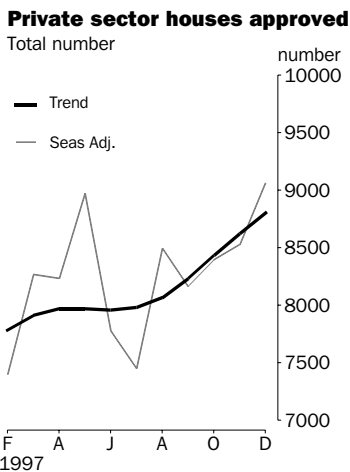
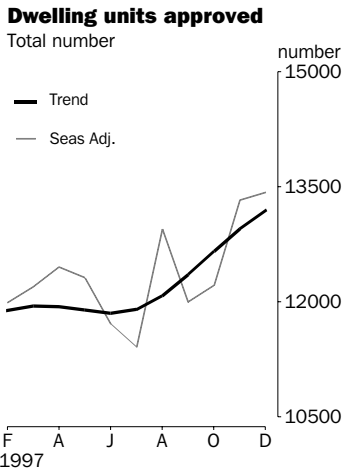


BUILDING APPROVALS AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) TUES 3 FEB 1998

DECEMBER KEY FIGURES



TREND ESTIMATES

	Dec 97	% change Nov 97 to Dec 97	% change Dec 96 to Dec 97
Dwelling units approved			
Private sector houses	8 804	2.1	19.2
Total dwelling units	13 190	1.9	15.5

SEASONALLY ADJUSTED

	Dec 97	% change Nov 97 to Dec 97	% change Dec 96 to Dec 97
Dwelling units approved			
Private sector houses	9 059	6.3	19.9
Total dwelling units	13 424	0.8	20.9

DECEMBER KEY POINTS

TREND ESTIMATES

- The trend for private sector houses has increased by 10.4% over the last five months, after a relatively flat period from April to July 1997. It has increased by 19.2% over the last year.
- The trend for other residential units has increased by 13.1% over the last six months.
- The trend for total dwelling units increased by 15.5% over the last year and 44.3% over the last two years. There was a pause in trend growth in the March to July 1997 period.
- The trend for the value of non-residential building has fallen for the last five months and is 21.0% below the peak in July 1997. The series is volatile and heavily influenced by the timing of large projects.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate of private sector houses increased by 6.3% in December. The estimate of other residential dwelling units decreased by 9.6% following an increase of 28.1% in November.
- The seasonally adjusted estimate for total dwelling units increased by 0.8% in December to 13,424. This is the highest level since January 1995.

▪ For further information about these and related unpublished statistics, contact Richard Mason on 08 8237 7663

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
January 1998	3 March 1998
February 1998	31 March 1998
March 1998	5 May 1998
April 1998	2 June 1998
May 1998	1 July 1998



CHANGES IN THIS ISSUE

There are no changes in this issue. However, changes will be made to the presentation of data from the next issue. These include:

- the 'Conversions etc' category will no longer be used as the components of this category will be presented separately.
- existing tables 1 to 3 will become tables 1 to 6 with the addition of full Percentage Change tables. There will be minimal redesign and reordering of the other tables.
- graphs will span seven years rather than six.
- fifteen months of data rather than thirteen months will be shown in most tables.
- the 'What If...' analysis will be reduced from two pages to one.

A copy of the new format containing data for the month of December 1997 will be available, on request, approximately one week prior to the release of the January 1998 issue. For further information, contact Loucas Harous on 08 8237 7631.



DATA NOTES

Some of the data reported for Victoria are subject to further checking, which may lead to revisions.

The Victorian Docklands Stadium Project has been included in this months approvals in the 'Entertainment and recreation' category.



SIGNIFICANT REVISIONS THIS MONTH

There are no significant revisions this month.

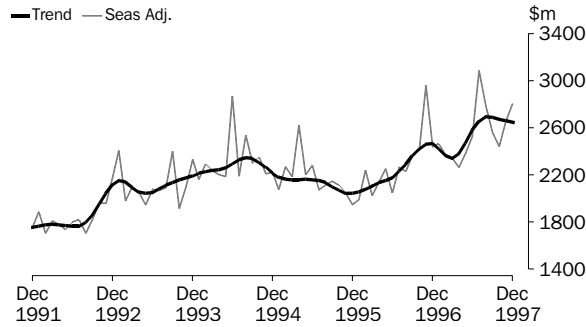


W. McLennan
Australian Statistician

VALUE OF BUILDING APPROVED

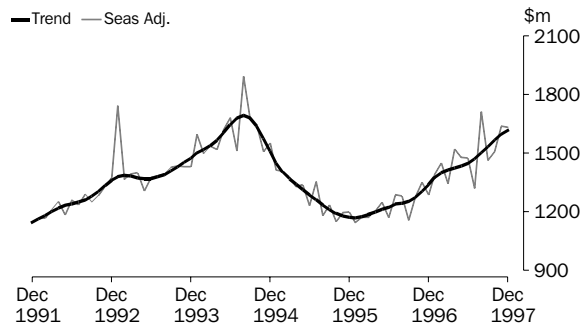
VALUE OF TOTAL BUILDING

The trend has fallen 1.7% in the last four months but is 7.4% above the level of a year ago. The series will resume growth even if there is a small fall in the seasonally adjusted estimate in January.



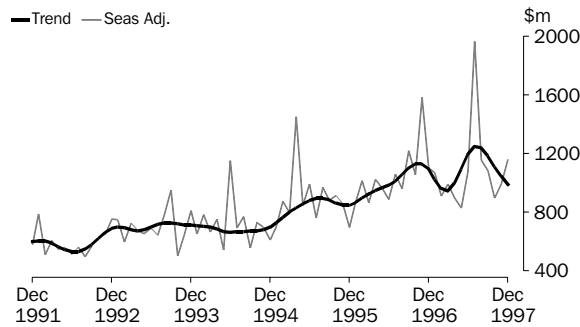
VALUE OF RESIDENTIAL BUILDING

The trend has increased steadily since late 1995 and has shown growth of 20.9% over the last year. Growth will continue unless the seasonally adjusted estimate in January falls by 9.8% (about twice the average monthly movement).



VALUE OF NON-RESIDENTIAL BUILDING

The trend has grown strongly since late 1994. It has been quite volatile in the last year because of the timing of several large jobs. The current decline in the trend series will continue unless the seasonally adjusted estimate in January rises by at least 15.6%. Such a movement would be less than the monthly average.



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 greater the volatility of the original series, the larger the size of the revisions to trend estimates. Analysis of the building approval original series has shown that they can be volatile; therefore, initial estimates of a month's trend value can be revised substantially. As a result, some months can elapse before turning points in the trend series are reliably identified.

The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates:

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

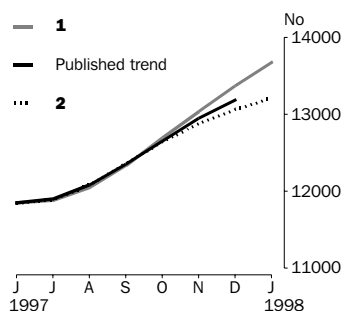
- +4% for total number of dwelling units approved
- +3% for number of private sector houses approved
- +5% for value of residential building approved
- +18% for value of non-residential building approved
- +8% for value of total building approved.

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

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

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

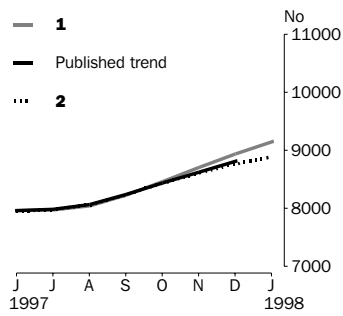
TOTAL NUMBER OF DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 4% on Dec 1997</i>		2 <i>falls by 4% on Dec 1997</i>	
			no.	% change	no.	% change
1997						
August	12 082	1.5	12 048	1.4	12 086	1.5
September	12 357	2.3	12 341	2.4	12 360	2.3
October	12 656	2.4	12 693	2.9	12 644	2.3
November	12 950	2.3	13 042	2.7	12 881	1.9
December	13 190	1.9	13 374	2.5	13 070	1.5
1998						
January	—	—	13 678	2.3	13 219	1.1

WHAT IF...? continued

PRIVATE SECTOR HOUSES



1997	
August	8 068
September	8 235
October	8 432
November	8 623
December	8 804
1998	
January	—

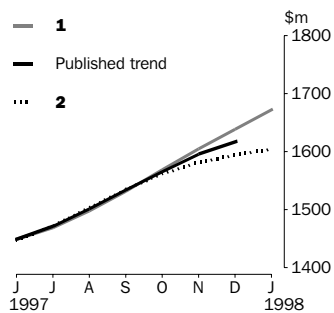
TREND AS PUBLISHED

no.	% change
8 068	1.1
8 235	2.1
8 432	2.4
8 623	2.3
8 804	2.1
—	—

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1 rises by 3% on Dec 1997		2 falls by 3% on Dec 1997	
no.	% change	no.	% change
8 046	1.0	8 066	1.1
8 223	2.2	8 233	2.1
8 461	2.9	8 434	2.4
8 703	2.9	8 614	2.1
8 934	2.7	8 768	1.8
9 143	2.3	8 892	1.4

VALUE OF RESIDENTIAL BUILDING APPROVED



1997	
August	1 501.5
September	1 533.8
October	1 565.6
November	1 595.8
December	1 616.4
1998	
January	—

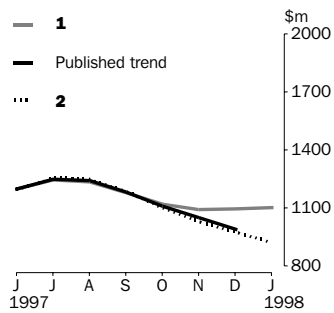
TREND AS PUBLISHED

\$m	% change
1 501.5	2.1
1 533.8	2.2
1 565.6	2.1
1 595.8	1.9
1 616.4	1.3
—	—

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1 rises by 5% on Dec 1997		2 falls by 5% on Dec 1997	
\$m	% change	\$m	% change
1 498.3	2.0	1 503.7	2.1
1 532.4	2.3	1 535.1	2.1
1 569.6	2.4	1 562.5	1.8
1 605.4	2.3	1 581.9	1.2
1 638.5	2.1	1 594.2	0.8
1 672.5	2.1	1 605.6	0.7

VALUE OF NON-RESIDENTIAL BUILDING APPROVED



1997	
August	1 240.6
September	1 183.4
October	1 110.1
November	1 048.8
December	987.2
1998	
January	—

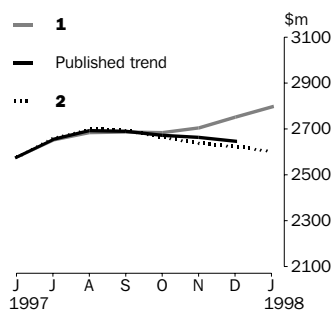
TREND AS PUBLISHED

\$m	% change
1 240.6	-0.7
1 183.4	-4.6
1 110.1	-6.2
1 048.8	-5.5
987.2	-5.9
—	—

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1 rises by 18% on Dec 1997		2 falls by 18% on Dec 1997	
\$m	% change	\$m	% change
1 234.0	-0.9	1 248.7	-0.4
1 179.8	-4.4	1 187.1	-4.9
1 120.6	-5.0	1 101.3	-7.2
1 091.6	-2.6	1 027.8	-6.7
1 096.5	0.4	976.2	-5.0
1 101.4	0.5	920.0	-5.8

VALUE OF TOTAL BUILDING APPROVED



1997	
August	2 692.1
September	2 689.8
October	2 672.5
November	2 661.8
December	2 645.5
1998	
January	—

TREND AS PUBLISHED

\$m	% change
2 692.1	1.4
2 689.8	-0.1
2 672.5	-0.6
2 661.8	-0.4
2 645.5	-0.6
—	—

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1 rises by 8% on Dec 1997		2 falls by 8% on Dec 1997	
\$m	% change	\$m	% change
2 684.0	1.3	2 699.8	1.5
2 685.8	0.1	2 693.7	-0.2
2 683.6	-0.1	2 662.7	-1.1
2 705.7	0.8	2 636.6	-1.0
2 751.9	1.7	2 621.8	-0.6
2 796.9	1.6	2 600.6	-0.8

SUMMARY OF 1997 BUILDING APPROVALS

NUMBER BY STATE & TERRITORIES

The number of dwelling units approved in the 1997 calendar year and the percentage movements between 1996 and 1997 for the States and Territories are summarised below:

	DWELLING UNITS APPROVED BY STATE								
	NSW	VIC	QLD	SA	WA	TAS	NT	ACT	Aust.
No. of dwelling units 1996 to 1997	51 077	32 449	34 658	6 677	16 594	1 788	2 011	1 628	146 882
% change	18.0	32.5	8.3	17.1	4.7	-17.8	16.5	-17.7	15.4

NUMBER OF DWELLING UNIT APPROVALS

There were 146,882 dwelling units approved in 1997, an increase of 15.4% from 1996 and a substantial turnaround from the decrease of 8.8% from 1995 to 1996. All States and Territories apart from Tasmania (-17.8%) and the Australian Capital Territory (-17.7%) recorded increases. Victoria recorded the greatest increase (32.5%).

VALUE BY STATE AND TERRITORIES

Percentage movements for the value of building approved between 1996 and 1997 for the States and Territories are summarised below:

	PERCENTAGE CHANGE BETWEEN 1996 & 1997								
	NSW	VIC	QLD	SA	WA	TAS	NT	ACT	Aust.
	%	%	%	%	%	%	%	%	%
New residential	27.8	41.8	6.5	23.0	13.1	-18.7	29.6	-7.0	22.0
Alterations & additions to res. buildings	9.7	26.1	4.3	5.3	15.9	3.9	-6.1	-20.0	12.7
Non-residential	-9.7	35.9	7.7	19.9	-6.7	-39.1	-33.5	-47.5	1.2
Total	7.9	37.3	6.9	19.7	5.2	-26.7	-9.9	-35.3	11.6

VALUE OF BUILDING APPROVALS

The value of building approvals in 1997 was 11.6% higher than 1996, a large increase compared with the 4.9% increase recorded in 1996. There has been a marked change in the sectors driving growth. The value of new residential approvals increased by 22.0% in 1997 whereas it decreased by 5.8% in 1996. Non-residential growth slowed from an 18.1% increase in 1996 to a 1.2% increase in 1997.

The growth pattern is not consistent across all States and Territories - five states recorded growth while Tasmania, Northern Territory and the Australian Capital Territory recorded falls.

1

DWELLING UNITS APPROVED: **Seasonally Adjusted & Trend**

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

SEASONALLY ADJUSTED

1996							
December	7 554	7 683	3 065	3 423	10 620	486	11 106
1997							
January	7 580	7 718	3 602	3 925	11 182	460	11 642
February	7 399	7 544	4 124	4 440	11 523	461	11 984
March	8 269	8 454	3 509	3 736	11 778	412	12 190
April	8 231	8 396	3 818	4 059	12 049	406	12 455
May	8 977	9 103	3 031	3 208	12 008	303	12 311
June	7 780	7 890	3 657	3 817	11 437	270	11 707
July	7 453	7 746	3 513	3 667	10 967	446	11 413
August	8 498	8 639	4 036	4 314	12 534	419	12 953
September	8 164	8 324	3 242	3 668	11 406	586	11 992
October	8 392	8 596	3 441	3 618	11 834	380	12 214
November	8 523	8 686	4 406	4 635	12 929	392	13 321
December	9 059	9 232	3 832	4 191	12 891	533	13 424

TREND ESTIMATES

1996							
December	7 388	7 533	3 532	3 885	10 920	498	11 418
1997							
January	7 593	7 738	3 636	3 962	11 229	471	11 700
February	7 782	7 929	3 660	3 953	11 441	440	11 881
March	7 911	8 061	3 633	3 880	11 544	397	11 941
April	7 966	8 122	3 598	3 810	11 564	368	11 932
May	7 969	8 132	3 565	3 761	11 533	360	11 893
June	7 956	8 126	3 524	3 723	11 480	369	11 848
July	7 978	8 154	3 528	3 744	11 506	392	11 898
August	8 068	8 247	3 593	3 835	11 661	420	12 082
September	8 235	8 417	3 677	3 941	11 912	445	12 357
October	8 432	8 612	3 762	4 044	12 195	461	12 656
November	8 623	8 801	3 854	4 149	12 477	473	12 950
December	8 804	8 978	3 906	4 212	12 710	480	13 190

TREND ESTIMATES (% change from preceding month)

1996							
December	2.1	2.1	4.7	3.6	2.9	-4.4	2.6
1997							
January	2.8	2.7	2.9	2.0	2.8	-5.5	2.5
February	2.5	2.5	0.7	-0.2	1.9	-6.6	1.5
March	1.7	1.7	-0.7	-1.8	0.9	-9.7	0.5
April	0.7	0.8	-1.0	-1.8	0.2	-7.3	-0.1
May	0.0	0.1	-0.9	-1.3	-0.3	-2.2	-0.3
June	-0.2	-0.1	-1.2	-1.0	-0.5	2.4	-0.4
July	0.3	0.3	0.1	0.6	0.2	6.2	0.4
August	1.1	1.1	1.9	2.4	1.3	7.3	1.5
September	2.1	2.1	2.3	2.8	2.2	5.8	2.3
October	2.4	2.3	2.3	2.6	2.4	3.6	2.4
November	2.3	2.2	2.4	2.6	2.3	2.5	2.3
December	2.1	2.0	1.3	1.5	1.9	1.5	1.9

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

<i>Month</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
	\$m	\$m	\$m	\$m	\$m

SEASONALLY ADJUSTED

1996					
December	1 069.4	205.9	1 286.2	1 102.9	2 434.6
1997					
January	1 164.3	220.7	1 391.0	1 069.3	2 465.9
February	1 217.3	228.4	1 450.4	909.3	2 374.4
March	1 209.2	220.1	1 344.3	992.2	2 347.2
April	1 260.2	200.7	1 523.8	896.6	2 268.4
May	1 315.2	215.3	1 476.4	831.1	2 383.1
June	1 200.4	283.7	1 472.8	1 077.5	2 530.7
July	1 104.4	203.3	1 320.9	1 964.3	3 086.0
August	1 433.0	230.7	1 711.7	1 158.0	2 791.1
September	1 216.1	219.9	1 465.0	1 084.4	2 564.8
October	1 305.2	236.9	1 507.9	897.1	2 440.6
November	1 393.1	222.3	1 636.8	992.1	2 661.3
December	1 386.8	228.5	1 630.5	1 157.2	2 805.4

TREND ESTIMATES

1996					
December	1 125.5	214.3	1 337.5	1 099.0	2 463.7
1997					
January	1 163.9	217.0	1 374.2	1 026.4	2 418.1
February	1 191.7	219.0	1 399.5	959.3	2 362.4
March	1 206.0	221.2	1 412.7	941.7	2 340.5
April	1 211.5	223.8	1 422.1	995.5	2 382.4
May	1 214.5	226.9	1 433.7	1 095.2	2 474.0
June	1 218.7	229.4	1 448.8	1 195.4	2 577.3
July	1 231.9	230.4	1 471.0	1 249.6	2 655.8
August	1 258.3	230.0	1 501.5	1 240.6	2 692.1
September	1 291.7	228.5	1 533.8	1 183.4	2 689.8
October	1 325.5	226.9	1 565.6	1 110.1	2 672.5
November	1 356.6	225.9	1 595.8	1 048.8	2 661.8
December	1 382.8	223.8	1 616.4	987.2	2 645.5

TREND ESTIMATES (% change from preceding month)

1996					
December	3.3	1.8	2.7	-2.8	0.1
1997					
January	3.4	1.3	2.7	-6.6	-1.8
February	2.4	0.9	1.8	-6.5	-2.3
March	1.2	1.0	0.9	-1.8	-0.9
April	0.5	1.2	0.7	5.7	1.8
May	0.2	1.4	0.8	10.0	3.8
June	0.3	1.1	1.1	9.2	4.2
July	1.1	0.4	1.5	4.5	3.0
August	2.1	-0.1	2.1	-0.7	1.4
September	2.7	-0.7	2.2	-4.6	-0.1
October	2.6	-0.7	2.1	-6.2	-0.6
November	2.3	-0.4	1.9	-5.5	-0.4
December	1.9	-0.9	1.3	-5.9	-0.6

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

Period	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory
no.	no.	no.	no.	no.	no.	no.	no.	no.

SEASONALLY ADJUSTED

1996								
December	3 957	2 100	2 637	453	1 336	157	n.a.	n.a.
1997								
January	4 191	2 593	2 839	452	1 379	154	n.a.	n.a.
February	4 308	2 563	3 001	509	1 146	155	n.a.	n.a.
March	3 995	2 638	3 033	572	1 406	147	n.a.	n.a.
April	4 326	2 460	2 694	630	1 577	176	n.a.	n.a.
May	4 442	2 502	2 762	618	1 387	152	n.a.	n.a.
June	4 389	2 672	2 524	569	1 208	125	n.a.	n.a.
July	3 744	2 397	2 977	578	1 506	166	n.a.	n.a.
August	4 862	3 215	2 856	502	1 374	138	n.a.	n.a.
September	3 567	3 157	3 264	549	1 226	139	n.a.	n.a.
October	4 111	2 497	3 021	623	1 474	146	n.a.	n.a.
November	4 507	3 265	2 625	515	1 604	132	n.a.	n.a.
December	4 822	2 639	3 153	568	1 503	155	n.a.	n.a.

TREND ESTIMATES

1996								
December	3 989	2 244	2 846	483	1 323	160	158	176
1997								
January	4 112	2 360	2 871	495	1 336	158	152	177
February	4 153	2 461	2 869	523	1 352	156	151	173
March	4 132	2 523	2 835	556	1 371	155	158	163
April	4 100	2 560	2 797	581	1 387	154	168	143
May	4 079	2 594	2 788	592	1 389	152	174	124
June	4 060	2 652	2 802	586	1 379	149	173	109
July	4 066	2 743	2 846	573	1 370	146	163	102
August	4 112	2 837	2 910	560	1 374	143	156	107
September	4 185	2 901	2 963	555	1 400	142	155	117
October	4 282	2 928	2 991	555	1 440	142	161	127
November	4 402	2 927	3 001	556	1 483	143	173	136
December	4 490	2 906	3 012	559	1 524	145	182	149

TREND ESTIMATES (% change from preceding month)

1996								
December	4.0	3.8	1.5	0.1	0.9	-0.3	-4.6	2.0
1997								
January	3.1	5.1	0.9	2.7	1.0	-0.8	-4.1	0.5
February	1.0	4.3	-0.1	5.5	1.2	-1.3	-0.2	-1.9
March	-0.5	2.5	-1.2	6.3	1.4	-0.5	4.6	-6.0
April	-0.8	1.5	-1.3	4.6	1.2	-0.9	5.9	-12.1
May	-0.5	1.3	-0.3	1.9	0.2	-1.2	3.9	-13.7
June	-0.5	2.3	0.5	-1.0	-0.7	-2.0	-0.9	-12.1
July	0.2	3.4	1.6	-2.4	-0.6	-2.2	-5.3	-5.9
August	1.1	3.4	2.2	-2.2	0.2	-1.7	-4.8	4.7
September	1.8	2.2	1.8	-0.9	1.9	-0.8	-0.5	9.0
October	2.3	0.9	0.9	0.0	2.9	0.1	4.2	8.7
November	2.8	0.0	0.4	0.3	3.0	0.6	7.1	7.4
December	2.0	-0.7	0.3	0.6	2.8	1.1	5.5	9.2

4

DWELLING UNITS APPROVED, Private and Public Sector: Original

Period	<i>New houses</i>	<i>New other residential building</i>	<i>Conversions, etc.</i>	<i>Total dwelling units</i>
	no.	no.	no.	no.
PRIVATE SECTOR				
1994-95	112 468	47 355	3 791	163 614
1995-96	85 802	31 275	1 874	118 951
1996-97	90 772	36 948	3 545	131 265
1996				
December	6 705	2 448	317	9 470
1997				
January	6 327	3 084	170	9 581
February	6 665	3 701	325	10 691
March	7 276	3 072	224	10 572
April	8 477	3 316	158	11 951
May	9 584	3 491	216	13 291
June	7 721	2 614	712	11 047
July	8 482	3 492	452	12 426
August	8 713	3 879	290	12 882
September	9 088	3 321	314	12 723
October	9 050	3 110	223	12 383
November	8 463	4 053	214	12 730
December	8 241	3 510	103	11 854
PUBLIC SECTOR				
1994-95	2 551	4 870	49	7 470
1995-96	1 755	3 862	143	5 760
1996-97	1 768	3 469	130	5 367
1996				
December	113	244	16	373
1997				
January	128	345	6	479
February	138	304	0	442
March	212	205	12	429
April	200	221	7	428
May	131	178	23	332
June	171	315	44	530
July	179	148	5	332
August	132	231	4	367
September	150	196	0	346
October	157	151	0	308
November	170	176	1	347
December	151	259	1	411
TOTAL				
1994-95	115 019	52 225	3 840	171 084
1995-96	87 557	35 137	2 017	124 711
1996-97	92 540	40 417	3 675	136 632
1996				
December	6 818	2 692	333	9 843
1997				
January	6 455	3 429	176	10 060
February	6 803	4 005	325	11 133
March	7 488	3 277	236	11 001
April	8 677	3 537	165	12 379
May	9 715	3 669	239	13 623
June	7 892	2 929	756	11 577
July	8 661	3 640	457	12 758
August	8 845	4 110	294	13 249
September	9 238	3 517	314	13 069
October	9 207	3 261	223	12 691
November	8 633	4 229	215	13 077
December	8 392	3 769	104	12 265

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

NEW OTHER RESIDENTIAL BUILDING.....

Period	New houses	Semi-detached, row or terrace houses, townhouses, etc. of.....			Flats, units or apartments in a building of.....				Total	Total new residential building
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
NUMBER OF DWELLING UNITS										
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
1996-97	92 540	10 698	8 920	19 618	4 777	5 464	10 558	20 799	40 417	132 957
1996										
December	6 818	578	614	1 192	392	576	532	1 500	2 692	9 510
1997										
January	6 455	888	904	1 792	540	462	635	1 637	3 429	9 884
February	6 803	1 036	878	1 914	316	512	1 263	2 091	4 005	10 808
March	7 488	822	697	1 519	313	366	1 079	1 758	3 277	10 765
April	8 677	1 064	664	1 728	499	414	896	1 809	3 537	12 214
May	9 715	935	1 018	1 953	251	572	893	1 716	3 669	13 384
June	7 892	639	847	1 486	339	441	663	1 443	2 929	10 821
July	8 661	1 008	928	1 936	448	385	871	1 704	3 640	12 301
August	8 845	945	916	1 861	481	448	1 320	2 249	4 110	12 955
September	9 238	791	712	1 503	379	531	1 104	2 014	3 517	12 755
October	9 207	915	828	1 743	304	622	592	1 518	3 261	12 468
November	8 633	913	783	1 696	454	651	1 428	2 533	4 229	12 862
December	8 392	1 052	861	1 913	422	671	763	1 856	3 769	12 161
VALUE (\$ million)										
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
1996-97	9 878.2	753.1	809.5	1 562.7	351.4	479.9	1 406.2	2 237.8	3 800.4	13 678.6
1996										
December	735.8	40.7	50.6	91.3	27.3	45.9	66.1	139.3	230.6	966.4
1997										
January	683.8	64.9	83.9	148.9	39.6	36.6	89.0	165.2	314.1	997.9
February	725.3	74.8	81.5	156.2	26.3	50.2	137.9	214.4	370.6	1 095.9
March	804.2	57.5	63.5	121.1	24.8	31.8	101.6	158.3	279.3	1 083.5
April	931.6	74.0	58.3	132.3	40.6	31.0	107.0	178.6	310.9	1 242.5
May	1 084.7	68.9	96.8	165.8	17.8	57.7	144.3	219.8	385.6	1 470.2
June	857.4	46.7	76.1	122.8	26.8	41.4	112.8	181.1	303.8	1 161.2
July	949.7	72.1	90.6	162.7	35.5	31.1	134.6	201.2	363.9	1 313.6
August	962.8	70.1	77.0	147.1	43.6	38.4	133.8	200.8	486.7	1 449.5
September	1 030.6	59.6	63.1	122.6	29.3	38.4	134.5	202.3	324.9	1 355.6
October	1 005.9	65.3	69.6	134.9	21.7	52.9	123.1	197.8	332.7	1 338.6
November	947.3	63.9	78.8	142.7	36.8	51.8	211.8	300.5	443.2	1 390.4
December	936.6	66.6	74.1	140.7	38.0	61.2	103.2	202.3	343.0	1 279.6

(a) Excludes Conversions, etc.

VALUE OF BUILDING APPROVED, Private and Public Sector: **Original**

Period	New houses	New other residential building	New residential building	Alterations and additions to residential buildings	Total residential building	Non-residential building	Total building
PRIVATE SECTOR (\$ million)							
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
1996-97	9 689.2	3 524.6	13 213.8	2 498.8	15 712.6	9 209.5	24 922.2
1996							
December	722.2	211.2	933.4	167.9	1 101.4	779.8	1 881.1
1997							
January	668.8	288.1	957.0	182.7	1 139.7	692.3	1 831.9
February	711.5	345.3	1 056.8	200.6	1 257.3	632.4	1 889.7
March	781.3	263.4	1 044.7	202.2	1 247.0	528.0	1 775.0
April	908.4	292.9	1 201.3	208.2	1 409.5	650.7	2 060.2
May	1 071.7	371.8	1 443.5	219.6	1 663.1	621.2	2 284.3
June	838.8	272.9	1 111.7	254.2	1 365.9	676.6	2 042.5
July	933.2	353.3	1 286.5	223.8	1 510.3	1 132.0	2 642.2
August	946.5	465.2	1 411.7	227.1	1 638.8	753.1	2 391.8
September	1 013.9	309.5	1 323.4	251.1	1 574.5	827.5	2 401.9
October	988.2	321.9	1 310.0	250.0	1 560.0	903.4	2 463.4
November	931.2	431.1	1 362.3	224.0	1 586.3	827.4	2 413.7
December	920.0	325.7	1 245.7	197.2	1 442.9	841.7	2 284.6
PUBLIC SECTOR (\$ million)							
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
1996-97	188.9	275.9	464.8	62.5	527.3	3 520.3	4 047.6
1996							
December	13.6	19.3	32.9	5.4	38.3	188.1	226.4
1997							
January	15.0	26.0	40.9	4.4	45.4	335.3	380.6
February	13.8	25.4	39.2	4.5	43.6	327.8	371.4
March	22.9	15.9	38.8	2.9	41.7	186.3	228.0
April	23.2	18.0	41.2	4.1	45.3	172.3	217.6
May	13.0	13.8	26.8	9.6	36.4	301.8	338.2
June	18.6	30.9	49.5	4.5	54.0	382.3	436.3
July	16.6	10.6	27.1	3.0	30.2	513.4	543.5
August	16.3	21.5	37.8	2.9	40.7	616.0	656.6
September	16.7	15.5	32.2	4.8	37.0	214.0	251.0
October	17.7	10.8	28.6	11.4	39.9	333.3	373.2
November	16.0	12.1	28.1	4.0	32.1	164.7	196.8
December	16.6	17.3	33.9	1.6	35.5	187.2	222.7
TOTAL (\$ million)							
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
1996-97	9 878.2	3 800.4	13 678.6	2 561.3	16 239.9	12 729.8	28 969.7
1996							
December	735.8	230.6	966.4	173.3	1 139.7	967.9	2 107.5
1997							
January	683.8	314.1	997.9	187.1	1 185.0	1 027.6	2 212.6
February	725.3	370.6	1 095.9	205.0	1 300.9	960.2	2 261.1
March	804.2	279.3	1 083.5	205.1	1 288.6	714.3	2 002.9
April	931.6	310.9	1 242.5	212.3	1 454.8	823.0	2 277.8
May	1 084.7	385.6	1 470.2	229.2	1 699.5	923.0	2 622.5
June	857.4	303.8	1 161.2	258.8	1 420.0	1 058.8	2 478.8
July	949.7	363.9	1 313.6	226.8	1 540.4	1 645.3	3 185.7
August	962.8	486.7	1 449.5	230.0	1 679.4	1 369.0	3 048.5
September	1 030.6	324.9	1 355.6	255.9	1 611.5	1 041.4	2 652.9
October	1 005.9	332.7	1 338.6	261.3	1 599.9	1 236.7	2 836.6
November	947.3	443.2	1 390.4	228.0	1 618.4	992.1	2 610.5
December	936.6	343.0	1 279.6	198.7	1 478.4	1 028.9	2 507.3



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

1994–95	10 023.7	4 693.7	14 717.3	2 227.7	16 945.0	9 984.8	26 929.9
1995–96	7 948.3	3 361.3	11 309.6	2 055.1	13 364.7	10 965.1	24 329.8
1996–97	8 917.8	3 848.0	12 765.8	2 304.7	15 071.9	12 806.4	27 876.8

Quarter

1996							
June	2 012.6	913.5	2 926.1	522.2	3 448.3	2 840.3	6 288.6
September	2 207.5	934.8	3 142.3	559.6	3 702.2	3 171.2	6 873.1
December	2 107.6	937.3	3 044.9	576.3	3 621.5	4 061.1	7 682.3
1997							
March	2 002.1	973.9	2 976.0	538.7	3 515.5	2 752.7	6 267.4
June	2 600.6	1 002.0	3 602.6	630.1	4 232.8	2 821.3	7 054.0
September	2 656.7	1 156.2	3 812.8	632.5	4 446.8	3 936.5	8 381.9

SEASONALLY ADJUSTED

Quarter

1996							
June	1 995.6	896.0	2 885.1	527.7	3 388.1	2 906.7	6 294.2
September	2 054.5	854.0	2 887.3	521.7	3 488.2	3 235.7	6 594.4
December	2 113.6	977.5	3 075.9	569.1	3 665.4	3 756.2	7 540.1
1997							
March	2 266.9	1 040.9	3 363.2	603.5	3 898.4	3 026.5	6 955.3
June	2 511.9	1 026.3	3 511.4	629.5	4 139.1	2 821.6	6 865.8
September	2 451.1	1 052.0	3 474.9	580.8	4 140.0	4 083.0	7 961.9

TREND ESTIMATES

Quarter

1996							
June	1 995.2	809.8	2 800.1	525.2	3 353.8	3 004.6	6 294.4
September	2 041.0	895.8	2 928.3	537.1	3 493.8	3 317.5	6 768.8
December	2 145.8	970.9	3 118.6	568.0	3 688.9	3 321.8	7 035.7
1997							
March	2 288.4	1 012.6	3 309.5	597.6	3 893.4	3 226.2	7 129.3
June	2 418.9	1 043.0	3 459.2	609.3	4 069.1	3 279.4	7 258.7
September	2 521.3	1 051.5	3 550.2	605.3	4 202.9	3 507.6	7 485.0

TREND ESTIMATES (% change from preceding quarter)

Quarter

1996							
June	1.3	5.1	1.9	1.4	1.7	11.9	5.7
September	2.3	10.6	4.6	2.3	4.2	10.4	7.5
December	5.1	8.4	6.5	5.8	5.6	0.1	3.9
1997							
March	6.6	4.3	6.1	5.2	5.5	-2.9	1.3
June	5.7	3.0	4.5	2.0	4.5	1.7	1.8
September	4.2	0.8	2.6	-0.7	3.3	7.0	3.1

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

Month	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educa- tional	Religious	Health	Entertain- ment and recreational	Misc- ellaneous	Total non- residential building
	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.
Value—\$50,000–\$199,999											
1997											
October	32	358	108	187	153	50	16	35	46	55	1 040
November	12	298	113	167	129	65	4	32	45	50	915
December	24	208	92	160	114	70	2	29	29	45	773
Value—\$200,000–\$499,999											
1997											
October	8	88	51	70	79	40	7	14	22	29	408
November	15	57	59	65	67	48	7	18	20	25	381
December	13	35	65	64	47	45	8	16	17	15	325
Value—\$500,000–\$999,999											
1997											
October	4	37	22	22	32	22	1	8	15	10	173
November	7	28	20	18	29	13	1	8	8	3	135
December	9	18	13	11	25	17	1	5	11	2	112
Value—\$1,000,000–\$4,999,999											
1997											
October	12	18	15	13	19	26	1	9	18	7	138
November	13	16	19	14	18	24	3	9	12	4	132
December	1	10	10	8	16	16	2	9	7	7	86
Value—\$5,000,000 and over											
1997											
October	2	5	2	5	5	8	0	5	5	1	38
November	9	2	1	4	4	2	0	4	2	2	30
December	4	2	0	3	5	4	0	1	3	3	25
Value—Total											
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
1996–97	665	4 183	2 313	3 479	2 861	1 528	193	778	1 143	1 328	18 471
1997											
October	58	506	198	297	288	146	25	71	106	102	1 797
November	56	401	212	268	247	152	15	71	87	84	1 593
December	51	273	180	246	207	152	13	60	67	72	1 321

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

Month	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educa- tional	Religious	Health	Entertain- ment and recreational	Misc- ellaneous	Total non- residential building
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
Value—\$50,000–\$199,999											
1997											
October	4.0	32.4	12.0	18.7	15.1	5.7	1.7	4.1	4.5	5.3	103.6
November	1.2	27.2	11.9	15.7	12.4	6.2	0.6	3.5	4.7	5.0	88.3
December	2.1	18.5	10.2	16.3	11.1	7.5	0.3	2.9	2.8	4.3	76.1
Value—\$200,000–\$499,999											
1997											
October	2.1	25.7	15.9	21.0	23.8	12.1	2.5	4.3	6.2	7.9	121.5
November	4.3	15.3	17.7	19.4	18.9	15.9	2.3	5.5	5.9	8.3	113.6
December	3.7	10.1	18.1	18.1	15.4	13.4	2.4	4.7	5.1	3.9	94.7
Value—\$500,000–\$999,999											
1997											
October	2.8	25.8	14.6	14.4	19.9	15.4	0.9	5.9	10.1	6.5	116.3
November	4.8	17.4	12.8	12.5	20.6	9.1	0.5	4.7	5.0	2.0	89.6
December	6.0	12.1	8.8	8.4	16.4	11.8	0.9	3.9	7.7	1.4	77.3
Value—\$1,000,000–\$4,999,999											
1997											
October	29.4	29.4	29.1	31.2	32.2	41.3	1.2	23.4	36.6	13.4	267.3
November	28.9	30.7	31.5	25.1	31.9	45.3	4.9	19.1	27.9	6.7	252.0
December	1.1	19.6	19.3	16.5	30.3	33.1	6.0	17.9	16.4	16.8	177.1
Value—\$5,000,000 and over											
1997											
October	18.5	81.4	22.1	201.6	58.2	89.4	0.0	67.9	68.6	20.4	628.1
November	263.4	12.3	6.2	51.4	35.4	15.3	0.0	29.9	15.5	19.2	448.6
December	52.6	39.1	0.0	37.1	50.0	22.0	0.0	9.1	367.3	26.7	603.8
Value—Total											
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
1996–97	912.6	2 180.1	1 132.3	2 293.3	1 627.8	1 407.3	56.3	982.6	1 321.0	816.6	12 729.8
1997											
October	56.8	194.6	93.6	287.0	149.3	164.0	6.4	105.6	125.9	53.5	1 236.7
November	302.6	102.8	80.1	124.2	119.3	91.8	8.3	62.8	59.0	41.2	992.1
December	65.5	99.4	56.4	96.4	123.2	87.7	9.6	38.5	399.2	53.1	1 028.9

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

	DWELLING UNITS.....				VALUE.....						
	New houses	New other residential building	Con-versions etc.	Total dwelling units	New houses	New other residential building	New residential building	Alterations and additions to residential buildings	Total residential building	Total non-residential building	Total building
		Number	Number	Number	Number	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR											
NSW	2 478	1 724	48	4 250	302.4	183.9	486.3	102.4	588.7	200.9	789.7
Vic.	2 139	414	21	2 574	241.9	43.2	285.2	42.9	328.0	432.5	760.5
Qld	1 687	1 080	5	2 772	180.0	71.8	251.8	17.8	269.5	70.7	340.2
SA	475	30	1	506	44.5	3.0	47.6	10.5	58.1	27.8	85.9
WA	1 167	80	27	1 274	119.2	6.9	126.1	16.1	142.2	57.3	199.4
Tas.	130	24	1	155	12.1	1.4	13.5	2.7	16.3	11.0	27.2
NT	87	142	0	229	10.5	14.0	24.5	2.4	26.9	6.4	33.3
ACT	78	16	0	94	9.4	1.4	10.8	2.4	13.2	35.2	48.4
Australia	8 241	3 510	103	11 854	920.0	325.7	1 245.7	197.2	1 442.9	841.7	2 284.6
PUBLIC SECTOR											
NSW	13	116	1	130	1.3	9.1	10.5	0.7	11.1	85.0	96.1
Vic.	49	18	0	67	5.5	1.1	6.6	0.2	6.7	7.3	14.0
Qld	7	34	0	41	0.9	2.3	3.2	0.4	3.6	45.6	49.2
SA	7	0	0	7	0.5	0.0	0.5	0.0	0.5	7.2	7.7
WA	47	91	0	138	4.3	4.8	9.1	0.1	9.2	13.0	22.1
Tas.	0	0	0	0	0.0	0.0	0.0	0.0	0.0	1.7	1.7
NT	28	0	0	28	4.1	0.0	4.1	0.2	4.3	19.8	24.0
ACT	0	0	0	0	0.0	0.0	0.0	0.0	0.0	7.7	7.7
Australia	151	259	1	411	16.6	17.3	33.9	1.6	35.5	187.2	222.7
TOTAL											
NSW	2 491	1 840	49	4 380	303.8	193.0	496.8	103.1	599.9	286.0	885.8
Vic.	2 188	432	21	2 641	247.4	44.4	291.7	43.0	334.7	439.7	774.5
Qld	1 694	1 114	5	2 813	180.9	74.1	255.0	18.2	273.2	116.3	389.5
SA	482	30	1	513	45.1	3.0	48.1	10.6	58.6	35.1	93.7
WA	1 214	171	27	1 412	123.4	11.7	135.2	16.2	151.3	70.3	221.6
Tas.	130	24	1	155	12.1	1.4	13.5	2.7	16.3	12.7	28.9
NT	115	142	0	257	14.6	14.0	28.6	2.6	31.2	26.1	57.3
ACT	78	16	0	94	9.4	1.4	10.8	2.4	13.2	42.8	56.0
Australia	8 392	3 769	104	12 265	936.6	343.0	1 279.6	198.7	1 478.4	1 028.9	2 507.3



NON-RESIDENTIAL BUILDING APPROVED, By State—December 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	43.6	23.8	21.1	25.0	35.5	10.8	2.2	9.9	22.7	6.5	200.9
Vic.	1.6	8.4	15.2	31.3	10.5	6.9	0.2	2.2	353.6	2.5	432.5
Qld	9.8	14.9	6.4	7.1	15.2	4.3	3.6	4.2	4.6	0.7	70.7
SA	0.7	2.7	1.9	3.2	6.8	4.5	3.2	1.1	1.1	2.6	27.8
WA	2.4	15.2	10.4	9.6	10.7	3.0	0.4	0.9	0.1	4.6	57.3
Tas.	7.1	1.1	0.5	0.5	0.5	0.0	0.0	0.2	0.2	0.9	11.0
NT	0.0	0.6	0.9	0.9	1.4	0.1	0.0	0.0	0.0	2.6	6.4
ACT	0.0	32.1	0.0	2.1	0.6	0.0	0.0	0.0	0.0	0.2	35.2
Australia	65.3	98.7	56.3	79.7	81.3	29.6	9.6	18.4	382.3	20.6	841.7
PUBLIC SECTOR											
NSW	0.0	0.2	0.0	4.0	32.9	31.7	0.0	5.2	8.6	2.4	85.0
Vic.	0.0	0.4	0.0	1.5	0.1	1.9	0.0	1.4	1.7	0.3	7.3
Qld	0.2	0.1	0.1	7.8	7.9	5.0	0.0	11.4	0.3	12.8	45.6
SA	0.0	0.1	0.0	0.5	0.0	4.9	0.0	1.3	0.3	0.1	7.2
WA	0.0	0.0	0.0	2.2	0.5	9.5	0.0	0.0	0.4	0.3	13.0
Tas.	0.0	0.0	0.0	0.0	0.0	1.6	0.0	0.1	0.0	0.0	1.7
NT	0.0	0.0	0.0	0.4	0.5	1.9	0.0	0.4	0.0	16.5	19.8
ACT	0.0	0.0	0.0	0.2	0.0	1.6	0.0	0.2	5.7	0.0	7.7
Australia	0.2	0.8	0.1	16.7	41.8	58.1	0.0	20.1	16.9	32.5	187.2
TOTAL											
NSW	43.6	24.0	21.1	29.0	68.5	42.5	2.2	15.1	31.3	8.9	286.0
Vic.	1.6	8.7	15.2	32.8	10.6	8.8	0.2	3.6	355.3	2.8	439.7
Qld	10.0	15.0	6.5	14.9	23.1	9.3	3.6	15.6	4.9	13.5	116.3
SA	0.7	2.8	1.9	3.8	6.8	9.4	3.2	2.4	1.3	2.8	35.1
WA	2.4	15.2	10.4	11.9	11.2	12.5	0.4	0.9	0.5	4.9	70.3
Tas.	7.1	1.1	0.5	0.5	0.5	1.6	0.0	0.3	0.2	0.9	12.7
NT	0.0	0.6	0.9	1.3	1.9	2.0	0.0	0.4	0.0	19.1	26.1
ACT	0.0	32.1	0.0	2.3	0.6	1.6	0.0	0.2	5.7	0.2	42.8
Australia	65.5	99.4	56.4	96.4	123.2	87.7	9.6	38.5	399.2	53.1	1 028.9

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following activities:

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

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

VALUE DATA

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

OWNERSHIP

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

FUNCTIONAL CLASSIFICATIONS

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

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

EXPLANATORY NOTES

FUNCTIONAL CLASSIFICATIONS *continued*

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

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

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

SEASONAL ADJUSTMENT

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

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

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

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

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

TREND ESTIMATES

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

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

EXPLANATORY NOTES

CONSTANT PRICE ESTIMATES

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

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

UNPUBLISHED DATA

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

RELATED PUBLICATIONS

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

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

SYMBOLS AND OTHER USAGES

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

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

GLOSSARY

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

G L O S S A R Y

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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