

BUILDING APPROVALS, AUSTRALIA, JUNE 1987

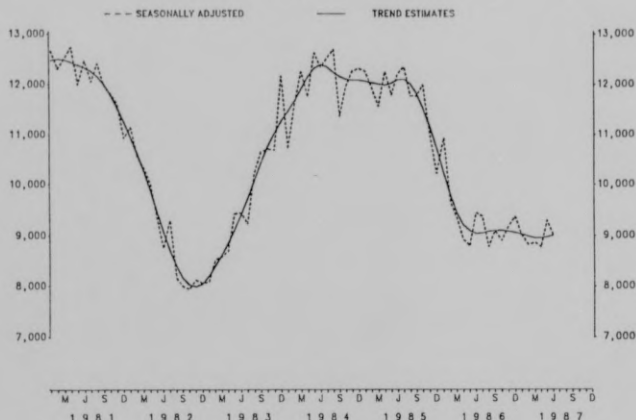
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MAIN FEATURES

PRIVATE SECTOR DWELLING UNITS APPROVED, AUSTRALIA
SEASONALLY ADJUSTED SERIES

Residential building

In seasonally adjusted terms, the number of private sector dwelling units approved in June 1987 (9,014) is 3% lower than May 1987 (9,295). In original terms, total private sector dwelling unit approvals for 1986-87 at 108,611 are 14% lower than the 1985-86 figure of 126,017.

Private sector houses approved showed a decrease of 0.6% in original terms from May 1987 (7,837) to June 1987 (7,792) and a decrease of 2.8% in seasonally adjusted terms.

The trend for private sector dwelling units approved remains relatively steady. The June 1987 trend estimate is about the same as the June 1986 estimate. However, readers are reminded that the three most recent estimates are provisional and subject to change when future data are available.

Non-residential building

In original terms, the value of non-residential building approved in June 1987 was \$861m, an increase of 25% over May 1987 (\$688m). The value of non-residential building approvals in 1986-87 at \$8,456m showed a slight increase over 1985-86 (\$8,446m).

EXPLANATORY NOTES

Scope and coverage

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

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

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

2. The statistics relate to *building* activity which includes construction of new buildings and alterations and additions to existing buildings. Construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks, etc.) is excluded.

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

4. The statistics cover all approved new residential buildings irrespective of value and all other building projects valued at \$10,000 or more. However, some details of projects valued from \$2,000 to \$9,999 are shown in a footnote to Table 2.

Definitions

5. A *building* is defined as a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design, to satisfy its intended use, is the provision for regular access by persons.

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

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

- (a) A *house* is defined as a detached building predominantly used for long term residential purposes and consisting of only one dwelling unit. Thus, detached 'granny flats' and detached dwelling units (such as caretakers' residences)

associated with non-residential buildings are defined as houses for the purpose of these statistics.

- (b) An *other residential building* is defined as a building which is predominantly used for long term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes townhouses, duplexes, apartment buildings etc.).

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

9. *Values* are derived from approval documents and represent the estimated value, when completed, of building work (excluding the value of land and landscaping). Site preparation costs are included.

Building classification

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

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

General

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

Seasonal adjustment

13. Seasonally adjusted building statistics are shown in Table 3. In these series, account has been taken of normal seasonal factors and 'trading day' effects (arising from the varying numbers of Sundays, Mondays, Tuesdays etc. in the month) and the effect of movement in the date of

Easter which may, in successive years, affect figures for different months. Details of the methods used in seasonally adjusting these statistics are available on request.

14. Each of the component series shown has been seasonally adjusted independently. As a consequence, while the unadjusted components in the original series shown add to the totals, the adjusted components may not add to the adjusted totals. Further, the difference between independently seasonally adjusted series does not necessarily produce series which are optimal or even adequate adjustments of the similarly derived original series. Thus the figures which can be derived by subtracting seasonally adjusted private sector dwelling units from the seasonally adjusted total should not be used to represent seasonally adjusted public sector dwelling units.

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

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

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

18. Trend estimates of building statistics are shown in Table 4. The trend estimates (often referred to as trend-cycle estimates) have been derived by applying a 13-term Henderson-weighted moving average to the series.

19. While this technique enables trend estimates for the latest period to be produced, it does result in revisions to the trend estimates for the most recent months as

additional observations become available. There may also be revisions as a result of changes in the original data, and as a result of the re-estimation of the seasonal factors. Details of other trend-cycle weighting patterns can be found in *A Guide to Smoothing Time Series — Estimates of "Trend"* (1316.0).

Estimates at constant prices

20. Estimates of the quarterly value of building approvals at average 1979-80 prices are presented in original and seasonally adjusted terms for Australia in Table 5. (Note: monthly value data at constant prices are not available).

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

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

Unpublished data and related publications

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

24. Users may also wish to refer to the following building and construction publications which are available on request:

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

Building Activity, Australia (8752.0)—issued quarterly

Engineering Construction Survey, Australia (8762.0)—issued quarterly

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

Symbols and other usages

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

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

IAN CASTLES
Australian Statistician

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

Period	Private sector			Public sector			Total		
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
1984-85	113,519	31,126	144,645	9,000	6,814	15,814	122,519	37,940	160,459
1985-86	101,010	25,007	126,017	7,309	7,329	14,638	108,319	32,336	140,655
1986-87	88,414	20,197	108,611	5,421	6,748	12,169	93,835	26,945	120,780
1986									
April	7,667	1,694	9,361	574	402	976	8,241	2,096	10,337
May	7,850	1,553	9,403	561	495	1,056	8,411	2,048	10,459
June	7,591	1,946	9,537	837	916	1,753	8,428	2,862	11,290
July	7,996	2,221	10,217	680	873	1,553	8,676	3,094	11,770
August	7,349	1,557	8,906	518	443	961	7,867	2,000	9,867
September	7,738	1,834	9,572	474	360	834	8,212	2,194	10,406
October	7,829	1,808	9,637	572	565	1,137	8,401	2,373	10,774
November	7,471	1,668	9,139	472	523	995	7,943	2,191	10,134
December	7,014	1,643	8,657	601	601	1,202	7,615	2,244	9,859
1987									
January	5,876	1,247	7,123	269	400	669	6,145	1,647	7,792
February	6,665	1,619	8,284	353	561	914	7,018	2,180	9,198
March	7,809	1,756	9,565	331	441	772	8,140	2,197	10,337
April	7,038	1,382	8,420	286	508	794	7,324	1,890	9,214
May	7,837	1,739	9,576	359	543	902	8,196	2,282	10,478
June	7,792	1,723	9,515	506	930	1,436	8,298	2,653	10,951

NOTE: The number of self-contained dwelling units approved as part of the construction of non-residential building and alterations and additions to existing buildings (including conversions to dwelling units) are excluded from this table. 196 such dwelling units were approved in June 1987.

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

Period	New residential building										Alterations and additions to residential buildings		Non-residential building(a)		Total building	
	Houses			Other residential buildings			Total									
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total							
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total							
1984-85	5,671.0	356.4	6,027.4	1,205.0	282.0	1,486.9	6,875.8	638.4	7,514.3	891.7	4,756.4	6,665.7	12,509.9	15,071.9		
1985-86	5,637.5	329.9	5,967.4	1,007.7	336.4	1,344.1	6,645.2	666.3	7,311.5	1,015.8	5,340.7	8,445.7	12,981.0	16,772.9		
1986-87	5,443.0	264.0	5,707.0	899.1	323.3	1,222.4	6,342.1	587.3	6,929.4	1,112.8	5,979.1	8,456.1	13,398.0	16,498.3		
1986																
April	435.6	24.7	460.3	68.7	19.0	87.7	504.2	43.7	547.9	90.2	495.0	848.0	1,087.0	1,486.2		
May	461.7	27.2	488.9	64.3	20.2	84.4	526.0	47.4	573.4	90.9	424.9	700.9	1,040.6	1,365.2		
June	439.7	40.4	480.1	85.8	46.3	132.1	525.5	86.7	612.2	81.1	468.2	1,096.3	1,074.0	1,789.6		
July	470.3	34.2	504.4	96.1	41.3	137.4	566.4	75.5	641.8	95.4	405.4	583.4	1,061.8	1,320.7		
August	443.9	23.7	467.6	68.8	17.7	86.5	512.7	41.4	554.1	88.2	532.5	814.8	1,132.4	1,457.1		
September	465.8	20.9	486.8	78.1	16.1	94.1	543.9	37.0	580.9	95.7	470.1	611.5	1,106.6	1,288.1		
October	475.8	25.4	501.2	82.9	26.3	109.2	558.7	51.6	610.3	105.0	551.7	706.5	1,211.1	1,421.9		
November	451.6	21.6	473.2	81.1	25.0	106.1	532.7	46.6	579.3	88.4	392.3	709.2	1,009.3	1,376.9		
December	432.9	30.0	462.9	68.0	27.8	95.8	500.9	57.8	558.7	81.8	531.9	763.6	1,112.8	1,404.1		
1987																
January	361.8	12.1	373.9	57.4	18.2	75.7	419.3	30.3	449.6	76.1	391.8	598.9	886.5	1,124.5		
February	413.0	16.8	429.8	67.2	35.1	102.3	480.2	51.8	532.1	82.0	399.1	539.9	959.3	1,154.0		
March	492.4	17.9	510.3	73.9	18.7	92.6	566.3	36.6	603.0	100.6	572.9	809.1	1,237.9	1,512.6		
April	440.6	15.6	456.3	61.5	22.4	83.9	502.1	38.0	540.1	91.5	567.7	769.6	1,160.5	1,401.2		
May	502.9	17.8	520.8	78.7	35.0	113.7	581.6	52.9	634.5	106.6	514.5	688.4	1,198.2	1,429.5		
June	491.8	28.1	519.8	85.5	39.7	125.2	577.3	67.7	645.0	101.5	649.4	861.2	1,321.7	1,607.7		

(a) Comprises non-residential building (new, plus alterations and additions) valued at \$10,000 and over.

NOTE: The value of alterations and additions to residential buildings, valued from \$2,000 to \$9,999 approved in June 1987 was \$33.1m. The value of non-residential building (new, plus alterations and additions) valued from \$2,000 to \$9,999 approved in June 1987 was \$7.9m.

TABLE 3. DETAILS OF BUILDING APPROVED, AUSTRALIA
SEASONALLY ADJUSTED SERIES

Period	Number of dwelling units				Value(\$m)		
	Houses		Total		New residential building	Alterations and additions to residential building	Total building
	Private sector	Total	Private sector	Total			
1986							
April	7,424	7,729	8,926	9,457	508.0	85.7	1,398.4
May	7,199	7,653	8,796	9,681	523.4	82.8	1,243.2
June	7,446	8,274	9,448	11,225	602.9	84.9	1,682.8
July	7,223	7,997	9,377	11,066	595.9	85.4	1,237.1
August	7,264	7,848	8,778	9,795	552.2	86.4	1,429.0
September	7,347	7,887	9,094	10,049	562.8	87.0	1,262.7
October	7,210	7,769	8,903	10,031	574.3	92.0	1,343.4
November	7,480	8,025	9,179	9,994	573.3	85.0	1,348.8
December	7,635	8,162	9,371	10,359	581.0	90.2	1,390.6
1987							
January	7,391	7,709	9,008	9,889	576.2	97.4	1,463.7
February	7,298	7,662	8,821	10,036	579.3	93.7	1,323.3
March	7,487	7,794	8,863	9,704	571.1	100.0	1,452.9
April	7,224	7,381	8,777	9,243	548.2	94.4	1,459.5
May	7,576	7,781	9,295	10,168	607.0	102.1	1,363.0
June	7,363	7,854	9,014	10,302	601.4	98.3	1,448.7

TABLE 4. DETAILS OF BUILDING APPROVED, AUSTRALIA
TREND ESTIMATES (a)
(SMOOTHED SEASONALLY ADJUSTED SERIES)

Period	Number of dwelling units				Value(\$m)			
	Houses		Total		New residential building	Alterations and additions to residential building	Non-residential building	Total building
	Private sector	Total	Private sector	Total				
1986								
April	7,442	7,969	9,209	10,255	549.5	84.6	706.0	1,340.1
May	7,300	7,861	9,091	10,206	549.7	84.0	730.6	1,364.4
June	7,232	7,836	9,040	10,252	556.4	84.4	741.0	1,381.7
July	7,235	7,878	9,046	10,322	565.5	85.2	731.2	1,381.9
August	7,282	7,933	9,079	10,333	572.4	86.3	712.0	1,370.7
September	7,326	7,949	9,093	10,250	574.5	87.2	691.0	1,352.6
October	7,369	7,940	9,098	10,144	574.2	88.4	681.7	1,344.2
November	7,408	7,920	9,082	10,052	573.2	89.9	690.7	1,353.8
December	7,431	7,881	9,058	9,991	573.3	91.6	709.6	1,374.4
1987								
January	7,434	7,825	9,027	9,947	574.1	93.5	729.6	1,397.2
February	7,419	7,754	8,982	9,879	574.3	95.4	739.8	1,409.5
March	7,404	7,697	8,953	9,830	575.6	97.0	743.6	1,416.2
April	7,395	7,670	8,954	9,833	579.3	98.2	n.a.	n.a.
May	7,391	7,667	8,973	9,879	584.4	99.2	n.a.	n.a.
June	7,392	7,683	9,002	9,940	589.8	99.7	n.a.	n.a.

(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average - see explanatory notes for a more detailed explanation.

NOTE: Because of the highly erratic nature of the Non-residential Building Approvals series it is not possible to discern with reasonable confidence the current direction of the trend at the end of the series. Therefore the ABS does not provide the last three trend estimates of the value of Non-residential Building Approvals in the above table.

TABLE 5. VALUE OF BUILDING APPROVED AT AVERAGE 1979-80 PRICES (a), AUSTRALIA
ORIGINAL AND SEASONALLY ADJUSTED SERIES
(\$ million)

(S million)									
Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential building	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
ORIGINAL									
1984-85	3,676.5	3,905.4	917.4	4,822.8	583.5	2,957.5	4,149.3	7,932.4	9,555.6
1985-86	3,373.6	3,571.5	742.5	4,314.0	609.5	2,984.2	4,690.8	7,477.4	9,614.3
1986-87	2,276.5	2,390.0	469.0	2,859.0	462.9	2,239.4	3,225.2	5,288.9	6,547.1
1985-									
Dec. qtr.	898.3	946.4	227.4	1,173.8	162.0	817.5	1,170.3	2,017.6	2,506.1
1986-									
Mar. qtr.	716.8	760.9	147.9	908.8	132.1	582.1	859.3	1,542.2	1,900.2
Jun. qtr.	778.6	833.1	162.4	995.5	153.2	750.7	1,413.7	1,785.2	2,562.4
Sep. qtr.	789.0	833.1	167.8	1,000.9	160.4	755.6	1,073.5	1,819.1	2,234.8
Dec. qtr.	769.9	813.1	161.5	974.6	156.3	780.4	1,151.0	1,812.1	2,281.9
1987-									
Mar. qtr.	717.6	743.8	139.7	883.5	146.2	703.4	1,000.7	1,557.7	2,030.4
SEASONALLY ADJUSTED									
1985-									
Dec. qtr.	n.y.a.	n.y.a.	n.y.a.	1,156.9	156.2	n.y.a.	n.y.a.	n.y.a.	2,443.3
1986-									
Mar. qtr.	n.y.a.	n.y.a.	n.y.a.	1,012.3	150.0	n.y.a.	n.y.a.	n.y.a.	2,169.9
Jun. qtr.	n.y.a.	n.y.a.	n.y.a.	952.6	149.3	n.y.a.	n.y.a.	n.y.a.	2,392.4
Sep. qtr.	n.y.a.	n.y.a.	n.y.a.	961.1	150.4	n.y.a.	n.y.a.	n.y.a.	2,178.9
Dec. qtr.	n.y.a.	n.y.a.	n.y.a.	959.3	149.0	n.y.a.	n.y.a.	n.y.a.	2,213.3
1987-									
Mar. qtr.	n.y.a.	n.y.a.	n.y.a.	955.5	161.6	n.y.a.	n.y.a.	n.y.a.	2,235.7

(a) See paragraphs 20-22 in Explanatory Notes.

TABLE 6. DETAILS OF BUILDING APPROVED, JUNE 1987

State	New residential building						Value(\$m)													
	Houses		Other residential buildings		Total		Non-residential building													
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Alterations and additions to residential buildings	Hotels, etc.	Shops	Factories	Offices	Other business premises	Educa- tional	Reli- gious	Health	Entertaim- ent and recreati- onal	Miscel- lanous	Total	Total building	
PRIVATE SECTOR																				
N.S.W.	1,935	135.9	336	19.0	2,271	154.9	40.8	7.1	17.8	17.1	81.6	17.7	5.8	1.0	4.1	7.7	2.6	162.6	358.4	
Vic.	2,198	154.8	306	16.0	2,504	170.9	32.8	5.1	26.2	16.9	62.4	10.1	7.0	1.4	2.1	2.0	.6	133.9	337.6	
Qld	1,744	91.2	464	21.8	2,208	113.0	5.8	46.4	30.1	42.7	58.7	15.9	1.4	.6	2.2	3.7	5.7	207.4	326.2	
S.A.	408	24.2	107	6.1	515	30.3	6.2	2.0	8.3	1.9	27.0	6.2	1.7	-	1.5	3.7	.3	52.6	89.2	
W.A.	1,211	66.8	331	13.4	1,542	80.2	5.7	.2	20.0	5.4	5.2	7.5	.7	.6	1.3	7.2	6.5	54.6	140.5	
Tas.	172	10.1	56	1.5	228	11.6	1.7	.7	.6	1.8	2.1	1.1	.6	.4	.1	-	.2	7.6	20.9	
N.T.	33	2.0	81	5.7	114	7.7	.4	.4	.5	1.0	.1	.4	-	-	-	-	-	2.5	10.6	
A.C.T.	91	6.6	42	2.0	133	8.6	1.5	1.5	2.0	-	21.6	1.5	-	1.1	-	-	.3	28.1	38.2	
Australia	7,792	491.8	1,723	85.5	9,515	577.3	95.1	63.6	105.6	86.8	258.7	60.4	17.3	5.2	11.2	24.5	16.1	649.4	1,321.7	
PUBLIC SECTOR																				
N.S.W.	88	3.7	412	19.6	500	23.3	0.1	-	4.0	0.8	16.9	3.1	8.4	-	1.6	5.2	6.5	46.4	69.8	
Vic.	71	3.2	-	-	71	3.2	-	0.4	.1	2.4	6.6	15.6	11.5	-	11.6	2.4	5.6	56.1	59.3	
Qld	34	1.6	221	6.7	255	8.4	.9	-	-	-	.8	.5	7.3	-	-	.1	.7	9.5	18.8	
S.A.	88	3.9	170	6.3	258	10.1	1.3	.1	.1	1.2	1.0	1.1	.9	-	.1	1.0	.7	6.0	17.5	
W.A.	35	1.9	3	.1	38	2.0	-	-	-	-	2.8	.1	15.1	-	5.5	3.1	34.9	61.5	63.5	
Tas.	41	1.8	43	2.0	84	3.9	.1	-	-	.1	2.0	.7	.7	-	.1	1.1	-	4.8	8.7	
N.T.	99	8.4	18	.5	117	8.9	.8	.3	-	.6	5.8	1.1	.7	-	.3	.1	.1	9.0	18.6	
A.C.T.	50	3.5	63	4.5	113	7.9	3.3	1.1	-	-	-	2.3	12.0	-	1.6	.7	.8	18.6	29.8	
Australia	506	28.1	930	39.7	1,436	67.7	6.5	1.8	4.2	5.1	35.9	24.5	56.7	-	20.7	13.7	49.4	211.8	286.1	
TOTAL																				
N.S.W.	2,023	139.6	748	38.7	2,771	178.3	41.0	7.1	21.8	17.9	98.5	20.8	14.2	1.0	5.6	12.9	9.1	209.0	428.3	
Vic.	2,269	158.0	306	16.0	2,575	174.1	32.8	5.5	26.3	19.2	69.0	25.7	18.6	1.4	13.7	4.4	6.3	190.0	396.9	
Qld	1,778	92.9	685	28.5	2,463	121.4	6.6	46.4	30.1	42.7	59.6	16.4	8.7	.6	2.2	3.8	6.4	216.9	344.9	
S.A.	496	28.1	277	12.4	773	40.5	7.5	2.0	8.4	3.0	28.0	7.3	2.7	-	1.5	4.7	1.0	58.6	106.6	
W.A.	1,246	68.7	334	13.5	1,580	82.3	5.8	.2	20.0	5.4	8.0	7.5	15.8	.6	6.7	10.4	41.3	116.1	204.1	
Tas.	213	12.0	99	3.5	312	15.5	1.8	.7	.6	1.9	4.1	1.8	1.4	.4	.2	1.1	.2	12.3	29.6	
N.T.	132	10.4	99	6.1	231	16.6	1.2	.7	.5	1.6	5.9	1.5	.7	-	.3	.1	.2	11.5	29.3	
A.C.T.	141	10.1	105	6.4	246	16.5	4.8	2.6	2.0	-	21.7	3.8	12.0	1.1	1.6	.8	1.1	46.7	68.0	
Australia	8,298	519.8	2,653	125.2	10,951	645.0	101.5	65.4	109.8	91.9	294.6	84.9	74.0	5.2	31.9	38.1	65.5	861.2	1,607.7	

TABLE 7. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
(S million)

Class of building	Twelve months ended June			1987			
	1984-85	1985-86	1986-87	March	April	May	June
PRIVATE SECTOR							
New houses	5,671.0	5,637.5	5,443.0	492.4	440.6	502.9	491.8
New other residential buildings	1,205.0	1,007.7	899.1	73.9	61.5	78.7	85.5
Total new residential building	6,875.8	6,645.2	6,342.1	566.3	502.1	581.6	577.3
Alterations and additions to residential buildings	877.5	995.1	1,076.9	98.8	90.7	102.1	95.1
Hotels, etc.	714.7	411.3	528.7	31.9	86.1	30.0	63.6
Shops	945.8	1,186.1	1,150.2	132.8	89.2	125.7	105.6
Factories	470.9	734.2	770.9	84.6	66.1	62.6	86.8
Offices	1,410.3	1,651.4	1,978.2	174.3	207.4	143.2	258.7
Other business premises	430.3	626.7	712.5	80.5	55.8	81.0	60.4
Educational	155.7	170.2	221.1	12.8	15.9	10.7	17.3
Religious	44.0	59.2	60.3	4.4	4.2	5.3	5.2
Health	132.5	139.5	169.7	14.4	13.0	17.5	11.2
Entertainment and recreational	264.2	195.0	214.6	23.4	19.3	26.9	24.5
Miscellaneous	158.1	167.2	172.8	13.7	10.8	11.7	16.1
Total non-residential building	4,756.4	5,340.7	5,979.1	572.9	567.7	514.5	649.4
Total	12,569.9	12,981.0	13,398.0	1,237.9	1,160.5	1,198.2	1,321.7
PUBLIC SECTOR							
New houses	356.4	329.9	264.0	17.9	15.6	17.8	28.1
New other residential buildings	282.0	336.4	323.3	18.7	22.4	35.0	39.7
Total new residential building	638.4	666.3	587.3	36.6	38.0	52.9	67.7
Alterations and additions to residential buildings	14.2	20.7	35.9	1.8	.8	4.5	6.5
Hotels, etc.	13.5	7.4	12.5	.6	1.3	.8	1.8
Shops	65.0	54.3	51.6	.7	3.6	1.8	4.2
Factories	46.5	51.7	40.8	4.2	.3	7.6	5.1
Offices	495.1	1,214.2	604.6	66.1	34.6	41.2	35.9
Other business premises	192.2	346.4	260.3	21.8	20.0	11.8	24.5
Educational	588.1	635.9	698.7	37.9	87.9	48.6	56.7
Religious	-	-	-	-	-	-	-
Health	233.5	233.0	398.2	61.0	24.7	10.7	20.7
Entertainment and recreational	104.8	348.5	124.6	7.0	10.5	4.4	13.7
Miscellaneous	170.7	213.4	286.9	36.8	19.0	47.0	49.4
Total non-residential building	1,909.4	3,104.9	2,477.0	236.2	201.9	173.9	211.8
Total	2,562.1	3,791.8	3,100.2	274.7	240.7	231.3	286.1
TOTAL							
New houses	6,027.4	5,967.4	5,707.0	510.3	456.3	520.8	519.8
New other residential buildings	1,486.9	1,344.1	1,222.4	92.6	83.9	113.7	125.2
Total new residential building	7,514.3	7,311.5	6,929.4	603.0	540.1	634.5	645.0
Alterations and additions to residential buildings	891.7	1,015.8	1,112.8	100.6	91.5	106.6	101.5
Hotels, etc.	728.2	418.8	539.9	32.5	87.4	30.7	65.4
Shops	1,010.8	1,240.5	1,201.8	133.5	92.9	127.5	109.8
Factories	547.3	785.9	811.7	88.9	66.4	70.2	91.9
Offices	1,905.4	2,865.6	2,582.9	240.3	241.9	184.4	294.6
Other business premises	622.5	973.0	972.8	102.3	75.9	92.8	84.9
Educational	743.9	806.0	919.8	50.8	103.8	59.2	74.0
Religious	44.0	59.2	60.3	4.4	4.2	5.4	5.2
Health	366.0	372.4	567.9	75.4	37.6	28.2	31.9
Entertainment and recreational	369.0	543.6	339.2	30.5	29.8	31.2	38.1
Miscellaneous	328.8	380.6	459.6	50.4	29.8	58.7	65.5
Total non-residential building	6,665.7	8,445.7	8,456.1	809.1	769.6	688.4	861.2
Total	15,071.9	16,772.9	16,493.3	1,512.6	1,401.2	1,429.5	1,607.7

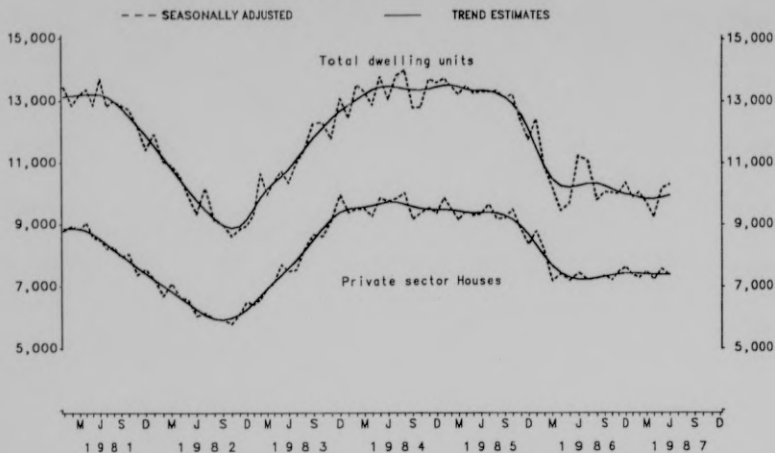
TABLE 8. NON-RESIDENTIAL BUILDING JOBS APPROVED, BY CLASS OF BUILDING AND VALUE SIZE GROUPS

Period	\$10,000 to \$199,999		\$200,000 to \$499,999		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	Value (\$m)		Value (\$m)		Value (\$m)		Value (\$m)		Value (\$m)		Value (\$m)	
	No.		No.		No.		No.		No.		No.	
HOTELS, ETC.												
1987 April	62	2.4	16	4.5	11	7.2	13	29.2	4	44.0	106	87.4
May	50	2.9	19	5.4	8	5.0	6	11.7	1	5.7	84	30.7
June	65	4.2	19	6.3	7	5.1	6	7.8	2	42.0	99	65.4
SHOPS												
1987 April	384	18.8	45	14.3	10	6.5	13	26.2	3	27.0	455	92.9
May	462	22.0	38	11.3	17	11.4	12	22.4	7	60.3	536	127.5
June	462	20.1	55	15.8	20	12.8	21	44.2	2	16.8	560	109.8
FACTORIES												
1987 April	204	14.8	54	16.7	17	10.5	10	15.9	1	8.4	286	66.4
May	263	17.8	50	14.8	23	15.4	13	22.2	-	-	349	70.2
June	235	16.4	49	14.2	16	11.1	10	16.3	2	34.0	312	91.9
OFFICES												
1987 April	381	18.9	45	14.0	20	13.4	16	27.3	8	168.4	470	241.9
May	416	23.2	49	14.9	20	14.3	21	46.7	8	85.3	514	184.4
June	404	19.5	52	16.6	19	13.4	23	41.6	7	203.5	505	294.6
OTHER BUSINESS PREMISES												
1987 April	363	15.9	45	13.3	17	10.8	11	20.7	2	15.1	438	75.9
May	384	18.7	41	12.2	22	14.3	9	21.3	2	26.3	458	92.8
June	393	18.7	41	12.4	24	15.9	12	26.2	1	11.6	471	84.9
EDUCATIONAL												
1987 April	118	8.2	27	7.6	10	6.7	15	29.8	4	51.5	174	103.8
May	117	6.5	19	5.8	5	3.4	11	20.1	3	23.5	155	59.2
June	134	9.2	26	8.6	14	9.6	14	20.1	3	26.6	191	74.0
RELIGIOUS												
1987 April	25	1.4	5	1.6	2	1.2	-	-	-	-	32	4.2
May	31	2.3	5	1.5	1	.6	1	1.0	-	-	38	5.4
June	22	1.1	6	1.9	2	1.0	1	1.1	-	-	31	5.2
HEALTH												
1987 April	71	4.2	10	2.8	7	5.2	6	10.4	1	15.0	95	37.6
May	61	3.2	9	2.8	9	5.9	10	16.2	-	-	89	28.2
June	73	4.2	16	4.6	3	2.2	6	12.3	1	8.6	99	31.9
ENTERTAINMENT AND RECREATIONAL												
1987 April	110	5.4	10	2.6	1	0.8	6	9.6	2	11.4	129	29.8
May	131	6.4	18	5.4	6	4.6	9	14.8	-	-	164	31.2
June	116	6.5	12	3.5	11	7.6	10	14.6	1	6.0	150	38.1
MISCELLANEOUS												
1987 April	222	8.6	22	6.6	5	3.0	5	11.5	-	-	254	29.8
May	242	10.4	29	8.6	5	3.9	1	1.0	1	34.8	278	58.7
June	220	8.5	26	7.1	9	6.6	5	11.7	3	31.6	263	65.5
TOTAL NON-RESIDENTIAL BUILDING												
1987 April	1,940	98.5	279	84.2	100	65.3	95	180.7	25	340.8	2,439	769.6
May	2,157	113.3	277	82.7	116	78.9	93	177.6	22	235.9	2,665	688.4
June	2,124	108.4	302	90.9	125	85.3	108	196.0	22	380.6	2,681	861.2

TABLE 9. SUMMARY OF BUILDING APPROVED

Period	N.S.W.	Vic.	Qld	S.A.	W.A.	Tas.	N.T.	A.C.T.	Australia
NUMBER OF DWELLING UNITS									
1986-87	31,781	33,056	22,498	9,119	16,945	3,638	1,401	2,342	120,780
1986 June	3,385	2,888	1,634	1,071	1,397	370	214	331	11,290
1987 January	1,958	2,077	1,602	530	1,108	275	42	200	7,792
February	2,627	2,486	1,585	566	1,344	243	79	268	9,198
March	2,816	2,697	1,979	879	1,493	278	136	59	10,337
April	2,436	2,342	1,723	758	1,307	257	319	72	9,214
May	3,064	2,776	1,985	661	1,487	335	86	84	10,478
June	2,771	2,575	2,463	773	1,580	312	231	246	10,951
VALUE OF NEW RESIDENTIAL BUILDING (\$m)									
1986-87	1,934.9	2,075.8	1,165.6	486.8	840.5	183.0	89.5	153.2	6,929.4
1986 June	196.8	169.9	79.9	51.4	67.1	16.8	11.3	19.0	612.2
1987 January	120.2	132.8	84.2	29.0	56.2	14.2	2.5	10.5	449.6
February	164.8	162.2	78.9	30.9	62.9	12.0	4.3	16.2	532.1
March	172.2	173.5	103.7	49.8	72.9	15.2	10.7	5.0	603.0
April	154.3	152.1	90.0	41.6	64.7	13.3	18.6	5.5	540.1
May	194.4	186.0	112.2	36.6	78.0	16.2	5.4	5.8	634.5
June	178.3	174.1	121.4	40.5	82.3	15.5	16.6	16.5	645.0
VALUE OF ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDINGS (\$m)									
1986-87	463.2	363.3	71.5	81.6	74.1	19.5	10.6	29.1	1,112.8
1986 June	36.2	26.0	5.6	5.4	4.4	1.3	.5	1.5	81.1
1987 January	32.7	24.7	4.6	6.6	4.1	1.1	.4	1.8	76.1
February	35.5	26.1	5.0	5.5	5.7	1.8	.5	2.0	82.0
March	42.3	32.6	7.4	6.5	7.0	1.6	1.0	2.2	100.6
April	36.2	32.1	5.5	7.5	5.3	1.9	.7	2.2	91.5
May	45.9	35.7	6.3	6.9	6.6	2.0	1.1	2.1	106.6
June	41.0	32.8	6.6	7.5	5.8	1.8	1.2	4.8	101.5
VALUE OF NON-RESIDENTIAL BUILDING (\$m)									
1986-87	2,859.5	2,075.2	1,635.4	584.0	736.6	179.2	179.4	207.0	8,456.1
1986 June	181.1	568.1	126.3	50.2	46.2	12.6	20.3	91.3	1,096.3
1987 January	228.2	179.4	77.0	48.7	43.1	5.8	10.1	6.6	598.9
February	147.5	126.7	91.3	35.6	101.3	18.5	3.5	15.4	539.9
March	257.1	204.6	146.9	84.4	79.6	15.0	12.9	8.6	809.1
April	283.7	232.4	111.5	33.1	49.5	18.8	20.2	20.3	769.6
May	201.2	201.8	129.4	41.6	61.8	13.5	12.3	26.9	688.4
June	209.0	190.0	216.9	58.6	116.1	12.3	11.5	46.7	861.2
VALUE OF TOTAL BUILDING (\$m)									
1986-87	5,257.6	4,514.2	2,872.4	1,152.4	1,651.3	381.8	279.4	389.2	16,498.3
1986 June	414.2	764.1	211.8	107.1	117.8	30.7	32.1	111.8	1,789.6
1987 January	381.1	336.9	165.8	84.3	103.4	21.2	13.1	18.9	1,124.5
February	347.8	315.0	175.2	72.0	169.9	32.2	8.3	33.6	1,154.0
March	471.5	410.7	257.9	140.6	159.5	31.8	24.7	15.9	1,512.6
April	474.3	416.6	207.0	82.3	119.6	33.9	39.5	28.1	1,401.2
May	441.5	423.4	247.9	85.1	146.5	31.6	18.8	34.7	1,429.5
June	428.3	396.9	344.9	106.6	204.1	29.6	29.3	68.0	1,607.7

NUMBER OF DWELLING UNITS APPROVED, AUSTRALIA SEASONALLY ADJUSTED SERIES



VALUE OF BUILDING APPROVED AT AVERAGE 1979-80 PRICES, AUSTRALIA (ORIGINAL AND SEASONALLY ADJUSTED)

