

BUILDING APPROVALS AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) MON 2 JUNE 1997

APRIL KEY FIGURES

TREND ESTIMATES

	Apr 97	% change Mar 97 to Apr 97	% change Apr 96 to Apr 97
Dwelling units approved			
Private sector houses	7 812	1.9	10.2
Total dwelling units	11 692	0.2	12.7

SEASONALLY ADJUSTED

	Apr 97	% change Mar 97 to Apr 97	% change Apr 96 to Apr 97
Dwelling units approved			
Private sector houses	8 268	11.0	12.9
Total dwelling units	11 781	3.6	13.5

APRIL KEY POINTS

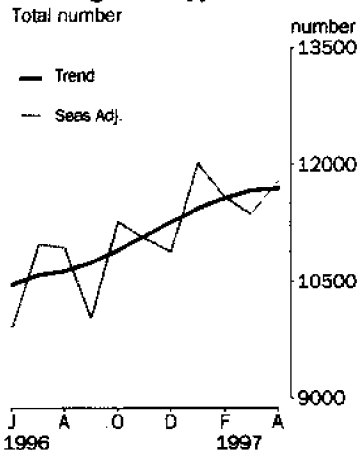
TREND ESTIMATES

- The trend rate of growth in private sector house approvals has been increasing from the middle of 1996, when approvals were showing no growth. The last four months have seen growth rates of 1.5% or more.
- Rates of growth in approvals for other residential dwelling units have been declining since late 1996, and numbers of approvals have begun to fall.
- Trend growth for total dwelling units has slowed reflecting the fall in approvals of other residential dwelling units. Growth was 0.2% in April. The April trend estimate was 12.7% greater than the estimate of total dwelling units approved in April 1996.
- The trend for the value of non-residential building has fallen by more than 7% per month in each of the last four months. Levels are now comparable to those in early 1995.
- While the value of residential building has been increasing, the value of total building approved has been falling since December 1996. In April it fell by 4.0%.

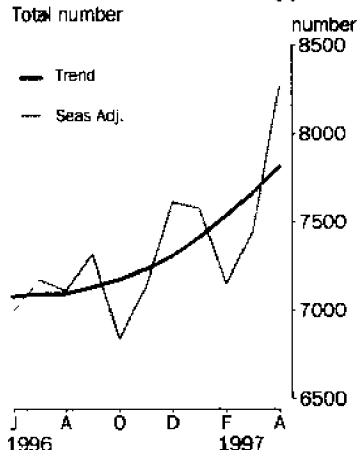
SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate of the number of private sector houses increased by 11.0% in April and 4.1% in March following decreases in the previous two months.
- The seasonally adjusted estimate of the number of other residential dwelling units fell by 1.8% in April following decreases in the previous two months. These falls followed a large rise in January.
- The seasonally adjusted estimate for total dwelling units rose by 3.6% in April to 11,781, following decreases in the previous two months.

Dwelling units approved



Private sector houses approved



INQUIRIES

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

BUILDING APPROVALS NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
May 1997	2 July 1997
June 1997	30 July 1997
July 1997	1 September 1997
August 1997	30 September 1997
September 1997	31 October 1997
October 1997	2 December 1997

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CHANGES IN THIS ISSUE

The method of collecting building approvals data for Victoria has changed. For some time details of building work have been reported by approving authorities to both the ABS and the Building Control Commission of Victoria (the Commission). New procedures were introduced for April 1997 approvals, so that reporting authorities now provide information to the Commission which satisfies the needs of both ABS and the Commission. These procedures will reduce the total reporting load on building surveyors by eliminating duplication of reporting.

It is not expected that this change will have any significant long term effect on the statistics. There are indications, however, that during the transition stage over the last few months, some permits issued by private certifiers have not been notified by reporting authorities to the ABS. This is currently being investigated and any resulting changes will be included as revisions in the next issue.

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SIGNIFICANT REVISIONS THIS MONTH

There are no significant revisions this month.

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DATA NOTES

The Olympic Games village has not yet been included in approvals statistics. When it is, notification will be included in this section of the publication. As this will be a large and atypical project, full details will be given to ensure that users are fully aware of the way the ABS has included it in the statistics.

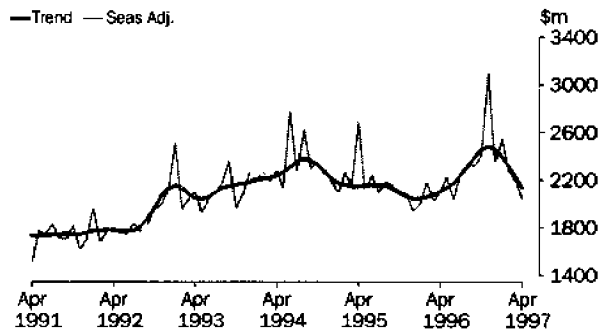
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Dennis Trewin
Acting Australian Statistician

VALUE OF BUILDING APPROVED

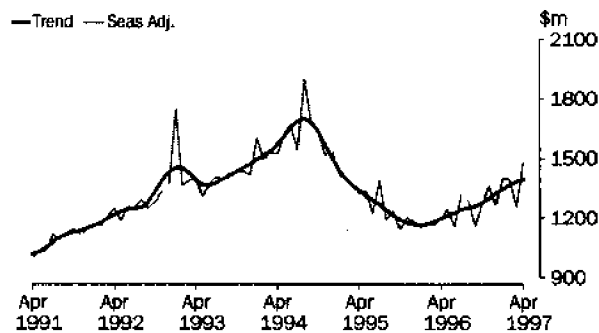
VALUE OF TOTAL BUILDING

The trend for the value of total building approved has fallen for the fifth month and is now 13.7% below the recent peak in November 1996. The trend will continue to decline unless the seasonally adjusted estimate rises by more than 29% in May. (The average monthly movement is 8%)



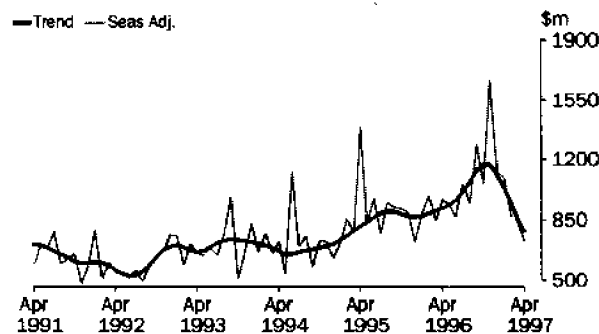
VALUE OF RESIDENTIAL BUILDING

The trend for the value of residential building approved has risen steadily since early 1996 and has increased by 16.4% over the last year. Current trend growth will continue unless the seasonally adjusted estimate in May falls by more than the average monthly movement of 5%.



VALUE OF NON-RESIDENTIAL BUILDING

The trend for the value of non-residential building continues its sharp decline with a fall of 32.9% since October 1996. Even if the seasonally adjusted estimate in May increases by the average monthly movement (18%) the trend will decline by 6.8%.



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 May seasonally adjusted estimate is higher than the April estimate by:

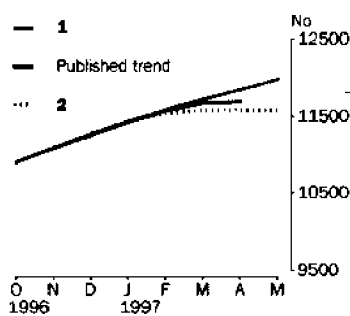
- +4% for total number of dwelling units approved
- +3% for number of private sector houses approved
- +5% for value of residential building approved
- +18% for value of non-residential building approved
- +8% for value of total building approved

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

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

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

TOTAL NUMBER OF DWELLINGS



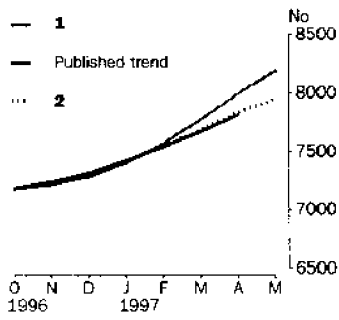
TREND AS PUBLISHED

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

	number	% change	1 <i>rises by 4% on Apr 1997</i>		2 <i>falls by 4% on Apr 1997</i>	
			number	% change	number	% change
1996						
December	11 265	1.6	11 253	1.6	11 286	1.7
1997						
January	11 434	1.5	11 425	1.5	11 442	1.4
February	11 568	1.2	11 586	1.4	11 542	0.9
March	11 672	0.9	11 723	1.2	11 579	0.3
April	11 692	0.2	11 843	1.0	11 571	-0.1
May	—	—	11 982	1.2	11 572	0.0

WHAT IF...? (continued)

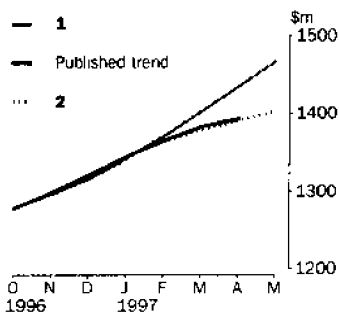
PRIVATE SECTOR HOUSES



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	number	% change	1 rises by 3% on Apr 1997 number	% change	2 falls by 3% on Apr 1997 number	% change
1996						
December	7 307	1.1	7 279	0.9	7 299	1.0
1997						
January	7 413	1.5	7 399	1.6	7 409	1.5
February	7 536	1.7	7 569	2.3	7 543	1.8
March	7 666	1.7	7 771	2.7	7 686	1.9
April	7 812	1.9	7 994	2.9	7 832	1.9
May	—	—	8 189	2.4	7 945	1.4

VALUE OF RESIDENTIAL

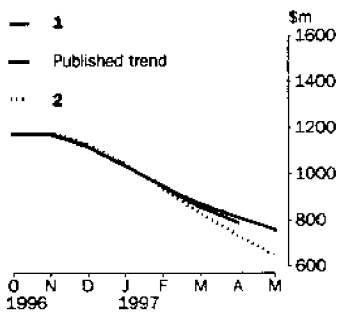
BUILDING APPROVED



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	\$m	% change	1 rises by 5% on Apr 1997 \$m	% change	2 falls by 5% on Apr 1997 \$m	% change
1996						
December	1 321.4	1.7	1 316.6	1.6	1 321.8	1.8
1997						
January	1 344.7	1.8	1 342.1	1.9	1 344.7	1.7
February	1 364.8	1.5	1 371.0	2.2	1 364.1	1.4
March	1 383.2	1.3	1 401.8	2.2	1 379.0	1.1
April	1 393.1	0.7	1 434.7	2.3	1 391.8	0.9
May	—	—	1 467.0	2.2	1 402.2	0.7

VALUE OF NON-RESIDENTIAL

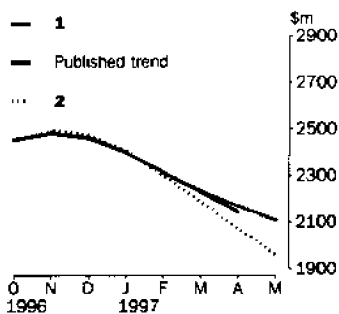
BUILDING APPROVED



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	\$m	% change	1 rises by 18% on Apr 1997 \$m	% change	2 falls by 18% on Apr 1997 \$m	% change
1996						
December	1 117.8	-4.4	1 119.5	-4.4	1 128.4	-4.0
1997						
January	1 037.6	-7.2	1 037.5	-7.3	1 042.0	-7.7
February	947.1	-8.7	948.6	-8.6	936.8	-10.1
March	856.4	-9.6	870.8	-8.2	831.8	-11.2
April	786.4	-8.2	810.7	-6.9	737.3	-11.4
May	—	—	755.6	-6.8	644.8	-12.5

VALUE OF TOTAL BUILDING

APPROVED



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	\$m	% change	1 rises by 8% on Apr 1997 \$m	% change	2 falls by 8% on Apr 1997 \$m	% change
1996						
December	2 460.1	-0.9	2 463.7	-0.9	2 475.4	-0.7
1997						
January	2 398.6	-2.5	2 399.2	-2.6	2 405.0	-2.8
February	2 317.3	-3.4	2 317.5	-3.4	2 302.2	-4.3
March	2 230.9	-3.7	2 236.4	-3.5	2 185.9	-5.1
April	2 142.4	-4.0	2 166.4	-3.1	2 070.8	-5.3
May	—	—	2 104.5	-2.9	1 960.2	-5.3

VALUE OF BUILDING APPROVED: Average 1989-90 prices

MARCH QUARTER 1997

Changes in the trend estimates of value of building approvals in the March quarter 1997 at average 1989-90 prices are summarised below. Comparisons are given against the December quarter 1996 and March quarter 1996 figures.

	TREND ESTIMATES	
	Dec qtr 96 to Mar qtr 97	Mar qtr 96 to Mar qtr 97
	% change	% change
New residential building	4.5	17.9
Alterations and additions to residential buildings	4.9	12.8
Non-residential building	-2.6	24.1
Total building	2.0	21.4

VALUE OF TOTAL BUILDING APPROVED

The trend for the value of total building approved increased by 21.4% over the last year. There was some easing in the growth in the March quarter with an increase of 2.0%. This was the result of a decline in the non-residential sector in the March quarter.

VALUE OF NEW RESIDENTIAL BUILDING

The trend for the value of new residential building approved increased by 4.5% in the March quarter following increases in the previous three quarters. The increase over the last year was 17.9%.

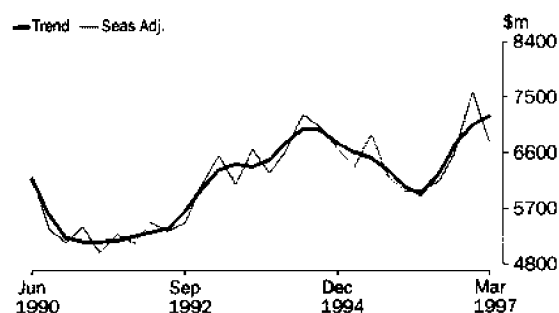
VALUE OF ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDINGS

The trend for the value of alterations and additions to new residential building approved increased by 4.9% in the March quarter following increases of 3.9% in the December quarter and 2.0% in the September 1996 quarter. The increase over the last year was 12.8% with the rate of growth strengthening over the year.

VALUE OF NON-RESIDENTIAL BUILDING

The trend for the value of non-residential building approved fell by 2.6% in the March quarter. However the growth over the last year was 24.1% reflecting strong growth in the first half.

QUARTERLY VALUE OF BUILDING APPROVED— (at average 1989-90 prices)





DWELLING UNITS APPROVED: Seasonally Adjusted & Trend

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

SEASONALLY ADJUSTED

1996							
April	7 324	7 314	2 404	3 064	9 728	760	10 379
May	6 895	7 054	3 398	3 532	10 294	315	10 586
June	6 998	7 021	2 795	2 894	9 792	254	9 915
July	7 174	7 322	3 108	3 656	10 282	826	10 978
August	7 113	7 350	3 209	3 589	10 323	459	10 939
September	7 324	7 490	2 228	2 531	9 552	380	10 021
October	6 840	7 007	3 821	4 265	10 661	642	11 272
November	7 137	7 297	3 516	3 761	10 653	551	11 057
December	7 613	7 728	2 850	3 159	10 463	427	10 887
1997							
January	7 578	7 702	3 679	4 318	11 257	493	12 020
February	7 152	7 317	3 961	4 261	11 113	482	11 578
March	7 448	7 678	3 447	3 689	10 895	474	11 368
April	8 268	8 159	3 528	3 622	11 796	315	11 781

TREND ESTIMATES

1996							
April	7 087	7 174	2 863	3 202	9 950	475	10 376
May	7 088	7 173	2 919	3 241	10 007	470	10 414
June	7 077	7 173	2 966	3 280	10 042	466	10 453
July	7 094	7 245	2 997	3 337	10 091	514	10 582
August	7 095	7 261	3 024	3 371	10 119	519	10 632
September	7 130	7 300	3 087	3 443	10 216	522	10 744
October	7 175	7 344	3 180	3 557	10 355	526	10 901
November	7 231	7 394	3 301	3 689	10 532	520	11 084
December	7 307	7 461	3 426	3 804	10 732	499	11 265
1997							
January	7 413	7 552	3 520	3 881	10 933	482	11 434
February	7 536	7 657	3 584	3 911	11 120	458	11 568
March	7 666	7 762	3 631	3 910	11 296	429	11 672
April	7 812	7 880	3 589	3 812	11 401	390	11 692

TREND ESTIMATES (% change from preceding month)

1996							
April	0.1	0.0	3.4	2.2	1.0	-0.9	0.7
May	0.0	0.0	2.0	1.2	0.6	-0.9	0.4
June	-0.2	0.0	1.6	1.2	0.4	-0.9	0.4
July	0.2	1.0	1.0	1.7	0.5	10.1	1.2
August	0.0	0.2	0.9	1.0	0.3	1.0	0.5
September	0.5	0.5	2.1	2.1	1.0	0.7	1.1
October	0.6	0.6	3.0	3.3	1.4	0.7	1.5
November	0.8	0.7	3.8	3.7	1.7	-1.1	1.7
December	1.1	0.9	3.8	3.1	1.9	-3.9	1.6
1997							
January	1.5	1.2	2.8	2.0	1.9	-3.4	1.5
February	1.7	1.4	1.8	0.8	1.7	-5.1	1.2
March	1.7	1.4	1.3	0.0	1.6	-6.3	0.9
April	1.9	1.5	-1.2	-2.5	0.9	-8.9	0.2

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

1996					
April	1 017.3	202.6	1 202.9	973.3	2 110.6
May	1 105.3	185.7	1 246.8	941.5	2 226.9
June	934.9	199.5	1 158.5	868.9	2 035.3
July	1 083.3	197.1	1 317.7	1 061.2	2 243.2
August	1 107.4	198.0	1 287.3	946.9	2 341.9
September	959.3	185.3	1 158.6	1 287.7	2 317.2
October	1 087.9	195.7	1 288.6	1 064.5	2 404.7
November	1 137.7	230.4	1 363.4	1 668.0	3 102.2
December	1 054.1	202.0	1 267.3	1 135.0	2 344.3
1997					
January	1 175.1	226.4	1 403.4	1 094.6	2 549.4
February	1 172.9	222.6	1 393.5	873.5	2 268.2
March	1 143.8	206.4	1 257.2	835.1	2 192.9
April	1 181.3	190.9	1 476.3	726.6	2 039.6

TREND ESTIMATES

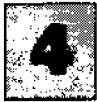
1996					
April	1 006.9	197.8	1 196.7	919.2	2 107.1
May	1 021.6	196.1	1 211.8	936.5	2 132.9
June	1 032.2	194.2	1 225.1	963.3	2 168.5
July	1 045.6	194.9	1 243.7	1 008.9	2 232.9
August	1 048.6	195.3	1 249.1	1 071.5	2 305.0
September	1 056.8	198.4	1 260.9	1 133.0	2 385.1
October	1 071.4	204.1	1 277.6	1 172.0	2 452.5
November	1 092.5	210.0	1 298.8	1 168.9	2 482.3
December	1 114.4	214.2	1 321.4	1 117.8	2 460.1
1997					
January	1 135.8	215.6	1 344.7	1 037.6	2 398.6
February	1 154.3	213.9	1 364.8	947.1	2 317.3
March	1 170.0	210.7	1 383.2	856.4	2 230.9
April	1 174.8	205.7	1 393.1	786.4	2 142.4

TREND ESTIMATES (% change from preceding month)

1996					
April	1.8	-0.2	1.4	1.8	1.4
May	1.5	-0.9	1.3	1.9	1.2
June	1.0	-1.0	1.1	2.9	1.7
July	1.3	0.4	1.5	4.7	3.0
August	0.3	0.2	0.4	6.2	3.2
September	0.8	1.6	0.9	5.7	3.5
October	1.4	2.9	1.3	3.4	2.8
November	2.0	2.9	1.7	-0.3	1.2
December	2.0	2.0	1.7	-4.4	-0.9
1997					
January	1.9	0.6	1.8	-7.2	-2.5
February	1.6	-0.8	1.5	-8.7	-3.4
March	1.4	-1.5	1.3	-9.6	-3.7
April	0.4	-2.3	0.7	-8.2	-4.0

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

Period	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory
SEASONALLY ADJUSTED								
1996								
April	3 387	1 970	2 722	454	1 312	276	n.a.	n.a.
May	3 738	1 859	2 666	451	1 208	161	n.a.	n.a.
June	3 407	2 078	2 589	419	1 094	220	n.a.	n.a.
July	4 328	2 000	2 866	478	1 305	119	n.a.	n.a.
August	3 418	2 513	2 677	511	1 236	175	n.a.	n.a.
September	3 258	1 916	2 559	466	1 230	155	n.a.	n.a.
October	3 671	2 148	3 044	582	1 394	174	n.a.	n.a.
November	3 786	1 861	2 798	504	1 339	159	n.a.	n.a.
December	3 890	2 127	2 620	444	1 308	161	n.a.	n.a.
1997								
January	4 258	2 535	2 725	451	1 319	150	n.a.	n.a.
February	4 076	2 298	2 997	505	1 154	157	n.a.	n.a.
March	4 191	2 082	3 360	527	1 243	148	n.a.	n.a.
April	4 149	2 029	2 443	651	1 792	190	n.a.	n.a.
TREND ESTIMATES								
1996								
April	3 533	1 997	2 591	449	1 338	203	135	150
May	3 606	2 035	2 639	449	1 269	193	144	142
June	3 644	2 075	2 686	457	1 206	182	152	135
July	3 642	2 094	2 724	473	1 240	172	158	176
August	3 623	2 095	2 742	490	1 252	164	162	166
September	3 621	2 101	2 745	502	1 285	160	165	167
October	3 663	2 119	2 757	500	1 300	159	166	174
November	3 764	2 141	2 788	493	1 298	159	164	183
December	3 900	2 171	2 823	488	1 293	158	162	184
1997								
January	4 037	2 200	2 859	494	1 304	158	161	182
February	4 133	2 213	2 881	511	1 336	159	161	178
March	4 197	2 209	2 887	536	1 387	162	163	173
April	4 221	2 174	2 862	560	1 443	165	166	163
TREND ESTIMATES (% change from preceding month)								
1996								
April	2.5	1.4	2.0	-1.1	-3.4	-2.9	10.0	-7.6
May	2.0	1.9	1.8	-0.1	-5.1	-4.9	7.2	-5.1
June	1.1	2.0	1.8	1.8	-5.0	-5.7	5.5	-5.3
July	-0.1	0.9	1.4	3.6	2.8	-5.3	3.8	30.6
August	-0.5	0.1	0.7	3.6	1.0	-4.5	2.4	-5.6
September	0.0	0.3	0.1	2.3	2.7	-2.7	1.8	0.3
October	1.2	0.8	0.5	-0.2	1.2	-0.8	0.7	4.7
November	2.7	1.0	1.1	-1.5	-0.2	0.2	-0.9	4.9
December	3.6	1.4	1.3	-1.0	-0.4	-0.4	-1.7	0.7
1997								
January	3.5	1.3	1.2	1.2	0.9	-0.4	-0.7	-1.5
February	2.4	0.6	0.8	3.5	2.5	0.7	0.2	-2.2
March	1.5	-0.2	0.2	4.9	3.8	2.0	1.4	-2.8
April	0.6	-1.6	-0.9	4.4	4.0	1.9	1.7	-5.5



DWELLING UNITS APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Conversions, etc.	Total dwelling units
	Number	Number	Number	Number
.....				
PRIVATE SECTOR				
1993-94	127 299	49 281	3 992	180 572
1994-95	112 468	47 355	3 791	163 614
1995-96	85 802	31 275	1 874	118 951
1996				
April	6 823	2 046	145	9 014
May	7 644	3 944	122	11 710
June	6 786	2 327	222	9 335
July	7 869	3 299	190	11 358
August	7 601	3 261	173	11 035
September	7 527	2 189	174	9 890
October	7 694	3 418	376	11 488
November	7 326	3 055	510	10 891
December	6 705	2 448	317	9 470
1997				
January	6 368	3 084	171	9 623
February	6 460	3 461	276	10 197
March	6 830	2 931	222	9 983
April	8 323	3 124	100	11 547
.....				
PUBLIC SECTOR				
1993-94	3 184	4 941	147	8 272
1994-95	2 551	4 870	49	7 470
1995-96	1 755	3 862	143	5 760
1996				
April	167	612	104	883
May	136	293	2	431
June	87	329	5	421
July	135	653	1	789
August	138	203	9	350
September	112	176	1	289
October	155	333	6	494
November	135	292	5	432
December	113	244	16	373
1997				
January	132	345	6	483
February	137	304	0	441
March	212	205	12	429
April	192	178	7	377
.....				
TOTAL				
1993-94	130 483	54 222	4 139	188 844
1994-95	115 019	52 225	3 840	171 084
1995-96	87 557	35 137	2 017	124 711
1996				
April	6 990	2 658	249	9 897
May	7 780	4 237	124	12 141
June	6 873	2 656	227	9 756
July	8 004	3 952	191	12 147
August	7 739	3 464	182	11 385
September	7 639	2 365	175	10 179
October	7 849	3 751	382	11 982
November	7 461	3 347	515	11 323
December	6 818	2 692	333	9 843
1997				
January	6 500	3 429	177	10 106
February	6 597	3 765	276	10 638
March	7 042	3 136	234	10 412
April	8 515	3 302	107	11 924

NEW DWELLING UNITS APPROVED¹, By Type of Dwelling: Original

NEW OTHER RESIDENTIAL BUILDING.....

Period	Semi-detached, row or terrace houses, townhouses, etc. of.....			Flats, units or apartments in a building of.....				Total	Total new residential building	
	New houses	One	Two	Total	One or two storeys	Three storeys	Four or more storeys			Total
		storey	or more storeys							
NUMBER OF DWELLING UNITS										
1993-94	130 483	21 981	10 905	32 886	10 037	5 244	6 073	21 354	54 222	184 705
1994-95	115 019	19 497	10 240	29 737	7 435	4 879	10 174	22 488	52 225	167 244
1995-96	87 557	12 427	7 499	19 926	4 388	4 027	6 796	15 211	35 137	122 694
1996										
April	6 990	1 029	518	1 547	470	302	339	1 111	2 658	9 648
May	7 780	937	662	1 599	635	712	1 289	2 636	4 237	12 017
June	6 873	857	625	1 482	496	261	417	1 174	2 656	9 529
July	8 004	832	693	1 525	557	444	1 204	2 205	3 952	11 956
August	7 739	935	637	1 572	424	409	1 041	1 874	3 464	11 203
September	7 639	894	684	1 578	307	272	192	771	2 365	10 004
October	7 849	1 085	783	1 868	306	406	1 148	1 860	3 751	11 600
November	7 461	878	501	1 379	533	590	839	1 962	3 347	10 808
December	6 818	573	614	1 187	392	576	532	1 500	2 692	9 510
1997										
January	6 500	888	904	1 792	540	462	635	1 637	3 429	9 929
February	6 597	1 006	864	1 870	316	533	1 046	1 895	3 765	10 362
March	7 042	773	616	1 389	305	363	1 079	1 747	3 136	10 178
April	8 515	890	614	1 504	488	414	896	1 798	3 302	11 817

VALUE (\$ million)

1993-94	11 669.2	1 403.2	824.3	2 225.7	665.7	424.1	721.6	1 821.2	4 016.1	15 685.3
1994-95	10 942.5	1 319.6	890.8	2 210.3	506.5	384.7	1 426.2	2 317.9	4 528.2	15 470.7
1995-96	8 812.4	882.5	656.9	1 539.3	339.3	324.8	1 103.0	1 766.9	3 306.2	12 118.6
1996										
April	717.3	75.0	44.0	119.0	36.8	30.1	47.0	113.9	232.9	950.3
May	805.9	62.1	56.7	118.8	45.6	56.4	247.8	349.8	468.7	1 274.6
June	712.7	62.3	52.5	114.8	32.7	19.6	34.2	86.4	201.2	913.9
July	837.3	58.7	61.0	119.7	40.2	44.7	152.0	236.9	396.9	1 234.2
August	810.1	63.2	52.6	115.9	28.4	28.5	144.3	201.2	318.3	1 128.4
September	807.1	62.2	64.5	126.8	20.0	24.2	21.0	65.2	193.1	1 000.2
October	820.1	70.4	72.6	143.0	21.8	34.9	137.7	194.3	338.4	1 158.6
November	780.8	63.8	48.1	111.9	37.8	53.0	155.7	246.6	358.7	1 139.6
December	735.8	40.3	50.6	90.9	27.3	45.9	66.1	139.3	230.6	966.4
1997										
January	689.4	64.9	83.9	148.9	39.6	36.6	89.0	165.2	314.1	1 003.5
February	703.7	72.5	80.2	152.7	26.3	52.0	123.3	201.6	354.3	1 058.0
March	755.6	54.1	56.2	110.3	24.0	31.1	101.6	156.7	266.9	1 022.5
April	916.7	60.8	53.0	113.8	40.1	31.0	107.0	178.1	291.9	1 208.6

¹ Excludes Conversions, etc

VALUE OF BUILDING APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	New residential building	Alterations and additions to residential buildings	Total residential building	Non-residential building	Total building
PRIVATE SECTOR (\$ million)							
1993-94	11 403.8	3 693.6	15 097.4	2 267.1	17 364.5	6 057.0	23 421.5
1994-95	10 715.5	4 163.0	14 878.5	2 396.1	17 274.6	6 791.4	24 066.0
1995-96	8 641.1	3 017.7	11 658.8	2 214.1	13 873.0	7 657.0	21 529.9
1996							
April	701.8	182.1	883.9	180.2	1 064.1	663.2	1 727.3
May	794.3	448.9	1 243.2	194.2	1 437.4	788.5	2 225.9
June	705.4	176.4	881.8	175.7	1 057.5	542.3	1 599.8
July	824.4	346.4	1 170.8	204.0	1 374.9	624.5	1 999.4
August	795.9	303.1	1 099.0	199.2	1 298.2	808.9	2 107.0
September	794.1	178.4	972.5	204.3	1 176.7	836.1	2 012.8
October	804.9	312.7	1 117.6	222.6	1 340.2	1 160.9	2 501.1
November	767.3	338.3	1 105.6	233.2	1 338.8	1 198.3	2 537.1
December	722.2	211.2	933.4	167.9	1 101.4	779.8	1 881.1
1997							
January	673.8	288.1	962.0	183.9	1 145.8	693.5	1 839.3
February	690.1	328.9	1 019.0	192.8	1 211.8	609.0	1 820.8
March	732.7	251.0	983.7	189.4	1 173.0	439.0	1 612.1
April	894.2	277.1	1 171.3	198.4	1 369.7	549.8	1 919.5
PUBLIC SECTOR (\$ million)							
1993-94	265.4	322.5	587.9	22.0	609.8	2 728.5	3 338.4
1994-95	227.0	365.2	592.2	37.2	629.4	2 823.3	3 452.6
1995-96	171.3	288.5	459.7	70.2	530.0	3 072.3	3 602.3
1996							
April	15.6	50.8	66.4	18.3	84.6	176.9	261.6
May	11.6	19.8	31.4	9.2	40.6	331.9	372.5
June	7.3	24.8	32.1	5.2	37.3	307.8	345.0
July	12.9	50.5	63.3	7.4	70.7	266.5	337.2
August	14.2	15.2	29.5	6.7	36.2	327.2	363.4
September	13.0	14.8	27.8	2.4	30.1	311.1	341.3
October	15.3	25.7	40.9	4.8	45.7	225.3	271.0
November	13.5	20.5	34.0	5.9	39.9	496.3	536.2
December	13.6	19.3	32.9	5.4	38.3	188.1	226.4
1997							
January	15.6	26.0	41.5	4.4	46.0	339.9	385.9
February	13.7	25.4	39.0	4.4	43.4	326.8	370.2
March	22.9	15.9	38.8	2.0	40.8	187.1	227.9
April	22.5	14.8	37.3	4.0	41.3	157.6	198.9
TOTAL (\$ million)							
1993-94	11 669.2	4 016.1	15 685.3	2 289.0	17 974.3	8 785.6	26 759.9
1994-95	10 942.5	4 528.2	15 470.7	2 433.3	17 904.0	9 614.7	27 518.7
1995-96	8 812.4	3 306.2	12 118.6	2 284.4	14 402.9	10 729.3	25 132.2
1996							
April	717.3	232.9	950.3	198.4	1 148.7	840.2	1 988.9
May	805.9	468.7	1 274.6	203.4	1 478.0	1 120.4	2 598.3
June	712.7	201.2	913.9	180.9	1 094.7	850.1	1 944.8
July	837.3	396.9	1 234.2	211.4	1 445.6	891.0	2 336.6
August	810.1	318.3	1 128.4	205.9	1 334.4	1 136.0	2 470.4
September	807.1	193.1	1 000.2	206.6	1 206.9	1 147.3	2 354.1
October	820.1	338.4	1 158.6	227.4	1 385.9	1 386.2	2 772.1
November	780.8	358.7	1 139.6	239.1	1 378.7	1 694.6	3 073.3
December	735.8	230.6	966.4	173.3	1 139.7	967.9	2 107.5
1997							
January	689.4	314.1	1 003.5	188.3	1 191.8	1 033.5	2 225.2
February	703.7	354.3	1 058.0	197.2	1 255.2	935.7	2 190.9
March	755.6	266.9	1 022.5	191.4	1 213.8	626.1	1 840.0
April	916.7	291.9	1 208.6	202.4	1 411.0	707.4	2 118.4

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

Period	New houses \$m	New other residential building \$m	New residential building \$m	Alterations and additions to residential buildings \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
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ORIGINAL

1993-94	10 958.7	4 215.2	15 173.9	2 144.8	17 319.6	9 518.3	26 837.0
1994-95	10 024.3	4 692.7	14 717.0	2 227.8	16 946.1	9 985.2	26 929.9
1995-96	7 948.7	3 361.1	11 309.7	2 055.3	13 366.0	10 963.9	24 328.9

Quarter

1995							
December	1 946.0	770.4	2 716.4	506.2	3 222.7	2 787.2	6 009.8
1996							
March	1 830.9	659.3	2 490.2	494.2	2 984.6	2 680.6	5 664.9
June	2 012.2	913.0	2 925.2	522.1	3 447.6	2 840.0	6 287.2
September	2 207.0	934.7	3 141.7	559.5	3 700.9	3 173.0	6 874.3
December	2 107.6	938.0	3 045.6	576.4	3 621.0	4 068.8	7 690.8
1997							
March	1 942.6	944.9	2 887.5	519.9	3 407.2	2 633.2	6 040.6

SEASONALLY ADJUSTED

Quarter

1995							
December	1 959.7	781.1	2 771.5	506.5	3 266.0	2 626.9	5 972.6
1996							
March	1 972.5	703.0	2 672.4	536.0	3 221.4	2 764.3	5 992.5
June	1 981.4	858.1	2 849.4	526.7	3 342.7	2 812.8	6 133.9
September	2 080.2	888.2	2 942.9	520.4	3 493.8	3 294.5	6 625.9
December	2 099.3	942.7	3 059.8	565.8	3 616.4	3 886.7	7 592.4
1997							
March	2 144.8	1 047.9	3 269.3	590.8	3 773.2	2 844.2	6 768.9

TREND ESTIMATES

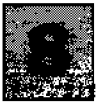
Quarter

1995							
December	1 974.3	810.2	2 789.2	512.8	3 313.0	2 710.2	6 057.8
1996							
March	1 964.2	767.2	2 737.5	519.5	3 256.6	2 670.8	5 932.3
June	1 999.6	803.7	2 799.2	526.7	3 325.3	2 996.6	6 270.0
September	2 055.7	889.7	2 942.6	537.4	3 479.6	3 299.1	6 730.2
December	2 105.0	962.6	3 089.5	558.4	3 625.9	3 403.9	7 059.1
1997							
March	2 148.4	1 019.8	3 227.6	586.0	3 759.2	3 314.5	7 201.2

TREND ESTIMATES (% change from preceding quarter)

Quarter

1995							
December	-3.1	-10.7	-5.1	0.5	-4.4	-5.2	-4.2
1996							
March	-0.5	-5.3	-1.9	1.3	-1.7	-1.5	-2.1
June	1.8	4.8	2.3	1.4	2.1	12.2	5.7
September	2.8	10.7	5.1	2.0	4.6	10.1	7.3
December	2.4	8.2	5.0	3.9	4.2	3.2	4.9
1997							
March	2.1	5.9	4.5	4.9	3.7	-2.6	2.0



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

Month	Hotels, motels and other short term accom- modation	Shops	Factories	Offices	Other business premises	Educa- tional	Religious	Health	Entertain- ment and recreational	Misc- ellaneous	Total non-resi- dential building
	Number	Number	Number	Number	Number	Number	Number	Number	Number	Number	Number
Value--\$50,000-\$199,999											
1997											
February	24	223	85	152	99	36	5	20	42	49	735
March	21	199	84	161	121	43	10	12	36	56	743
April	31	210	89	165	125	30	9	34	38	81	812
Value--\$200,000-\$499,999											
1997											
February	16	63	57	58	61	42	5	11	20	22	355
March	7	49	44	57	58	28	1	9	19	20	292
April	16	62	46	58	64	31	1	21	14	29	342
Value--\$500,000-\$999,999											
1997											
February	5	23	20	22	26	9	1	6	11	6	129
March	2	17	20	19	20	11	2	10	14	11	126
April	9	20	11	25	16	8	1	11	16	10	127
Value--\$1,000,000-\$4,999,999											
1997											
February	11	17	18	15	19	26	0	8	12	10	136
March	7	18	11	11	19	17	1	15	6	5	110
April	9	19	14	17	26	19	0	6	12	7	129
Value--\$5,000,000 and over											
1997											
February	3	3	3	2	1	1	0	4	2	4	23
March	5	2	0	1	3	6	0	3	2	0	22
April	1	4	5	0	3	2	0	2	2	2	21
Value--Total											
1993-94	500	3 364	1 924	2 863	2 259	1 371	249	723	955	1 122	15 330
1994-95	501	3 715	2 274	3 324	2 541	1 478	208	578	1 040	1 105	16 764
1995-96	578	4 098	2 246	3 461	2 646	1 505	205	661	1 070	1 310	17 780
1997											
February	59	329	183	249	206	114	11	49	87	91	1 378
March	42	285	159	249	221	105	14	49	77	92	1 293
April	66	315	165	265	234	90	11	74	82	129	1 431

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

Month	Hotels, motels and other short term accommoda- tion	Shops	Factories	Offices	Other business premises	Educa- tional	Religious	Health	Entertain- ment and recreational	Misc- ellaneous	Total non-resi- dential building
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
Value—\$50,000—\$199,999											
1997											
February	2.2	20.3	8.9	15.3	10.1	3.8	0.6	2.1	3.9	4.6	71.7
March	2.1	18.3	8.8	15.4	11.6	4.7	0.8	1.0	3.8	6.0	72.5
April	3.5	19.3	9.2	16.5	13.5	3.2	1.0	3.4	3.7	8.8	82.1
Value—\$200,000—\$499,999											
1997											
February	5.0	18.4	17.3	16.9	19.5	12.9	1.3	3.2	5.6	7.3	107.3
March	2.1	14.2	13.2	16.8	17.3	8.5	0.2	3.2	5.9	5.9	87.3
April	4.6	19.4	15.3	17.8	18.1	10.9	0.2	6.7	4.3	8.4	105.8
Value—\$500,000—\$999,999											
1997											
February	3.4	15.9	13.6	14.8	17.0	5.7	0.6	3.9	6.8	4.6	86.3
March	1.4	10.6	14.1	12.7	13.8	7.5	1.2	6.5	9.8	7.1	84.5
April	6.9	12.9	6.9	17.7	10.5	5.6	0.7	7.2	10.9	7.6	87.1
Value—\$1,000,000—\$4,999,999											
1997											
February	19.7	32.8	35.4	26.4	40.6	66.4	0.0	19.2	22.6	16.9	280.0
March	18.5	30.7	23.0	22.6	41.4	36.2	1.4	38.7	9.6	10.3	232.3
April	15.6	46.6	29.7	32.2	46.5	35.4	0.0	10.8	25.6	11.6	254.1
Value—\$5,000,000 and over											
1997											
February	45.4	57.0	37.6	23.2	5.0	6.0	0.0	66.8	13.2	136.4	390.5
March	35.5	13.5	0.0	6.5	24.9	36.2	0.0	21.0	11.9	0.0	149.5
April	9.4	53.2	32.5	0.0	19.5	14.3	0.0	15.0	22.3	12.1	178.3
Value—Total											
1993-94	622.0	1 398.6	716.7	1 341.1	1 283.9	1 124.4	76.3	974.2	740.8	507.6	8 785.6
1994-95	611.2	1 802.6	870.0	1 472.3	1 158.1	1 203.1	73.0	635.9	1 167.3	621.2	9 614.7
1995-96	658.0	1 811.2	989.2	1 801.3	1 719.8	1 255.3	85.8	765.8	936.6	706.3	10 729.3
1997											
February	75.6	144.3	112.6	96.5	92.2	94.7	2.5	95.3	52.0	169.8	935.7
March	59.4	87.3	59.1	74.0	109.0	93.1	3.6	70.4	41.0	29.3	626.1
April	40.1	151.4	93.7	84.2	108.1	69.3	1.9	43.2	66.9	48.6	707.4

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

DWELLING UNITS..... VALUE.....

	DWELLING UNITS.....				VALUE.....						
	New houses Number	New other residential building Number	Con-versions etc. Number	Total dwelling units Number	New houses \$m	New other residential building \$m	New residential building \$m	Alterations and additions to residential buildings \$m	Total residential building \$m	Total non-residential building \$m	Total building \$m
PRIVATE SECTOR											
NSW	2 259	1 808	54	4 121	264.2	175.6	439.8	85.8	525.6	256.3	781.9
Vic.	1 772	262	21	2 055	202.1	22.4	224.5	50.9	275.4	100.9	376.3
Qld	2 004	671	11	2 686	208.4	43.5	251.8	23.6	275.5	71.2	346.6
SA	559	53	3	615	47.8	3.8	51.6	10.9	62.5	25.5	88.0
WA	1 397	125	7	1 529	137.0	13.3	150.3	16.0	166.3	72.7	239.0
Tas.	143	46	1	190	11.1	5.0	16.0	3.2	19.2	4.8	24.0
NT	73	137	3	213	9.6	11.2	20.7	2.2	23.0	6.2	29.2
ACT	116	22	0	138	14.2	2.4	16.6	5.8	22.3	12.3	34.6
Australia	8 323	3 124	100	11 547	894.2	277.1	1 171.3	198.4	1 369.7	549.8	1 919.5

PUBLIC SECTOR											
NSW	38	107	6	151	4.3	9.8	14.2	0.2	14.4	51.0	65.4
Vic.	21	5	1	27	3.1	0.3	3.4	2.6	6.0	20.3	26.3
Qld	48	14	0	62	5.4	1.0	6.4	0.0	6.4	51.3	57.7
SA	9	4	0	13	0.7	0.4	1.1	0.0	1.1	13.8	14.8
WA	59	38	0	97	6.8	2.1	9.0	0.8	9.7	6.1	15.8
Tas.	1	5	0	6	0.1	0.7	0.9	0.0	0.9	0.7	1.5
NT	16	5	0	21	2.0	0.5	2.4	0.4	2.8	13.7	16.5
ACT	0	0	0	0	0.0	0.0	0.0	0.0	0.0	0.8	0.8
Australia	192	178	7	377	22.5	14.8	37.3	4.0	41.3	157.6	198.9

TOTAL											
NSW	2 297	1 915	60	4 272	268.5	185.5	454.0	86.0	540.0	307.3	847.3
Vic.	1 793	267	22	2 082	205.2	22.7	227.9	53.6	281.4	121.1	402.6
Qld	2 052	685	11	2 748	213.8	44.4	258.2	23.6	281.9	122.5	404.3
SA	568	57	3	628	48.5	4.1	52.6	10.9	63.6	39.2	102.8
WA	1 456	163	7	1 626	143.8	15.4	159.2	16.8	176.0	78.8	254.8
Tas.	144	51	1	196	11.2	5.7	16.9	3.2	20.1	5.5	25.5
NT	89	142	3	234	11.5	11.6	23.2	2.6	25.8	19.9	45.7
ACT	116	22	0	138	14.2	2.4	16.6	5.8	22.3	13.1	35.4
Australia	8 515	3 302	107	11 924	916.7	291.9	1 208.6	202.4	1 411.0	707.4	2 118.4



NON-RESIDENTIAL BUILDING APPROVED, By State: April 1997: Original

VALUE.....

	<i>Hotels, motels and other short term accom- modation</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
.....											
PRIVATE SECTOR											
NSW	12.4	87.7	38.3	27.5	23.2	11.3	0.3	15.7	33.1	6.9	256.3
Vic.	1.6	18.9	26.7	15.4	21.4	2.2	0.8	8.1	1.1	4.8	100.9
Qld	5.8	16.8	6.6	12.0	16.7	4.4	0.1	1.0	5.2	2.6	71.2
SA	1.5	11.1	3.8	3.1	3.2	1.4	0.2	0.6	0.5	0.3	25.5
WA	18.7	4.8	15.5	2.3	13.4	2.1	0.5	8.5	5.7	1.2	72.7
Tas.	0.0	3.2	0.8	0.2	0.5	0.0	0.0	0.1	0.0	0.0	4.8
NT	0.0	0.9	0.0	0.0	3.3	1.6	0.0	0.0	0.0	0.4	6.2
ACT	0.0	0.1	0.0	8.5	1.5	0.0	0.0	2.1	0.1	0.0	12.3
Australia	40.1	143.5	91.6	68.8	83.2	22.9	1.9	36.1	45.6	16.2	549.8
.....											
PUBLIC SECTOR											
NSW	0.0	3.4	0.0	4.5	8.9	6.7	0.0	2.9	15.6	9.0	51.0
Vic.	0.0	1.9	0.1	5.4	0.1	4.0	0.0	1.9	0.2	6.6	20.3
Qld	0.0	0.8	1.4	1.7	13.2	20.6	0.0	0.4	0.2	13.1	51.3
SA	0.0	0.5	0.0	0.7	2.5	7.4	0.0	1.3	0.4	0.9	13.8
WA	0.0	0.8	0.1	2.4	0.1	0.1	0.0	0.0	2.0	0.7	6.1
Tas.	0.0	0.0	0.5	0.2	0.0	0.0	0.0	0.0	0.1	0.0	0.7
NT	0.0	0.6	0.1	0.4	0.1	7.7	0.0	0.3	2.9	1.6	13.7
ACT	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.4	0.0	0.3	0.8
Australia	0.0	8.0	2.1	15.3	24.9	46.4	0.0	7.1	21.3	32.4	157.6
.....											
TOTAL											
NSW	12.4	91.1	38.3	32.0	32.1	18.0	0.3	18.6	48.7	15.9	307.3
Vic.	1.6	20.8	26.8	20.7	21.5	6.2	0.8	10.0	1.3	11.4	121.1
Qld	5.8	17.6	7.9	13.7	29.9	25.0	0.1	1.4	5.4	15.7	122.5
SA	1.5	11.6	3.8	3.8	5.7	8.7	0.2	1.8	0.9	1.2	39.2
WA	18.7	5.6	15.6	4.7	13.5	2.1	0.5	8.5	7.6	2.0	78.8
Tas.	0.0	3.2	1.2	0.3	0.5	0.0	0.0	0.1	0.1	0.0	5.5
NT	0.0	1.5	0.1	0.4	3.4	9.3	0.0	0.3	2.9	2.1	19.9
ACT	0.0	0.1	0.0	8.5	1.5	0.0	0.0	2.5	0.1	0.3	13.1
Australia	40.1	151.4	93.7	84.2	108.1	69.3	1.9	43.2	66.9	48.6	707.4

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 in areas subject to building control by those 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.

.....

FUNCTIONAL CLASSIFICATIONS

(continued)

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

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

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

SEASONAL ADJUSTMENT

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

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

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

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

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

TREND ESTIMATES

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

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

.....

CONSTANT PRICE ESTIMATES

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

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

UNPUBLISHED DATA

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

RELATED PUBLICATIONS

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

- *Building Activity, Australia: Dwelling Unit Commencements* (8750.0)
- *Building Activity, Australia* (8752.0)
- *Housing Finance for Owner Occupation, Australia* (5609.0)
- *Price Index of Materials Used in House Building* (6408.0)
- *Price Index of Materials Used in Building Other than House Building* (6407.0)
- *House Price Indexes: Eight Capital Cities* (6416.0)

SYMBOLS AND OTHER USAGES

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

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

GLOSSARY

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



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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