

BUILDING APPROVALS, AUSTRALIA, OCTOBER 1991

NOTE: Readers are advised that trend estimates for the most recent months are provisional and can be revised as data for additional months become available. This issue introduces a table showing the seasonally adjusted total number of dwelling units approved in the six States (see table 5). Seasonally adjusted figures are not available for Northern Territory or the Australian Capital Territory.

SUMMARY OF FINDINGS

Number of dwelling units approved

A small fall in seasonally adjusted dwelling unit approvals between September and October 1991 was insufficient to have much effect on the trend series which continues to show growth, although the rate of increase in the trend has slowed somewhat in recent months. Similarly, the

trend in private sector house approvals is continuing to grow to October 1991 but at a slower rate than in earlier months, following the turning point in February.

Private sector houses and total dwelling units approved in October 1990 and September and October 1991 are:

	Private Sector Houses			Total Dwelling Units		
	Oct. 90	Sep. 91	Oct. 91	Oct. 90	Sep. 91	Oct. 91
Original	8,183	8,763	9,822	11,341	12,136	13,127
Seasonally Adjusted	7,569	8,748	8,859	10,513	12,198	11,906
Trend estimate	7,608	8,894	9,011	10,569	12,004	12,188

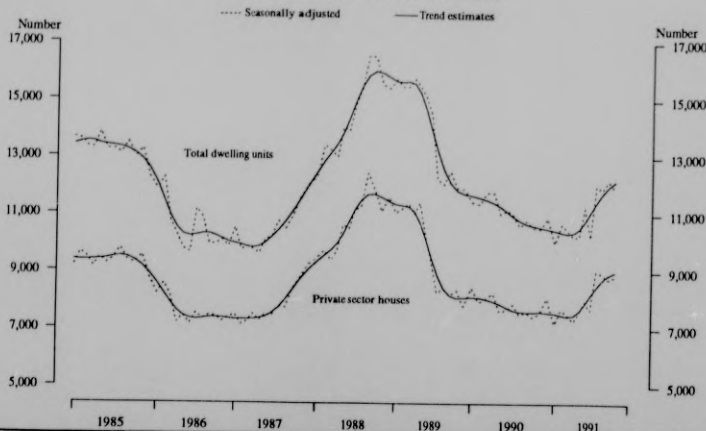
In seasonally adjusted terms, there were 11,906 dwelling units approved in October 1991, a decrease of 2.4 per cent from September 1991 but still 13.3 per cent above the level of approvals recorded twelve months ago. There were 8,859 private sector houses approved in October 1991, in seasonally adjusted terms, an increase of 1.3 per cent over September, following falls recorded in the two previous months.

While total dwelling unit approvals fell nationally by 2.4 per cent, there were some large offsetting movements:

recorded across the States in seasonally adjusted terms. Increases in Victoria (6.1 per cent), Queensland (8.5 per cent) and South Australia (8.9 per cent) were more than offset by falls in New South Wales (-11.0 per cent), Western Australia (-8.8 per cent) and Tasmania (-3.0 per cent).

In original terms, there were 13,127 dwelling units approved in October 1991, the largest monthly figure since November 1989.

DWELLING UNITS APPROVED, AUSTRALIA



INQUIRIES

* for further information about statistics in this publication and the availability of related unpublished statistics, contact Paul Seville on Canberra (06) 252 6067 or any ABS State office.

* for information about other ABS statistics and services please contact Information Services on Canberra (06) 252 6627, 252 5402, 252 6007 or any ABS State office.

Value of building approvals

The trend estimates for the total value of *new residential building* approved continue to display slow growth. The trend in the value of *total building* approved is rising very slowly, with the improvement in new residential building and to a lesser extent, alterations and additions to residential buildings, being largely offset by the continuing downturn in non-residential building. The separate trend series for *non-residential building* approved is only available to July 1991, and continued to decline to that point.

In seasonally adjusted terms, the value of *total building* approved in October 1991 was \$1,873.5m, an increase of 15.9 per cent over the September 1991 estimate of \$1,615.8m. The seasonally adjusted value of *new residential building* approved in October 1991 (\$973.9m) decreased marginally from the September 1991 estimate of \$977.2m, but was 14.3 per cent higher than the October 1990 estimate of \$852.1m. The value of approved alterations and additions to residential buildings in October 1991 was \$163.1m, a decrease of 10.4 per cent

from the relatively high September 1991 estimate of \$182.0m.

Seasonally adjusted figures are not separately available for the value of *non-residential building* approved. However, in original terms, there were 1,163 non-residential building jobs approved in October 1991 with a total approval value of \$787.8m, compared with the 1,240 non-residential building jobs approved in September 1991 worth \$485.1m. The increase was largely due to the approval in October 1991 of a number of large jobs (19 jobs each worth \$5 million or more), particularly in the Hotels category in Queensland and the Offices category in Queensland and South Australia.

Constant Prices

September quarter 1991 estimates for the value of building approvals at average 1984-85 prices are now available. The percentage movements in the constant price estimates (original and seasonally adjusted) between June quarter 1991 and September quarter 1991, and September quarter 1990 and September quarter 1991 are as follows:

	Jun. qtr 1991 to Sep. qtr 1991		Sep. qtr 1990 to Sep. qtr 1991	
	Original	Seasonally adjusted	Original	Seasonally adjusted
New residential building	11.3%	15.6%	13.4%	12.6%
Non-residential building	-12.8%	n.a.	-21.3%	n.a.
Total building	0.5%	7.5%	-3.5%	-4.4%

The contrasting performances over the last twelve months of the *residential* and *non-residential* sectors is clearly illustrated. Between September quarters 1990 and 1991, the value of residential building approved has grown by

13.4 per cent (original terms). Over the same period, this has been more than offset by a 21.3 per cent fall in the value of non-residential building approved.

QUARTERLY VALUE OF BUILDING APPROVED
AT AVERAGE 1984-85 PRICES, AUSTRALIA

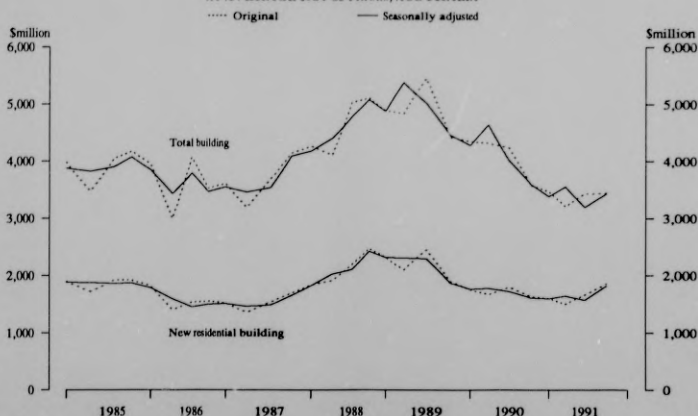


TABLE 1. NUMBER OF DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS, AUSTRALIA

Period	Houses			Other residential buildings			Total		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
1988-89	133,648	4,754	138,402	40,939	7,017	47,956	174,587	11,771	186,358
1989-90	96,637	4,146	100,783	32,412	6,821	39,233	129,049	10,967	140,016
1990-91	90,973	3,082	94,055	26,267	5,724	31,991	117,240	8,806	126,046
1990-91									
July-October	31,147	865	32,012	9,172	2,787	11,959	40,319	3,652	43,971
1991-92									
July-October	37,217	1,209	38,426	10,013	1,851	11,864	47,230	3,060	50,290
1990—									
August	7,975	239	8,214	2,352	851	3,203	10,327	1,090	11,417
September	7,265	218	7,483	2,292	579	2,871	9,557	797	10,354
October	8,183	178	8,361	2,205	775	2,980	10,388	953	11,341
November	8,765	225	8,990	2,548	357	2,905	11,313	582	11,895
December	6,301	139	6,440	1,631	367	1,998	7,932	506	8,438
1991—									
January	6,760	333	7,093	1,757	339	2,096	8,517	672	9,189
February	6,932	374	7,306	2,199	355	2,554	9,131	729	9,860
March	6,932	245	7,177	2,313	280	2,593	9,245	525	9,770
April	7,438	377	7,815	1,926	304	2,230	9,364	681	10,045
May	9,138	246	9,384	2,721	463	3,184	11,859	709	12,568
June	7,560	278	7,838	2,000	472	2,472	9,560	750	10,310
July	9,519	181	9,700	2,550	490	3,040	12,069	671	12,740
August	9,113	251	9,364	2,529	394	2,923	11,642	645	12,287
September	8,763	328	9,091	2,560	485	3,045	11,323	813	12,136
October	9,822	449	10,271	2,374	482	2,856	12,196	931	13,127

NOTE: The number of self-contained dwelling units approved as part of the construction of non-residential building and alterations and additions to existing buildings (including conversions to dwelling units) are excluded from this table. There were 92 such dwelling units approved in October 1991.

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
1988-89	10,217.6	290.2	10,507.8	2,539.1	417.1	2,956.3	12,756.7	707.3	13,464.0	1,859.1	10,804.3	13,534.1	25,389.4	28,857.3
1989-90	8,163.9	272.0	8,435.9	2,327.7	395.2	2,722.9	10,491.5	667.2	11,158.7	1,901.8	9,926.0	13,199.7	22,289.3	26,260.3
1990-91	7,792.2	206.6	7,998.8	1,895.1	359.4	2,254.5	9,687.3	566.0	10,253.3	1,894.9	6,232.3	8,957.4	17,793.3	21,105.6
1990—														
August	701.5	18.0	719.5	139.4	44.0	183.4	840.9	62.0	902.9	179.2	791.1	954.1	1,807.7	2,036.2
September	619.4	15.1	634.5	162.7	34.8	197.5	782.1	49.9	832.0	159.1	604.4	830.8	1,543.6	1,822.0
October	703.3	12.0	715.2	139.8	56.8	196.6	843.0	68.8	911.8	178.5	502.3	865.7	1,523.1	1,956.0
November	733.7	15.1	748.7	173.8	23.8	197.7	907.5	38.9	946.4	170.6	567.3	924.5	1,641.5	2,041.5
December	533.8	10.0	543.8	132.1	30.7	162.8	665.9	40.7	706.6	133.3	340.6	530.6	1,136.4	1,370.5
1991—														
January	583.7	22.9	606.7	151.4	27.5	178.9	735.1	50.5	785.6	146.0	366.5	569.5	1,246.5	1,501.0
February	592.5	23.6	616.1	162.4	22.0	184.4	754.9	45.5	800.5	137.4	808.5	976.7	1,669.3	1,914.6
March	592.5	14.8	607.3	202.6	16.6	219.2	795.1	31.3	826.4	141.8	358.7	554.0	1,295.0	1,522.2
April	631.9	25.1	657.0	126.3	15.6	141.9	758.2	40.7	798.9	152.7	438.4	564.5	1,348.4	1,516.1
May	776.6	15.7	792.3	192.3	27.3	219.7	969.0	43.0	1,012.0	186.9	567.0	891.7	1,720.6	2,090.6
June	641.9	18.3	660.2	170.0	26.9	196.8	811.9	45.1	857.0	146.8	420.8	617.0	1,379.1	1,674.8
July	810.8	13.5	824.3	178.5	33.0	211.6	989.3	46.5	1,035.8	170.6	501.5	700.5	1,657.7	1,907.0
August	770.7	18.3	789.0	164.5	21.3	185.8	935.2	39.6	974.8	156.7	411.2	657.6	1,502.6	1,789.1
September	754.6	22.7	777.3	154.7	26.7	181.4	909.3	49.4	958.7	179.9	383.0	485.1	1,470.6	1,623.6
October	841.7	31.4	873.1	162.9	29.5	192.4	1,004.5	60.9	1,065.4	192.6	595.8	787.1	1,791.3	2,045.8

TABLE 3. NUMBER AND VALUE OF BUILDING APPROVED, AUSTRALIA
SEASONALLY ADJUSTED SERIES

Period	Number of dwelling units				Value(\$m)		
	Houses		Total		New residential building	Alterations and additions to residential buildings	Total building
	Private sector	Total	Private sector	Total			
1990—							
August	7,611	7,715	9,853	10,786	870.5	165.4	1,854.8
September	7,428	7,698	9,672	10,548	859.2	157.0	1,916.4
October	7,569	7,729	9,687	10,513	852.1	156.6	1,798.7
November	8,088	8,429	10,499	10,905	884.5	158.1	1,872.6
December	7,189	7,290	9,389	9,996	823.9	162.4	1,557.0
1991—							
January	7,690	8,140	9,833	10,669	918.5	163.5	1,667.2
February	7,500	7,926	9,622	10,441	851.9	152.2	2,159.9
March	7,284	7,664	9,463	10,234	861.3	148.1	1,637.6
April	7,586	7,847	9,436	10,261	803.7	157.4	1,516.6
May	7,979	8,208	10,574	11,234	870.0	166.3	1,702.6
June	7,683	7,876	9,725	10,209	850.7	154.5	1,700.6
July	9,014	9,099	11,407	12,024	975.8	161.5	1,988.9
August	8,937	9,152	11,465	11,883	963.0	144.3	1,700.0
September	8,748	9,062	11,241	12,198	977.2	182.0	1,615.8
October	8,859	9,384	11,014	11,906	973.9	163.1	1,873.5

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

Period	Number of dwelling units				Value(\$m)			
	Houses		Total		New residential building	Alterations and additions to residential buildings	Non- residential building	Total building
	Private sector	Total	Private sector	Total				
1990—								
August	7,591	7,809	9,756	10,680	861.6	157.7	835.5	1,870.4
September	7,600	7,806	9,787	10,616	858.2	159.4	805.2	1,826.3
October	7,608	7,825	9,830	10,569	860.8	160.1	785.9	1,798.9
November	7,588	7,837	9,821	10,505	864.9	159.6	777.2	1,788.6
December	7,559	7,857	9,769	10,454	866.4	158.4	771.2	1,780.0
1991—								
January	7,506	7,847	9,676	10,395	862.1	157.3	756.1	1,759.2
February	7,461	7,816	9,600	10,354	854.1	156.8	737.6	1,736.3
March	7,492	7,828	9,621	10,381	848.7	156.3	724.2	1,725.2
April	7,637	7,925	9,796	10,516	851.8	156.0	706.7	1,720.1
May	7,890	8,123	10,112	10,772	867.1	156.5	685.5	1,719.7
June	8,187	8,387	10,481	11,098	892.7	158.0	664.9	1,725.6
July	8,471	8,678	10,820	11,441	923.2	159.9	653.5	1,742.4
August	8,710	8,954	11,091	11,750	951.2	161.7	n.a.	1,763.9
September	8,894	9,191	11,287	12,004	973.8	163.7	n.a.	1,784.0
October	9,011	9,371	11,406	12,188	992.8	165.2	n.a.	1,794.6

(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. TOTAL NUMBER OF DWELLING UNITS APPROVED, STATES(a)
SEASONALLY ADJUSTED SERIES

Period	NSW	Vic.	Qld	SA	WA	Tas.
1990—						
August	3,164	2,046	2,819	918	1,229	265
September	3,386	1,964	2,631	940	1,279	264
October	3,340	2,037	2,348	985	1,192	331
November	3,367	2,262	2,550	1,014	1,212	266
December	3,141	1,658	2,425	925	1,126	293
1991—						
January	3,228	2,072	2,542	995	1,117	301
February	2,924	1,965	2,855	949	1,262	295
March	2,991	1,804	2,735	1,034	1,116	293
April	2,985	1,798	2,913	927	1,219	301
May	3,215	1,873	3,009	1,011	1,213	312
June	3,020	1,744	3,026	811	1,262	261
July	3,938	2,216	3,050	954	1,396	273
August	3,546	1,992	3,156	1,027	1,510	389
September	3,799	2,131	3,199	852	1,536	329
October	3,382	2,261	3,471	928	1,401	319

(a) Seasonally adjusted data are not available for Northern Territory or Australian Capital Territory.

TABLE 6. VALUE OF BUILDING APPROVED AT AVERAGE 1984-85 PRICES (a), AUSTRALIA
ORIGINAL AND SEASONALLY ADJUSTED SERIES
(\$ million)

Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building		
	Houses		Other residential buildings		Private sector	Total	Private sector	Total	
	Private sector	Total							
ORIGINAL									
1988-89	7,031.1	7,234.3	2,115.5	9,349.8	1,259.9	7,745.5	9,696.4	17,871.9	20,306.1
1989-90	5,148.3	5,323.6	1,816.6	7,140.2	1,183.4	6,757.8	9,001.4	14,685.0	17,325.0
1990-91	4,789.8	4,917.0	1,492.6	6,409.6	1,145.3	4,261.1	6,131.1	11,511.8	13,686.0
1990—									
June qtr.	1,276.6	1,324.8	474.9	1,799.7	282.9	1,486.7	2,158.0	3,448.8	4,240.6
Sept. qtr.	1,239.9	1,269.8	365.0	1,634.8	304.5	1,260.8	1,631.8	3,110.0	3,571.1
Dec. qtr.	1,211.3	1,234.4	366.3	1,600.7	292.6	963.8	1,582.3	2,772.7	3,475.6
1991—									
Mar. qtr.	1,082.5	1,120.3	388.9	1,509.2	256.3	1,052.3	1,444.3	2,752.0	3,209.8
June qtr.	1,256.1	1,292.5	372.4	1,664.9	291.9	984.2	1,472.7	2,877.1	3,429.5
Sept. qtr.	1,431.9	1,464.9	388.8	1,853.7	306.7	903.8	1,284.6	2,993.6	3,445.0
SEASONALLY ADJUSTED									
1990—									
June qtr.	1,239.3	1,280.0	n.a.	1,729.8	280.7	n.a.	n.a.	3,257.5	4,015.3
Sept. qtr.	1,217.3	1,247.2	n.a.	1,616.7	292.1	n.a.	n.a.	3,043.6	3,594.6
Dec. qtr.	1,186.0	1,213.7	n.a.	1,598.0	289.4	n.a.	n.a.	2,799.6	3,385.1
1991—									
Mar. qtr.	1,172.3	1,216.7	n.a.	1,646.3	279.6	n.a.	n.a.	3,017.2	3,552.4
June qtr.	1,220.1	1,250.9	n.a.	1,575.4	287.0	n.a.	n.a.	2,691.9	3,194.7
Sept. qtr.	1,400.4	1,431.6	n.a.	1,820.4	295.0	n.a.	n.a.	2,908.9	3,435.2

(a) See paragraphs 22-24 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up to date information on prices and commodity compositions becomes available.

TABLE 7. DETAILS OF BUILDING APPROVED, OCTOBER 1991

State	New residential building						Value (\$m)												
	Houses		Other residential buildings		Total	Alterations and additions to residential buildings	Non-residential building												
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)			Hotels, etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total	Total building	
PRIVATE SECTOR																			
NSW	2,319	236.4	937	76.5	3,256	312.9	83.1	2.2	12.6	17.2	19.8	24.7	2.6	0.3	1.1	37.1	4.7	122.3	518.2
Vic.	2,111	180.2	187	11.3	2,298	191.5	54.3	3.3	6.5	29.8	25.4	13.1	2.8	0.7	4.3	1.3	3.4	90.6	336.5
Qld	3,115	257.8	697	41.6	3,812	299.4	20.3	171.3	59.9	8.4	13.3	11.9	6.9	0.8	3.6	6.7	6.2	289.0	608.6
SA	693	50.9	151	9.1	844	60.0	12.8	2.8	2.4	0.7	39.8	4.0	0.5	0.5	2.3	1.4	0.4	54.7	127.4
WA	1,072	74.2	189	10.6	1,261	84.8	12.5	0.5	1.6	0.7	2.5	17.3	2.1	1.4	1.4	0.4	0.7	28.5	125.8
Tas.	281	20.5	51	2.5	332	22.9	3.7	0.7	0.4	0.9	0.3	0.3	0.4	—	—	0.2	1.2	4.4	31.1
NT	70	5.2	21	0.9	91	6.1	0.6	—	0.2	—	2.0	1.0	—	—	0.1	—	—	3.3	10.0
ACT	161	16.6	141	10.4	302	26.9	3.7	—	0.9	0.2	1.3	0.1	—	—	—	—	0.6	3.1	33.7
Australia	9,822	841.7	2,374	162.9	12,196	1,004.5	191.0	180.7	84.6	57.9	104.4	72.4	15.2	3.7	12.7	47.0	17.3	595.9	1,791.3
PUBLIC SECTOR																			
NSW	221	17.9	86	7.0	307	24.9	1.3	—	3.6	0.1	10.0	2.6	5.4	—	3.8	0.9	1.6	28.0	54.2
Vic.	46	2.7	236	13.9	282	16.5	—	—	1.4	5.8	2.4	0.4	4.8	—	1.5	0.7	5.4	22.3	36.9
Qld	73	4.9	31	1.3	104	6.2	—	—	—	—	59.0	1.8	37.1	—	—	—	6.0	103.9	110.2
SA	24	1.2	66	2.9	90	4.1	—	—	0.1	—	0.5	—	5.5	—	1.6	—	0.5	8.2	12.2
WA	69	3.6	50	2.9	119	6.4	—	0.2	—	0.1	1.2	0.5	2.2	—	6.0	0.4	1.1	11.7	18.2
Tas.	16	1.1	—	—	16	1.1	—	—	0.1	—	—	—	1.1	—	2.5	0.2	0.1	4.0	5.2
NT	—	—	9	1.3	9	1.3	0.2	—	—	0.4	—	0.1	3.0	—	—	0.3	—	3.8	5.3
ACT	—	—	4	0.3	4	0.3	—	—	—	—	—	10.0	—	—	—	0.1	—	10.0	10.3
Australia	449	31.4	482	29.5	931	60.9	1.6	0.2	5.2	6.4	71.2	5.3	69.1	—	15.3	2.5	14.7	192.0	254.5
TOTAL																			
NSW	2,540	254.3	1,023	83.5	3,563	337.8	84.4	2.2	16.2	17.4	29.8	27.3	8.0	0.3	4.8	38.0	6.3	150.3	572.4
Vic.	2,157	182.9	423	25.2	2,580	208.1	54.3	3.3	7.9	35.6	27.9	13.5	7.5	0.7	5.8	1.9	8.8	112.9	375.4
Qld	3,188	262.7	728	42.9	3,916	305.6	20.3	171.3	59.9	8.4	72.4	13.7	44.0	0.8	3.6	6.7	12.2	392.9	718.8
SA	717	52.1	217	12.0	934	64.0	12.8	2.8	2.5	0.7	40.3	4.0	5.9	0.5	3.8	1.4	0.9	62.8	139.6
WA	1,141	77.8	239	13.5	1,380	91.3	12.5	0.7	1.6	0.7	3.7	17.8	4.3	1.4	7.4	0.8	1.8	40.2	144.0
Tas.	297	21.6	51	2.5	348	24.1	3.7	0.7	0.5	0.9	0.3	0.3	1.5	—	2.5	0.4	1.3	4.5	36.2
NT	70	5.2	30	2.2	100	7.4	0.8	—	0.2	0.4	2.0	1.0	3.0	—	0.1	0.3	—	7.1	15.3
ACT	161	16.6	145	10.7	306	27.2	3.7	—	0.9	0.2	1.3	0.1	10.0	—	—	0.1	0.6	13.1	44.0
Australia	10,271	873.1	2,856	192.4	13,127	1,065.4	192.6	188.9	89.8	64.2	177.7	77.7	84.3	3.7	28.0	49.5	32.0	787.8	2,045.8

TABLE 8. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
(\$ million)

Class of building			July-October		1991		
	1989-90	1990-91	1990-91	1991-92	Annual	September	October
PRIVATE SECTOR							
New houses	8,163.9	7,792.2	2,705.5	3,177.8	770.7	754.6	841.7
New other residential buildings	2,327.7	1,895.1	584.1	660.6	164.5	154.7	162.9
Total new residential building	10,491.5	9,687.3	3,289.6	3,838.4	935.2	909.3	1,004.5
Alterations and additions to residential buildings	1,871.8	1,873.6	672.2	692.5	156.3	178.3	191.0
Hotels, etc.	900.8	513.0	98.1	245.3	27.0	26.7	180.7
Shops	1,863.7	1,204.6	506.6	248.1	51.1	53.1	84.6
Factories	1,415.1	943.7	383.2	209.0	55.3	55.8	57.9
Offices	3,398.4	1,512.9	679.4	592.2	139.9	111.6	104.4
Other business premises	1,165.3	792.1	320.4	207.0	38.9	54.6	72.4
Educational	247.2	294.8	108.7	90.6	16.0	29.8	15.2
Religious	72.7	76.1	28.0	24.4	5.7	6.5	3.7
Health	264.3	215.2	64.5	89.2	25.4	13.1	12.7
Entertainment and recreational	384.6	431.7	94.2	124.3	37.9	13.9	47.0
Miscellaneous	213.9	248.3	81.4	61.3	14.0	17.8	17.3
Total non-residential building	9,926.0	6,232.3	2,364.6	1,891.4	411.2	381.0	595.8
Total	22,289.3	17,793.3	6,324.4	6,422.3	1,502.6	1,476.6	1,791.3
PUBLIC SECTOR							
New houses	272.0	206.6	61.2	85.8	18.3	22.7	31.4
New other residential buildings	395.2	359.4	169.0	110.5	21.3	26.7	29.5
Total new residential building	667.2	566.0	230.2	196.4	39.6	49.4	60.9
Alterations and additions to residential buildings	30.0	21.3	7.3	7.3	0.4	1.5	1.6
Hotels, etc.	28.8	13.0	8.7	4.1	3.9	—	0.2
Shops	53.9	51.6	28.8	13.8	3.8	4.4	5.2
Factories	60.8	168.0	18.3	16.6	1.3	0.7	6.4
Offices	854.8	870.4	400.1	207.1	71.2	34.2	73.2
Other business premises	469.5	262.2	92.5	83.1	50.1	8.6	5.3
Educational	822.8	633.3	186.1	216.2	50.0	37.8	69.1
Religious	0.9	—	—	—	—	—	—
Health	342.9	311.1	86.2	90.7	33.4	2.7	15.3
Entertainment and recreational	160.8	104.3	40.3	32.9	7.8	1.6	2.5
Miscellaneous	478.5	311.1	49.6	75.1	25.0	12.2	14.7
Total non-residential building	3,273.7	2,725.1	910.5	739.6	246.4	102.1	192.0
Total	3,970.9	3,312.4	1,148.0	943.2	286.5	153.0	254.5
TOTAL							
New houses	8,435.9	7,998.8	2,766.7	3,263.7	789.0	777.3	873.1
New other residential buildings	2,722.9	2,254.5	753.1	771.1	185.8	181.4	192.4
Total new residential building	11,158.7	10,253.3	3,519.8	4,034.8	974.8	958.7	1,065.4
Alterations and additions to residential buildings	1,901.8	1,894.9	679.5	699.8	156.7	179.9	192.6
Hotels, etc.	929.6	526.0	106.8	249.4	30.9	26.7	180.9
Shops	1,917.6	1,256.2	535.4	261.9	54.9	57.5	89.8
Factories	1,475.8	1,111.7	401.5	225.5	56.6	56.5	64.2
Offices	4,253.3	2,383.3	1,079.5	799.3	211.1	145.8	177.7
Other business premises	1,634.7	1,054.3	412.9	290.1	89.0	63.1	77.7
Educational	1,070.0	928.1	294.8	306.7	66.0	67.6	84.3
Religious	73.6	76.1	28.0	24.4	5.7	6.5	3.7
Health	607.2	526.2	150.7	179.9	58.8	15.9	28.0
Entertainment and recreational	545.5	536.0	134.5	157.2	45.6	15.5	49.5
Miscellaneous	692.4	559.4	131.0	136.4	38.9	30.0	32.0
Total non-residential building	13,199.7	8,957.4	3,275.1	2,630.9	657.6	485.1	787.8
Total	26,268.3	21,105.6	7,474.4	7,365.5	1,789.1	1,623.6	2,845.8

TABLE 9. NON-RESIDENTIAL BUILDING JOBS APPROVED, BY CLASS OF BUILDING AND VALUE SIZE GROUPS

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1991 August	19	1.9	12	3.4	1	0.5	3	7.6	1	17.5	36	30.9
September	25	2.2	10	3.3	6	3.9	2	2.3	1	15.0	44	26.7
October	23	2.0	7	2.3	7	4.8	2	3.8	2	168.0	41	180.9
SHOPS												
1991 August	179	14.7	56	16.2	10	6.8	10	17.3	—	—	255	54.9
September	249	22.8	68	19.5	17	10.9	3	4.2	—	—	337	57.5
October	197	17.2	40	10.8	8	5.4	6	10.3	2	46.0	253	89.8
FACTORIES												
1991 August	80	8.4	35	10.3	9	6.1	10	19.8	1	12.0	135	56.6
September	83	8.3	26	7.3	11	8.3	7	15.6	2	17.0	129	56.5
October	73	7.7	28	8.1	14	8.4	11	22.6	2	17.5	128	64.2
OFFICES												
1991 August	139	13.2	56	17.2	20	13.1	21	43.8	5	123.9	241	211.1
September	138	13.1	55	17.1	20	13.1	16	35.9	5	66.6	234	145.8
October	148	14.4	51	14.6	25	17.1	14	26.6	4	105.1	242	177.7
OTHER BUSINESS PREMISES												
1991 August	82	7.9	30	9.3	17	10.1	3	6.8	3	55.0	135	89.0
September	87	7.8	39	12.0	27	19.3	12	17.5	1	6.4	166	63.1
October	111	10.1	31	8.8	23	16.1	9	21.2	2	21.5	176	77.7
EDUCATIONAL												
1991 August	38	4.1	21	6.1	18	12.9	11	27.1	1	15.9	89	66.0
September	44	5.3	42	12.9	14	8.9	14	34.9	1	5.6	115	67.6
October	44	5.6	40	12.4	10	7.0	12	23.6	4	35.7	110	84.3
RELIGIOUS												
1991 August	14	1.6	5	1.4	2	1.5	1	1.2	—	—	22	5.7
September	10	1.2	12	3.2	3	2.0	—	—	—	—	25	6.5
October	11	0.9	7	2.2	1	0.6	—	—	—	—	19	3.7
HEALTH												
1991 August	21	1.9	8	2.5	6	3.9	15	30.3	2	20.1	52	58.8
September	16	1.7	6	1.8	3	2.7	7	9.6	—	—	32	15.9
October	21	2.0	7	2.3	7	4.7	8	13.0	1	6.0	44	28.0
ENTERTAINMENT AND RECREATIONAL												
1991 August	42	4.0	20	6.3	6	3.8	6	13.6	2	18.0	76	45.6
September	57	5.2	13	3.6	4	2.3	3	4.4	—	—	77	15.5
October	43	4.2	17	5.1	7	4.7	3	6.5	1	29.0	71	49.5
MISCELLANEOUS												
1991 August	42	3.9	12	3.4	8	5.8	10	25.7	—	—	72	38.9
September	51	4.5	16	4.6	5	3.3	9	17.6	—	—	81	30.0
October	42	4.2	25	7.8	6	4.3	5	10.0	1	5.7	79	32.0
TOTAL NON-RESIDENTIAL BUILDING												
1991 August	656	61.6	255	76.1	97	64.4	90	193.2	15	262.3	1,113	657.6
September	760	72.2	287	85.5	110	74.7	73	142.1	10	110.6	1,240	485.1
October	713	68.3	253	74.3	108	73.1	70	137.0	19	434.5	1,163	787.8

TABLE 10. SUMMARY OF BUILDING APPROVED

Period	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Australia
NUMBER OF DWELLING UNITS									
1990-91	37,868	23,251	32,514	11,407	14,446	3,483	927	2,150	126,046
1990— October	3,434	2,288	2,700	1,001	1,200	361	142	215	11,341
1991— July	3,958	2,316	3,265	1,054	1,541	252	45	309	12,740
August	3,640	2,009	3,372	984	1,451	390	101	340	12,287
September	3,827	2,077	3,246	918	1,476	311	91	190	12,136
October	3,563	2,580	3,916	934	1,380	348	100	306	13,127
VALUE OF NEW RESIDENTIAL BUILDING (\$m)									
1990-91	3,407.7	1,936.7	2,591.1	755.1	1,034.4	242.3	78.5	207.6	10,253.3
1990— October	305.0	188.2	212.7	64.1	85.3	24.2	11.0	21.3	911.8
1991— July	350.9	194.6	261.6	71.4	109.7	17.5	4.2	25.9	1,035.8
August	309.9	167.0	264.9	65.2	99.3	27.5	11.2	29.8	974.8
September	332.5	169.2	256.1	61.4	91.9	20.6	8.5	18.5	958.7
October	337.8	208.1	305.6	64.0	91.3	24.1	7.4	27.2	1,065.4
VALUE OF ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDINGS (\$m)									
1990-91	900.4	491.2	172.7	119.2	126.2	28.6	17.0	39.6	1,894.9
1990— October	82.4	47.8	14.9	11.5	13.0	2.9	1.8	4.2	178.5
1991— July	81.4	40.5	18.4	9.6	11.1	3.5	2.3	3.9	170.6
August	71.7	40.4	16.4	11.3	9.5	2.4	1.1	3.9	156.7
September	85.8	43.7	18.2	11.7	11.5	2.4	2.1	4.4	179.9
October	81.4	54.3	20.3	12.8	12.5	3.7	0.8	3.7	192.6
VALUE OF NON-RESIDENTIAL BUILDING (\$m)									
1990-91	3,750.2	1,678.2	1,472.2	590.6	894.4	135.8	152.0	284.1	8,957.4
1990— October	257.4	125.0	97.2	73.1	246.5	7.4	4.0	55.1	865.7
1991— July	215.5	257.2	115.8	42.6	47.9	12.0	2.0	7.6	700.5
August	259.6	145.9	131.2	48.6	37.3	14.0	13.5	7.5	657.6
September	197.1	94.1	74.7	21.4	33.6	6.7	10.3	47.2	485.1
October	150.3	112.9	392.9	62.8	40.2	8.5	7.1	13.1	787.8
VALUE OF TOTAL BUILDING (\$m)									
1990-91	8,058.2	4,106.1	4,236.0	1,464.9	2,055.0	406.7	247.5	531.2	21,056.6
1990— October	644.9	361.0	324.8	148.7	344.8	34.5	16.7	80.6	1,956.0
1991— July	647.8	492.4	395.8	123.6	168.7	33.0	8.5	37.3	1,907.0
August	641.2	353.3	412.5	125.1	146.1	44.0	25.8	41.1	1,789.1
September	615.3	307.0	346.0	94.5	137.0	29.7	20.9	70.1	1,623.6
October	572.4	375.4	718.8	139.6	144.0	36.2	15.3	44.0	2,045.8

EXPLANATORY NOTES

Scope and coverage

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

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

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

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

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

4. From July 1990, the statistics cover:

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

Definitions

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

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

7. A *residential building* is defined as a building predominantly consisting of one or more dwelling units.

Residential buildings can be either *houses* or *other residential buildings* as follows:

(a) A *house* is defined as a detached building predominantly used for long term residential purposes and consisting of only one dwelling unit. Thus, detached 'granny flats' and detached dwelling units (such as caretakers' residences) associated with non-residential buildings are defined as houses for the purpose of these statistics.

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

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

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

Building classification

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

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

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 Tables 3 and 5. In these series, account has been taken of normal seasonal factors and 'trading day' effects (arising from the varying numbers of Sundays, Mondays, Tuesdays etc. in the month) and the effect of movement in the date of Easter which may, in successive years, affect figures for different months. Details of the methods used in seasonally adjusting the series are available on request.

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. Each of the component trend series shown has been derived independently. As with the seasonally adjusted series, the component trend series should not be subtracted from the total to derive unpublished components. The trend estimates (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.

20. Users should note that the last three observations of the non-residential building trend series are not published because they are subject to very large revisions. This occurs because the irregular component in the non-residential series generally contributes considerably more to the monthly variations in the series than the trend component.

21. 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

22. Estimates of the quarterly value of building approvals at average 1984-85 prices are presented in original and seasonally adjusted terms for Australia in Table 5. (Note: monthly value data at constant prices are not available).

23. 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'.

24. 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

25. The ABS can also make available certain building approvals data which are not published. Where it is not practicable to provide the required information by telephone, data can be provided in the following forms:

microfiche, photocopy, computer printout, floppy disk and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

26. 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 Activity, Australia (8762.0) — issued quarterly

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

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

Symbols and other usages

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

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

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