4	0.4	15	1.1	19	1.4	1.3	—	—	0.4	1.9	0.3	4.7	—	—	1.3	2.1	10.7	13.5																										
WA	51	4.0	71	4.4	122	8.3	—	—	0.4	—	0.5	1.7	—	0.4	0.4	0.1	0.1	3.5	11.9																										
Tas.	—	—	2	0.1	2	0.1	—	—	—	—	—	0.1	0.9	—	—	—	—	1.0	1.1																										
NT	6	0.7	—	—	6	0.7	—	—	—	3.0	2.1	—	—	—	—	—	—	5.1	5.8																										
ACT	—	—	—	—	—	—	—	—	—	—	53.8	0.1	2.7	—	—	—	—	56.7	56.7																										
Australia	185	16.8	318	19.6	503	36.4	2.1	1.8	6.1	3.7	71.6	8.9	58.6	—	26.9	7.4	9.2	194.3	232.9																										
PUBLIC SECTOR																																													
NSW	2,689	285.9	1,652	137.2	4,341	423.1	85.2	9.0	20.9	24.2	57.8	17.4	18.9	2.0	33.5	10.9	11.4	206.1	714.3																										
Vic.	2,513	230.1	219	20.3	2,732	250.5	44.7	1.9	14.8	11.8	9.7	15.8	15.2	1.6	2.6	5.6	1.6	80.6	375.7																										
Qld	2,982	278.4	1,508	126.5	4,490	404.9	22.2	1.8	34.7	8.7	12.5	19.8	43.8	1.4	6.6	6.3	2.8	138.7	565.8																										
SA	798	59.8	157	10.3	955	70.1	12.0	0.6	2.1	2.7	3.5	10.1	7.2	1.8	1.0	2.1	2.3	33.4	115.5																										
WA	1,458	123.3	658	44.4	2,116	167.8	12.7	2.5	10.1	11.7	3.2	12.3	4.5	0.3	6.2	2.1	2.2	55.0	235.5																										
Tas.	212	15.8	97	5.1	309	20.9	3.2	0.5	1.9	0.4	0.6	1.7	1.3	—	0.1	0.3	0.4	7.1	31.2																										
NT	62	5.6	10	1.1	72	6.7	0.9	0.2	0.2	3.0	3.3	1.6	—	—	0.3	—	—	8.5	16.0																										
ACT	222	21.7	75	6.5	297	28.2	5.2	—	1.7	—	58.6	1.0	2.7	0.3	—	—	—	64.3	97.7																										
Australia	10,936	1,020.6	4,376	351.5	15,312	1,372.1	186.1	16.4	86.4	62.6	149.3	79.6	93.7	7.4	50.3	27.3	28.8	593.6	2,151.8																										
TOTAL																																													

TABLE 9. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
(\$ million)

Class of building	1991-92	1992-93	1993-94	1994			
				April	May	June	July
PRIVATE SECTOR							
New houses	9,113.0	10,319.3	11,403.8	878.1	1,144.9	1,068.2	1,003.8
New other residential buildings	2,060.3	3,091.4	3,693.6	263.5	369.1	386.2	331.9
<i>Total new residential building</i>	<i>11,173.3</i>	<i>13,410.7</i>	<i>15,097.4</i>	<i>1,141.5</i>	<i>1,514.0</i>	<i>1,454.4</i>	<i>1,335.7</i>
Alterations and additions to residential buildings	1,954.8	2,071.4	2,267.1	177.3	239.2	191.7	184.0
Hotels, etc.	399.0	226.3	614.5	22.8	16.8	178.2	14.6
Shops	787.7	1,114.7	1,365.2	91.2	89.3	138.1	80.3
Factories	651.9	716.2	635.2	114.4	65.0	72.2	58.8
Offices	1,196.0	943.4	851.2	86.2	85.2	72.3	77.6
Other business premises	566.6	697.3	800.4	48.6	62.4	200.4	70.7
Educational	237.2	277.4	328.8	10.0	26.8	28.9	35.1
Religious	79.4	88.0	76.3	4.8	4.3	7.2	7.4
Health	249.4	318.7	473.0	40.2	28.9	18.4	23.3
Entertainment and recreational	371.0	441.9	592.9	16.2	45.0	270.6	19.8
Miscellaneous	207.3	243.8	319.5	14.0	22.5	19.7	11.5
<i>Total non-residential building</i>	<i>4,745.4</i>	<i>5,067.7</i>	<i>6,057.0</i>	<i>448.3</i>	<i>446.2</i>	<i>1,006.0</i>	<i>399.3</i>
Total	17,873.5	20,549.8	23,421.5	1,767.2	2,199.4	2,652.1	1,918.9
PUBLIC SECTOR							
New houses	275.6	286.5	265.4	33.3	21.9	34.5	16.8
New other residential buildings	557.1	424.2	322.5	17.8	49.1	64.8	19.6
<i>Total new residential building</i>	<i>832.7</i>	<i>710.7</i>	<i>587.9</i>	<i>51.1</i>	<i>71.0</i>	<i>99.3</i>	<i>36.4</i>
Alterations and additions to residential buildings	19.1	17.1	22.0	1.4	11.1	2.7	2.1
Hotels, etc.	7.3	7.7	7.5	1.8	0.3	—	1.8
Shops	97.6	30.5	33.4	1.3	4.1	2.2	6.1
Factories	53.0	18.3	81.5	16.4	1.9	0.6	3.7
Offices	549.7	543.9	489.8	27.3	32.5	23.0	71.6
Other business premises	208.1	129.6	483.5	11.8	13.1	12.4	8.9
Educational	693.1	750.7	795.6	74.2	52.5	64.8	58.6
Religious	—	—	—	—	—	—	—
Health	248.2	535.1	501.3	44.2	24.2	31.0	26.9
Entertainment and recreational	305.6	342.0	147.9	3.4	17.2	9.7	7.4
Miscellaneous	300.7	251.1	188.1	13.1	20.4	14.8	9.2
<i>Total non-residential building</i>	<i>2,463.3</i>	<i>2,608.8</i>	<i>2,728.5</i>	<i>193.6</i>	<i>166.0</i>	<i>158.5</i>	<i>194.3</i>
Total	3,315.1	3,336.6	3,338.4	246.2	248.1	260.4	232.9
TOTAL							
New houses	9,388.5	10,605.7	11,669.2	911.4	1,166.8	1,102.7	1,020.6
New other residential buildings	2,617.4	3,515.6	4,016.1	281.3	418.2	451.0	351.5
<i>Total new residential building</i>	<i>12,005.9</i>	<i>14,121.4</i>	<i>15,685.3</i>	<i>1,192.7</i>	<i>1,585.0</i>	<i>1,553.7</i>	<i>1,372.1</i>
Alterations and additions to residential buildings	1,973.9	2,088.6	2,289.0	178.8	250.3	194.4	186.1
Hotels, etc.	406.3	234.0	622.0	24.6	17.1	178.2	16.4
Shops	885.2	1,145.1	1,398.6	92.5	93.3	140.3	86.4
Factories	704.9	734.5	716.7	130.8	66.9	72.8	62.6
Offices	1,745.7	1,487.3	1,341.1	113.5	117.6	95.3	149.3
Other business premises	774.7	826.9	1,283.9	60.4	75.5	212.8	79.6
Educational	930.3	1,028.1	1,124.4	84.2	79.3	93.7	93.7
Religious	79.4	88.0	76.3	4.8	4.3	7.2	7.4
Health	497.5	853.8	974.2	84.4	53.1	49.4	50.3
Entertainment and recreational	676.6	783.9	740.8	19.7	62.2	280.3	27.3
Miscellaneous	508.0	494.9	507.6	27.1	42.9	34.5	20.8
<i>Total non-residential building</i>	<i>7,208.7</i>	<i>7,676.5</i>	<i>8,785.6</i>	<i>642.0</i>	<i>612.2</i>	<i>1,164.4</i>	<i>593.6</i>
Total	21,188.5	23,886.4	26,759.9	2,013.4	2,447.5	2,912.5	2,151.8

**TABLE 10. NON-RESIDENTIAL BUILDING JOBS APPROVED, BY CLASS OF BUILDING
AND VALUE SIZE GROUPS**

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1994 May	22	1.9	14	4.5	2	1.2	1	1.1	1	8.5	40	17.1
June	21	2.1	16	4.5	2	1.2	5	9.4	1	161.0	45	178.2
July	23	1.9	12	3.5	3	1.9	4	9.0	—	—	42	16.4
SHOPS												
1994 May	197	18.4	66	19.3	16	10.9	17	44.7	1	5.0	296	93.3
June	200	17.5	64	19.0	14	8.5	21	38.8	4	56.5	303	140.3
July	213	20.6	59	17.2	27	17.2	15	31.4	—	—	314	86.4
FACTORIES												
1994 May	111	11.4	57	17.6	15	9.6	17	28.3	—	—	200	66.9
June	107	10.8	53	16.0	19	12.5	6	15.5	2	18.0	187	72.8
July	92	9.6	48	15.1	9	6.3	11	19.9	2	11.7	162	62.6
OFFICES												
1994 May	176	15.8	48	15.5	24	15.9	22	45.2	2	25.2	272	117.6
June	161	15.0	65	18.1	21	15.7	20	36.5	1	10.0	268	95.3
July	128	12.8	77	21.4	25	15.7	15	25.6	2	73.7	247	149.3
OTHER BUSINESS PREMISES												
1994 May	117	12.6	54	15.8	23	15.7	15	31.4	—	—	209	75.5
June	132	12.8	40	11.4	19	13.1	16	29.6	2	146.0	209	212.8
July	121	12.4	54	15.8	15	10.0	15	33.4	1	8.0	206	79.6
EDUCATIONAL												
1994 May	32	3.3	28	9.1	13	8.9	15	31.8	4	26.1	92	79.3
June	30	3.1	26	8.2	16	11.7	25	42.9	2	27.8	99	93.7
July	44	4.6	28	8.3	25	17.7	19	47.7	2	15.4	118	93.7
RELIGIOUS												
1994 May	6	0.7	7	2.1	3	1.5	—	—	—	—	16	4.3
June	23	2.6	5	1.7	—	—	2	2.9	—	—	30	7.2
July	8	1.0	7	2.5	3	1.6	2	2.4	—	—	20	7.4
HEALTH												
1994 May	23	2.4	25	7.4	5	3.5	10	21.0	3	18.8	66	53.1
June	37	3.3	14	4.3	9	6.3	7	19.2	1	16.2	68	49.4
July	20	2.1	14	4.6	3	2.1	10	22.6	1	19.0	48	50.3
ENTERTAINMENT AND RECREATIONAL												
1994 May	57	6.0	14	4.6	8	5.3	13	27.5	2	18.9	94	62.2
June	45	4.5	17	5.3	6	4.3	12	24.7	2	241.5	82	280.3
July	38	3.8	10	2.9	10	7.3	6	13.2	—	—	64	27.3
MISCELLANEOUS												
1994 May	69	6.6	20	5.5	8	5.7	10	19.6	1	5.5	108	42.9
June	55	5.7	24	8.0	7	4.7	4	9.2	1	6.9	91	34.5
July	54	5.5	16	5.0	3	1.9	6	8.3	—	—	79	20.8
TOTAL NON-RESIDENTIAL BUILDING												
1994 May	810	79.0	333	101.5	117	78.1	120	250.6	13	103.0	1,393	612.2
June	811	77.4	324	96.5	113	78.0	118	228.7	16	683.9	1,382	1,164.4
July	741	74.3	325	96.3	123	81.7	103	213.6	8	127.8	1,300	593.6

TABLE 11. SUMMARY OF BUILDING APPROVED

<i>Period</i>	<i>NSW</i>	<i>Vic.</i>	<i>Qld</i>	<i>SA</i>	<i>WA</i>	<i>Tas.</i>	<i>NT</i>	<i>ACT</i>	<i>Australia</i>
NUMBER OF DWELLING UNITS									
1993-94	49,910	31,750	54,927	11,759	26,581	4,147	1,571	4,060	184,705
1993— July	4,440	2,659	4,677	1,138	2,022	340	149	394	15,819
1994— April	3,808	2,422	4,021	847	2,094	279	141	244	13,856
May	5,433	3,029	5,591	1,103	2,664	348	114	359	18,641
June	5,106	2,705	5,117	1,179	2,655	306	111	299	17,478
July	4,341	2,732	4,490	955	2,116	309	72	297	15,312
VALUE OF NEW RESIDENTIAL BUILDING (\$m)									
1993-94	4,643.1	2,817.7	4,591.0	838.9	1,964.7	302.0	155.5	372.5	15,685.3
1993— July	418.2	229.5	377.8	83.5	144.7	23.7	11.7	37.1	1,326.2
1994— April	359.4	223.3	323.4	61.9	160.8	20.4	17.5	26.0	1,192.7
May	490.4	280.3	466.8	80.0	200.4	24.6	11.4	31.1	1,585.0
June	505.5	246.7	444.1	84.8	208.7	23.3	11.3	29.1	1,553.7
July	423.1	250.5	404.9	70.1	167.8	20.9	6.7	28.2	1,372.1
VALUE OF ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDINGS (\$m)									
1993-94	1,043.1	623.5	229.2	122.2	150.0	39.5	17.3	64.1	2,289.0
1993— July	82.5	46.8	19.5	10.8	10.5	2.3	1.0	4.7	178.2
1994— April	83.9	42.1	16.6	10.6	13.5	3.7	1.9	6.4	178.8
May	98.1	96.7	19.9	10.7	13.4	4.3	1.3	5.8	250.3
June	93.4	49.5	19.9	10.6	12.0	3.1	1.3	4.7	194.4
July	85.2	44.7	22.2	12.0	12.7	3.2	0.9	5.2	186.1
VALUE OF NON-RESIDENTIAL BUILDING (\$m)									
1993-94	2,884.1	2,502.7	1,761.6	375.2	667.0	145.9	158.9	290.2	8,785.6
1993— July	201.1	90.4	144.2	32.8	33.6	13.2	2.8	42.7	560.8
1994— April	257.0	178.9	63.5	36.1	46.6	10.8	34.5	14.6	642.0
May	183.5	151.1	145.9	26.7	58.7	13.3	9.4	23.5	612.2
June	262.4	608.7	161.0	31.3	63.7	11.6	4.8	20.9	1,164.4
July	206.1	80.6	138.7	33.4	55.0	7.1	8.5	64.3	593.6
VALUE OF TOTAL BUILDING (\$m)									
1993-94	8,570.2	5,943.9	6,581.8	1,336.3	2,781.7	487.4	331.7	726.8	26,759.9
1993— July	701.8	366.6	541.6	127.1	188.7	39.2	15.6	84.5	2,065.1
1994— April	700.3	444.4	403.4	108.6	220.9	35.0	53.8	47.0	2,013.4
May	772.1	528.1	632.7	117.4	272.4	42.2	22.1	60.5	2,447.5
June	861.3	904.9	625.1	126.7	284.4	38.0	17.4	54.8	2,912.5
July	714.3	375.7	565.8	115.5	235.5	31.2	16.0	97.7	2,151.8

EXPLANATORY NOTES

Scope and coverage

This publication contains monthly details of building work approved. Statistics of building work approved are compiled from:

- (a) Permits issued by local government authorities in areas subject to building control by those authorities; and
- (b) Contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities.

Major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites) is also included.

2. The statistics relate to building activity which includes construction of new buildings and alterations and additions to existing buildings. Construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks, etc.) is excluded from this publication, but can be found in *Engineering Construction Activity, Australia* (8762.0).

3. In relation to work carried out on existing buildings, the statistics include details of non-structural renovation and refurbishment work and the installation of integral building fixtures, for which building approval was obtained.

4. From July 1990, the statistics cover:

- (a) all approved new residential building jobs valued at \$10,000 or more.
- (b) approved alterations and additions to residential buildings valued at \$10,000 or more.
- (c) all approved non-residential building jobs valued at \$50,000 or more.

Definitions

5. A *building* is defined as 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, to satisfy its intended use, is the provision for regular access by persons.

6. A *dwelling unit* is defined as a self-contained suite of rooms, including cooking and bathing facilities and intended for *long term* residential use. Units (whether self-contained or not) within buildings offering institutional care, such as hospitals, or temporary accommodation such as motels, hostels and holiday apartments, are not defined as dwelling units. The value of units of this type is included in the appropriate category of non-residential building approved.

7. A *residential building* is defined as a building predominantly consisting of one or more dwelling units. Residential buildings can be either *houses* or *other residential buildings* as follows:

- (a) A *house* is defined as a detached building predominantly used for long term residential purposes and consisting of only one dwelling unit. Thus, detached 'granny flats' and detached dwelling units (such as caretakers' residences) associated with non-residential buildings are defined as houses for the purpose of these statistics.
- (b) An *other residential building* is defined as a building which is predominantly used for long term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes townhouses, duplexes, apartment buildings etc.).

8. The number of dwelling units created by alterations and additions to existing buildings, and through the construction of new non-residential buildings, is not included in the tables but is shown as a footnote to Table 1.

9. Values data are derived by aggregation of the estimated value (when completed) of building work (excluding value of land and landscaping but including site preparation) *as reported on approval documents*. For 'houses', these estimates are usually a reliable indicator of the completed value of the building. However, for 'other residential buildings' and 'non-residential buildings' these estimates can differ significantly from the completed value of the building.

Building classification

10. *Ownership*. The ownership of a building is classified as either *public sector* or *private sector* according to the sector of the intended owner of the completed building as evident at the time of approval. Residential buildings being constructed by private sector builders under government housing authority schemes whereby the authority has contracted, or intends to contract, to purchase the buildings on or before completion, are classified as public sector.

11. *Functional classification of buildings*. 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 and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to Offices, a detached cafeteria building to Shops, while factory buildings would be classified to Factories. An exception to this rule is the treatment of group accommodation buildings where, for example, a student accommodation building on a university campus would be classified to Educational.

12. From July 1992, an expanded functional classification of buildings based on the Dwelling Structure

Classification (DSC) has been introduced by the ABS to provide more detailed information on residential building approvals.

13. The DSC has been developed by the ABS to provide a standard classification of the different types of dwelling structures (houses, flats, townhouses, etc.). The DSC will be implemented across all major collections of housing data in the ABS. The DSC has the same overall scope as the classification used in previous collections but provides more detail than previously available to reflect the current interest in medium to high density housing.

14. In particular, for Building Approvals, DSC allows new *other residential building* to be classified as follows:

(a) *Semi-detached, row or terrace houses, townhouses, etc.* (dwellings having their own private grounds and no other dwellings above or below) with:

- one storey;
- two or more storeys.

(b) *Flats, units or apartments, etc.* dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell) in a building of:

- one or two storeys;
- three storeys;
- four or more storeys.

15. More details on the DSC are contained in the ABS Information Paper, *Dwelling Structure Classification (DSC)* (1296.0).

General

16. For purposes of comparison, it should be noted that statistics of building approvals are affected from month to month by large projects (such as blocks of flats and multi storey office buildings) approved in particular months and also by the administrative arrangements of government authorities.

Seasonal adjustment

17. Seasonally adjusted building statistics are shown in Tables 3 and 5. In these series, account has been taken of normal seasonal factors and 'trading day' effects (arising from the varying numbers of Sundays, Mondays, Tuesdays etc. in the month) and the effect of movement in the date of Easter which may, in successive years, affect figures for different months. Details of the methods used in seasonally adjusting the series are available on request. As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. The results of the latest review were used to compile the seasonally adjusted and trend estimates contained in this bulletin. Regular subscribers can obtain a complimentary copy of the full revised series on request.

18. Each of the component series shown has been seasonally adjusted independently. As a consequence, while the unadjusted components in the original series shown

add to the totals, the adjusted components may not add to the adjusted totals. Further, the difference between independently seasonally adjusted series does not necessarily produce series which are optimal or even adequate adjustments of the similarly derived original series. Thus the figures which can be derived by subtracting seasonally adjusted private sector dwelling units from the seasonally adjusted total should not be used to represent seasonally adjusted public sector dwelling units.

19. Seasonal adjustment may be carried out by various methods and the results may vary slightly according to the procedure adopted. Accordingly, seasonally adjusted statistics should not be regarded as in any way definitive. In interpreting particular seasonally adjusted statistics it is important to bear in mind the methods by which they have been derived and the limitations to which the methods used are subject.

20. Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation from the series so that the effects of other influences on the series may be more clearly recognised. Seasonal adjustment procedures do not aim to remove the irregular or non-seasonal influences which may be present in any particular month, such as the effect of the approval of large projects or as a consequence of the administrative arrangements of approving authorities. Irregular influences that are highly volatile can make it difficult to interpret the movement of the series even after adjustment for seasonal variation.

21. The seasonally adjusted series can, however, be smoothed to reduce the impact of the irregular component in the adjusted series. This smoothed seasonally adjusted series is called a trend estimate. There are a number of ways of accomplishing this, depending on the intended uses of the trend estimate. If importance is attached to measuring the underlying change in the most recent periods, moving averages employing appropriate weighting patterns should be adopted; the choice of averaging technique will determine in part the degree of smoothness of the derived series. For example, a 23-term moving average will generally even out more of the short term fluctuation in a series (and therefore appear 'smoother') than will a 13-term moving average. However, the longer the term of the moving average the longer the time series affected by revisions resulting from more recent data. In order to ensure that the underlying trend-cycle of a series is reflected in the trend estimate, the degree of smoothness alone cannot always be used as the sole criterion in determining which moving average is appropriate.

22. Trend estimates of building statistics are shown in Tables 4 and 5. Each of the component trend series shown has been derived independently. As with the seasonally adjusted series, the component trend series should not be subtracted from the total to derive unpublished components. The trend estimates have been derived by applying a 13-term Henderson-weighted moving average to all except the last six months of the corresponding seasonally adjusted series.

23. The last six monthly trend estimates are obtained by applying surrogates of the Henderson-weighted averages to the seasonally adjusted series. (Further details concerning trend estimates in general, and the "end-point problem" in particular, can be obtained from the information paper *A Guide to Smoothing Time Series — Estimates of Trend* (1316.0)). As additional observations become available, the provisional trend estimates for the latest six months will be revised.

24. Revisions to trend estimates will also occur with revisions to original data and as a result of the re-estimation of the seasonal factors.

Estimates at constant prices

25. Estimates of the quarterly value of building approvals at average 1989-90 prices are presented in original and seasonally adjusted terms for Australia in Table 6. (Note: monthly value data at constant prices are not available).

26. 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 in this publication are derived from the same price data underlying the deflators compiled for the dwellings and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

27. Estimates at constant prices are subject to a number of approximations and assumptions. Further information on the nature and concepts of constant price estimates is contained in Chapter 4 of *Australian National Accounts: Concepts, Sources and Methods* (5216.0).

Unpublished data and related publications

28. The ABS can also make available certain building approvals data which are not published. Where it is not practicable to provide the required information by telephone, data can be provided in the following forms: microfiche, photocopy, computer printout, floppy disk and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

29. Users may also wish to refer to the following publications which are available on request:

Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0) — issued quarterly

Building Activity, Australia (8752.0) — issued quarterly

Engineering Construction Activity, Australia (8762.0) — issued quarterly

Construction Activity at Constant Prices, Australia (8782.0) — issued quarterly

Housing Finance for Owner Occupation, Australia (5609.0) — issued monthly

Price Index of Materials Used in House Building, Six State Capital Cities and Canberra (6408.0) — issued monthly

Price Index of Materials Used in Building Other Than House Building, Eight Capital Cities (6407.0) — issued monthly

House Price Indexes: Eight Capital Cities (6416.0) — issued quarterly

30. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia* (1101.0). The ABS also issues, on Tuesdays and Fridays, a *Publications Advice* (1105.0) which lists publications to be released in the next few days. The Catalogue and Publications Advice are available from any ABS Office.

Next release date

31. The expected release date for the August 1994 issue of this publication is 29 September 1994. The date can be confirmed a few days prior to release by telephoning Canberra (06) 252 6067.

Symbols and other usages

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

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

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