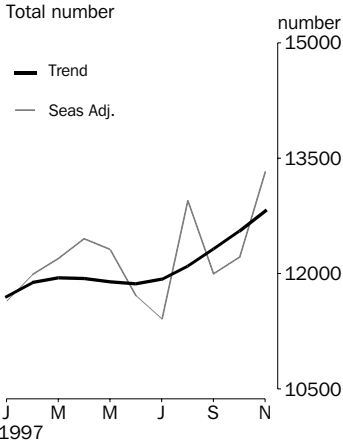


BUILDING APPROVALS AUSTRALIA

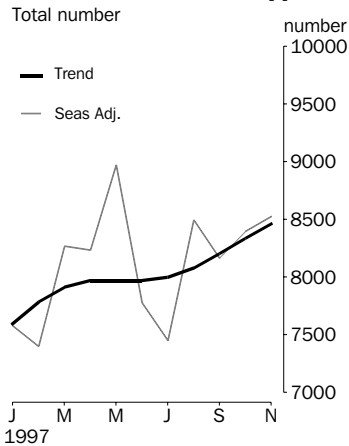
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NOVEMBER KEY FIGURES

Dwelling units approved



Private sector houses approved



TREND ESTIMATES

	Nov 97	% change Oct 97 to Nov 97	% change Nov 96 to Nov 97
Dwelling units approved			
Private sector houses	8 463	1.5	17.0
Total dwelling units	12 813	2.1	15.1

SEASONALLY ADJUSTED

	Nov 97	% change Oct 97 to Nov 97	% change Nov 96 to Nov 97
Dwelling units approved			
Private sector houses	8 523	1.6	19.6
Total dwelling units	13 321	9.1	19.7

NOVEMBER KEY POINTS

TREND ESTIMATES

- The trend for private sector houses increased by 4.8% in the last three months after a relatively flat period from April to July 1997. The trend increased by 17.0% over the last year.
- The trend for other residential dwelling units increased for the last five months and is 11.9% above the June 1997 level, with growth rates of at least 2.5% per month in each of the last three months.
- The trend for total dwelling units increased by 15.1% over the last year. There was a pause in trend growth in the March to July 1997 period. Rates of growth have been increasing in recent months.
- The trend for the value of non-residential building has fallen for the last four months and is 18.2% 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 1.6% in November while the estimate of other residential dwelling units increased by 28.1%.
- The seasonally adjusted estimate for total dwelling units increased by 9.1% in November to 13,321. This is the highest level since February 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▪ For further information about these and related unpublished statistics, contact Richard Mason on 08 8237 7663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>
December 1997	3 February 1998
January 1998	3 March 1998
February 1998	31 March 1998

CHANGES IN THIS ISSUE

There are no changes in this issue.

DATA NOTES

Series for Victoria and Australia for September and October have been revised. For September the estimate of dwelling units has been revised upwards by 298 dwelling units and for October the total number of dwelling units has been revised downwards by 47 dwelling units. Changes to other categories were small.

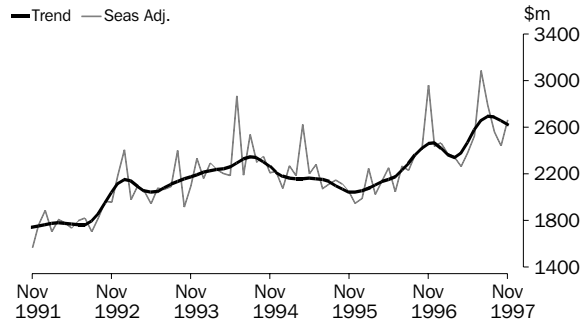
The Victorian Docklands Stadium project is expected to be included in December building approvals.

W. McLennan
Australian Statistician

VALUE OF BUILDING APPROVED

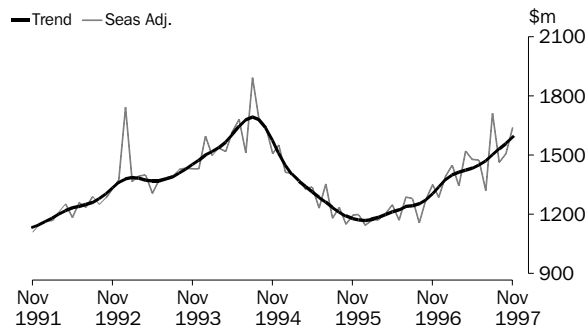
VALUE OF TOTAL BUILDING

The trend has fallen for the last three months after showing growth for the previous five months. The trend level is 6.6% above the level of a year ago. For growth to resume the seasonally adjusted estimate for December will need to increase by 9.7% (slightly more than the average monthly movement).



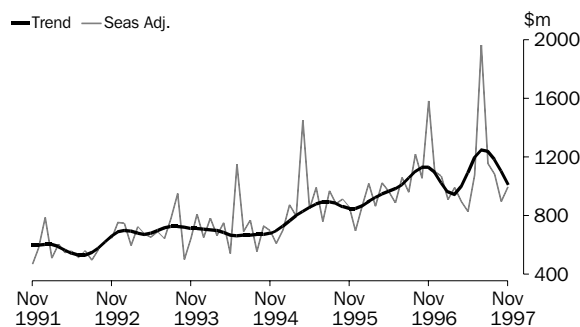
VALUE OF RESIDENTIAL BUILDING

The trend has increased steadily since late 1995 and has shown growth of 22.0% over the last year. Growth in trend will continue unless the seasonally adjusted estimate in December falls by more than 9% (almost twice the average monthly movement).



VALUE OF NON-RESIDENTIAL BUILDING

The trend has grown strongly since late 1994. In the last twelve months it fell during December 1996 - March 1997 and again during August - November 1997. The series is heavily influenced by the timing of large projects. The current decline will continue unless there is an increase of more than 60% in the seasonally adjusted estimate in December (about three times the average monthly movement).



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 December seasonally adjusted estimate is higher than the November estimate by:

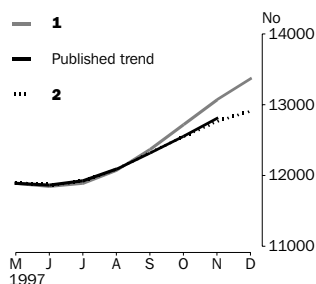
- +4% for total number of dwelling units approved
- +3% for number of private sector houses approved
- +5% for value of residential building approved
- +18% for value of non-residential building approved
- +8% for value of total building approved.

2 The December seasonally adjusted estimate is lower than the November 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.

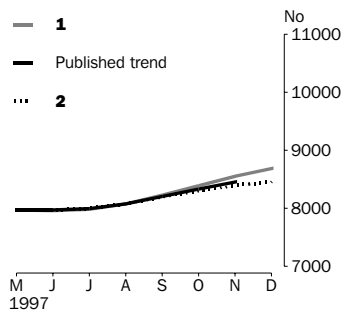
TOTAL NUMBER OF DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 4% on Nov 1997</i>		2 <i>falls by 4% on Nov 1997</i>	
	no.	% change	no.	% change	no.	% change
1997						
July	11 926	0.5	11 886	0.4	11 923	0.5
August	12 096	1.4	12 076	1.6	12 094	1.4
September	12 322	1.9	12 377	2.5	12 329	1.9
October	12 553	1.9	12 721	2.8	12 559	1.9
November	12 813	2.1	13 072	2.8	12 769	1.7
December	—	—	13 375	2.3	12 917	1.2

WHAT IF...? continued

PRIVATE SECTOR HOUSES



1997	
July	7 999
August	8 079
September	8 203
October	8 334
November	8 463
December	—

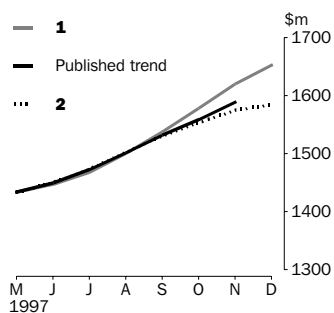
TREND AS PUBLISHED

no.	% change
7 999	0.4
8 079	1.0
8 203	1.5
8 334	1.6
8 463	1.5
—	—

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1 rises by 3% on Nov 1997		2 falls by 3% on Nov 1997	
no.	% change	no.	% change
7 987	0.3	8 006	0.4
8 072	1.1	8 082	0.9
8 224	1.9	8 199	1.4
8 394	2.1	8 312	1.4
8 551	1.9	8 396	1.0
8 695	1.7	8 461	0.8

VALUE OF RESIDENTIAL BUILDING APPROVED



1997	
July	1 472.7
August	1 502.3
September	1 532.2
October	1 558.4
November	1 589.2
December	—

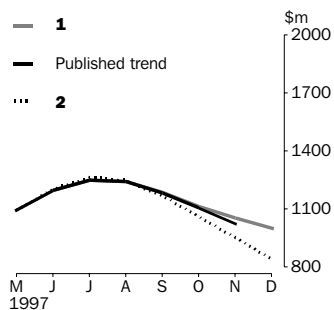
TREND AS PUBLISHED

\$m	% change
1 472.7	1.6
1 502.3	2.0
1 532.2	2.0
1 558.4	1.7
1 589.2	2.0
—	—

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1 rises by 5% on Nov 1997		2 falls by 5% on Nov 1997	
\$m	% change	\$m	% change
1 468.0	1.4	1 473.5	1.6
1 500.0	2.2	1 502.7	2.0
1 537.7	2.5	1 530.5	1.8
1 578.4	2.6	1 554.6	1.6
1 619.9	2.6	1 575.2	1.3
1 652.9	2.0	1 585.3	0.6

VALUE OF NON-RESIDENTIAL BUILDING APPROVED



1997	
July	1 249.7
August	1 240.5
September	1 182.7
October	1 104.8
November	1 022.4
December	—

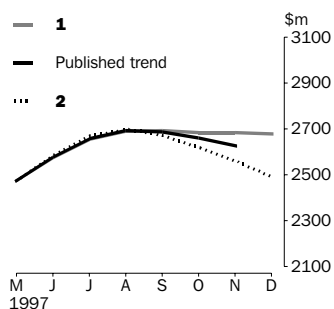
TREND AS PUBLISHED

\$m	% change
1 249.7	4.5
1 240.5	-0.7
1 182.7	-4.7
1 104.8	-6.6
1 022.4	-7.5
—	—

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1 rises by 18% on Nov 1997		2 falls by 18% on Nov 1997	
\$m	% change	\$m	% change
1 248.9	4.5	1 261.5	4.9
1 240.3	-0.7	1 246.5	-1.2
1 184.3	-4.5	1 167.8	-6.3
1 113.0	-6.0	1 058.2	-9.4
1 054.3	-5.3	951.1	-10.1
995.5	-5.6	839.8	-11.7

VALUE OF TOTAL BUILDING APPROVED



1997	
July	2 658.8
August	2 693.3
September	2 686.8
October	2 660.7
November	2 624.5
December	—

TREND AS PUBLISHED

\$m	% change
2 658.8	3.1
2 693.3	1.3
2 686.8	-0.2
2 660.7	-1.0
2 624.5	-1.4
—	—

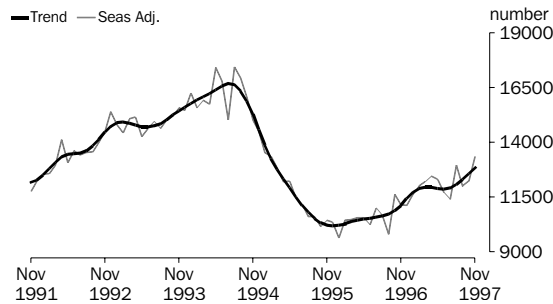
WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1 rises by 8% on Nov 1997		2 falls by 8% on Nov 1997	
\$m	% change	\$m	% change
2 653.1	3.0	2 668.2	3.2
2 690.8	1.4	2 698.3	1.1
2 693.3	0.1	2 673.4	-0.9
2 684.0	-0.3	2 618.4	-2.1
2 683.4	0.0	2 559.7	-2.2
2 678.2	-0.2	2 491.5	-2.7

DWELLING APPROVALS

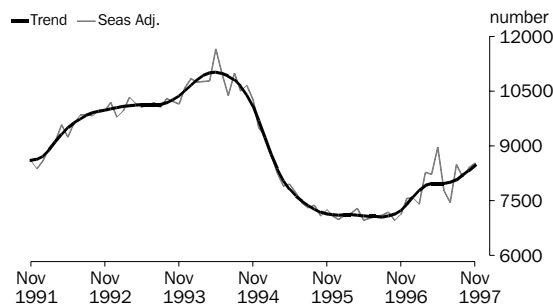
DWELLING UNITS APPROVED, AUSTRALIA

The trend increased by 15.1% over the last year to 12,813. This is 26% above the trough in December 1995 but 23% below the peak in July 1994.



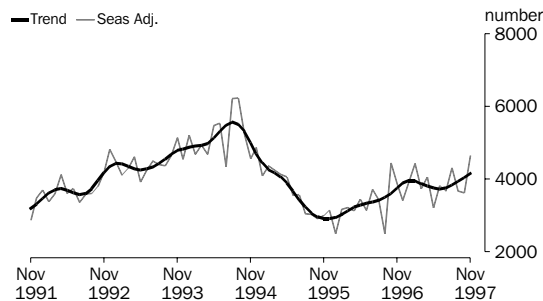
PRIVATE SECTOR HOUSES APPROVED, AUSTRALIA

The trend increased by 17.0% over the last year to 8,463. This is 20% above the trough in August 1996 but 23% below the peak in May 1994. Private sector houses peaked before other residential dwelling units but started the recovery part of the cycle after the other residential series.



OTHER RESIDENTIAL BUILDING APPROVED, AUSTRALIA

The trend has increased since November 1995 (44%) but it is 25% below the peak in August 1994. Overall growth in the last year was 11.1% although there was a downturn of 5 months early in 1997.



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							
November	7 126	7 255	3 498	3 877	10 624	508	11 132
December	7 554	7 683	3 065	3 423	10 620	486	11 106
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

TREND ESTIMATES

1996							
November	7 233	7 379	3 375	3 751	10 608	521	11 129
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	7 968	8 137	3 524	3 726	11 491	371	11 863
July	7 999	8 174	3 531	3 752	11 530	396	11 926
August	8 079	8 258	3 595	3 838	11 674	422	12 096
September	8 203	8 384	3 678	3 938	11 881	441	12 322
October	8 334	8 516	3 770	4 037	12 104	449	12 553
November	8 463	8 644	3 896	4 169	12 359	454	12 813

TREND ESTIMATES (% change from preceding month)

1996							
November	1.4	1.3	4.6	4.0	2.4	-1.3	2.2
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	0.0	0.1	-1.2	-1.0	-0.4	3.1	-0.3
July	0.4	0.5	0.2	0.7	0.3	6.6	0.5
August	1.0	1.0	1.8	2.3	1.2	6.7	1.4
September	1.5	1.5	2.3	2.6	1.8	4.4	1.9
October	1.6	1.6	2.5	2.5	1.9	1.9	1.9
November	1.5	1.5	3.4	3.3	2.1	1.1	2.1

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>
<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>

SEASONALLY ADJUSTED

1996					
November	1 136.7	226.9	1 353.2	1 583.1	2 961.8
December	1 069.4	205.9	1 286.2	1 102.9	2 434.6
1997					
January	1 164.3	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

TREND ESTIMATES

1996					
November	1 089.1	210.5	1 302.5	1 130.7	2 462.4
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	1 219.5	229.4	1 449.6	1 195.7	2 579.4
July	1 233.7	230.3	1 472.7	1 249.7	2 658.8
August	1 259.2	230.0	1 502.3	1 240.5	2 693.3
September	1 289.6	228.6	1 532.2	1 182.7	2 686.8
October	1 319.2	227.2	1 558.4	1 104.8	2 660.7
November	1 349.3	224.7	1 589.2	1 022.4	2 624.5

TREND ESTIMATES (% change from preceding month)

1996					
November	2.7	3.0	2.3	0.2	1.7
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	0.4	1.1	1.1	9.2	4.3
July	1.2	0.4	1.6	4.5	3.1
August	2.1	-0.1	2.0	-0.7	1.3
September	2.4	-0.6	2.0	-4.7	-0.2
October	2.3	-0.6	1.7	-6.6	-1.0
November	2.3	-1.1	2.0	-7.5	-1.4

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								
November	3 984	1 858	2 808	454	1 325	160	n.a.	n.a.
December	3 957	2 100	2 637	453	1 336	157	n.a.	n.a.
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.

TREND ESTIMATES

1996								
November	3 836	2 161	2 803	482	1 312	160	166	172
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	4 072	2 644	2 807	586	1 380	150	174	110
July	4 088	2 730	2 856	572	1 372	147	166	105
August	4 122	2 830	2 915	560	1 374	144	157	108
September	4 160	2 921	2 953	554	1 397	141	151	115
October	4 197	2 998	2 963	550	1 431	139	150	121
November	4 264	3 056	2 946	548	1 480	138	150	125

TREND ESTIMATES (% change from preceding month)

1996								
November	3.7	2.1	1.5	-1.3	0.7	0.1	-0.8	2.7
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	-0.2	1.9	0.7	-1.0	-0.7	-1.8	-0.2	-11.1
July	0.4	3.3	1.7	-2.4	-0.6	-2.0	-4.7	-4.9
August	0.8	3.7	2.1	-2.1	0.2	-1.9	-5.3	3.6
September	0.9	3.2	1.3	-1.2	1.7	-1.6	-3.5	5.7
October	0.9	2.6	0.4	-0.7	2.4	-1.7	-1.1	5.4
November	1.6	1.9	-0.6	-0.2	3.4	-0.5	0.4	3.7

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				
November	7 326	3 055	510	10 891
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
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				
November	135	292	5	432
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
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				
November	7 461	3 347	515	11 323
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

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			
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										
November	7 461	884	501	1 385	533	590	839	1 962	3 347	10 808
December	6 818	578	614	1 192	392	576	532	1 500	2 692	9 510
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
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										
November	780.8	64.0	48.1	112.1	37.8	53.0	155.7	246.6	358.7	1 139.6
December	735.8	40.7	50.6	91.3	27.3	45.9	66.1	139.3	230.6	966.4
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

(a) Excludes Conversions, etc.

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
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							
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	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
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							
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	15.0	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
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							
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	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

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	6 204.2
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 accommoda- tion	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											
September	47	335	105	192	120	25	12	25	34	56	951
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
Value—\$200,000–\$499,999											
1997											
September	14	82	60	68	78	34	7	17	18	18	396
October	8	88	51	70	79	40	7	14	22	29	408
November	15	57	59	65	67	48	7	18	20	25	381
Value—\$500,000–\$999,999											
1997											
September	5	27	27	26	30	23	1	7	11	8	165
October	4	37	22	22	32	22	1	8	15	10	173
November	7	28	20	18	29	13	1	8	8	3	135
Value—\$1,000,000–\$4,999,999											
1997											
September	9	13	11	15	20	26	0	14	14	12	134
October	12	18	15	13	19	26	1	9	18	7	138
November	13	16	19	14	18	24	3	9	12	4	132
Value—\$5,000,000 and over											
1997											
September	2	5	2	7	1	4	0	5	4	0	30
October	2	5	2	5	5	8	0	5	5	1	38
November	9	2	1	4	4	2	0	4	2	2	30
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											
September	77	462	205	308	249	112	20	68	81	94	1 676
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

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

Month	Hotels, motels and other short term accommoda- tion	Shops	Factories	Offices	Other business premises	Educa- tional	Religious	Health	Entertain- ment and recreational	Misc- ellaneous	Total non- residential building
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
Value—\$50,000–\$199,999											
1997											
September	4.3	29.6	11.6	17.9	10.7	2.2	1.0	2.4	3.7	5.2	88.6
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
Value—\$200,000–\$499,999											
1997											
September	4.2	24.8	17.2	19.5	24.6	10.8	2.4	4.8	5.4	5.6	119.3
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
Value—\$500,000–\$999,999											
1997											
September	3.2	17.9	18.6	17.2	21.4	16.3	0.8	4.5	7.9	6.0	113.9
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
Value—\$1,000,000–\$4,999,999											
1997											
September	16.3	28.6	13.7	24.4	41.6	44.2	0.0	31.8	27.1	26.5	254.1
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
Value—\$5,000,000 and over											
1997											
September	18.2	109.1	11.7	188.7	11.8	22.1	0.0	50.2	53.7	0.0	465.5
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
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											
September	46.2	210.0	72.8	267.7	110.1	95.7	4.2	93.7	97.7	43.4	1 041.4
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

NUMBER AND VALUE OF BUILDING APPROVED, By State—November 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	2 403	2 216	91	4 710	289.4	247.7	537.0	108.5	645.5	346.2	991.7
Vic.	2 300	783	54	3 137	252.7	101.9	354.6	56.8	411.4	213.5	624.9
Qld	1 729	721	65	2 515	179.1	57.0	236.1	23.9	260.0	124.5	384.5
SA	482	60	2	544	46.8	3.8	50.6	11.1	61.6	57.0	118.6
WA	1 308	163	2	1 473	138.4	11.2	149.6	16.2	165.8	70.5	236.3
Tas.	119	8	0	127	10.7	0.4	11.0	2.8	13.8	3.5	17.3
NT	43	66	0	109	4.7	5.7	10.4	1.0	11.4	4.2	15.7
ACT	79	36	0	115	9.6	3.4	13.0	3.7	16.7	8.0	24.7
Australia	8 463	4 053	214	12 730	931.2	431.1	1 362.3	224.0	1 586.3	827.4	2 413.7
PUBLIC SECTOR											
NSW	8	10	1	19	1.1	0.8	1.9	0.0	1.9	34.4	36.3
Vic.	39	71	0	110	3.3	4.2	7.5	3.3	10.8	33.7	44.6
Qld	39	74	0	113	4.2	5.8	10.0	0.7	10.7	57.5	68.1
SA	8	0	0	8	0.6	0.0	0.6	0.0	0.6	7.5	8.1
WA	47	21	0	68	3.8	1.2	5.0	0.0	5.0	8.9	13.9
Tas.	1	0	0	1	0.1	0.0	0.1	0.0	0.1	3.9	4.0
NT	26	0	0	26	2.8	0.0	2.8	0.0	2.8	0.4	3.2
ACT	2	0	0	2	0.1	0.0	0.1	0.0	0.1	18.4	18.5
Australia	170	176	1	347	16.0	12.1	28.1	4.0	32.1	164.7	196.8
TOTAL											
NSW	2 411	2 226	92	4 729	290.5	248.5	539.0	108.5	647.5	380.6	1 028.0
Vic.	2 339	854	54	3 247	256.0	106.1	362.1	60.1	422.2	247.3	669.5
Qld	1 768	795	65	2 628	183.3	62.9	246.1	24.5	270.7	182.0	452.6
SA	490	60	2	552	47.4	3.8	51.2	11.1	62.3	64.5	126.7
WA	1 355	184	2	1 541	142.2	12.4	154.6	16.2	170.8	79.4	250.2
Tas.	120	8	0	128	10.7	0.4	11.1	2.8	13.9	7.3	21.3
NT	69	66	0	135	7.5	5.7	13.2	1.1	14.3	4.6	18.9
ACT	81	36	0	117	9.8	3.4	13.2	3.7	16.8	26.4	43.3
Australia	8 633	4 229	215	13 077	947.3	443.2	1 390.4	228.0	1 618.4	992.1	2 610.5

NON-RESIDENTIAL BUILDING APPROVED, By State—November 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	178.3	28.6	36.6	20.2	33.1	9.2	0.3	11.7	15.9	12.2	346.2
Vic.	99.6	20.6	24.4	15.4	26.1	6.1	3.4	3.2	12.1	2.7	213.5
Qld	20.9	27.3	7.9	7.3	33.5	9.6	0.6	7.4	7.6	2.4	124.5
SA	0.3	5.8	3.4	38.2	3.7	2.2	0.0	2.2	0.3	0.8	57.0
WA	2.4	11.7	6.3	10.5	13.8	3.8	3.5	7.0	9.5	1.9	70.5
Tas.	0.1	0.8	0.2	0.5	0.7	0.1	0.0	0.2	0.4	0.6	3.5
NT	0.0	1.6	0.3	0.8	1.3	0.0	0.0	0.2	0.0	0.0	4.2
ACT	0.0	5.6	0.0	1.1	0.5	0.0	0.5	0.0	0.0	0.4	8.0
Australia	301.5	102.0	79.2	94.1	112.7	31.0	8.3	31.9	45.7	21.1	827.4
PUBLIC SECTOR											
NSW	0.0	0.3	0.3	6.0	1.8	14.2	0.0	3.5	3.7	4.6	34.4
Vic.	0.0	0.1	0.1	2.5	0.2	10.8	0.0	14.2	4.9	0.9	33.7
Qld	1.1	0.1	0.1	8.0	3.6	15.2	0.0	11.6	3.8	13.9	57.5
SA	0.0	0.2	0.0	1.6	0.3	3.2	0.0	1.5	0.3	0.4	7.5
WA	0.0	0.0	0.5	0.1	0.7	7.4	0.0	0.0	0.1	0.0	8.9
Tas.	0.0	0.0	0.0	0.9	0.0	2.7	0.0	0.0	0.1	0.2	3.9
NT	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.4
ACT	0.0	0.1	0.0	11.0	0.0	7.2	0.0	0.0	0.0	0.0	18.4
Australia	1.1	0.8	0.9	30.1	6.6	60.8	0.0	30.9	13.3	20.2	164.7
TOTAL											
NSW	178.3	28.9	36.9	26.2	34.9	23.4	0.3	15.2	19.6	16.9	380.6
Vic.	99.6	20.7	24.5	17.9	26.3	16.9	3.4	17.5	17.0	3.6	247.3
Qld	22.0	27.4	8.0	15.3	37.1	24.8	0.6	19.0	11.4	16.4	182.0
SA	0.3	6.0	3.4	39.8	4.0	5.4	0.0	3.8	0.5	1.3	64.5
WA	2.4	11.7	6.8	10.7	14.6	11.2	3.5	7.0	9.6	1.9	79.4
Tas.	0.1	0.8	0.2	1.4	0.7	2.8	0.0	0.2	0.4	0.8	7.3
NT	0.0	1.6	0.3	0.8	1.3	0.0	0.0	0.2	0.4	0.0	4.6
ACT	0.0	5.7	0.0	12.1	0.5	7.2	0.5	0.0	0.0	0.4	26.4
Australia	302.6	102.8	80.1	124.2	119.3	91.8	8.3	62.8	59.0	41.2	992.1

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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