



Australian Bureau of Statistics

CATALOGUE NO. 8731.0

EMBARGOED UNTIL 11.30 A.M. 3 JULY 1991

BUILDING APPROVALS, AUSTRALIA, MAY 1991

NOTE: Readers are advised that trend estimates for the most recent months are provisional and can be revised as additional observations become available.

SUMMARY OF FINDINGS

Number of dwelling units approved

The number of dwelling units approved in May 1991 increased in both original and seasonally adjusted terms over April 1991. There are some signs that the steady decline in dwelling approvals evident over the last twelve months may now be reversing. All States and Territories recorded significant increases in dwelling units approved

in May 1991, although in original terms they have not yet reached the levels of May 1990.

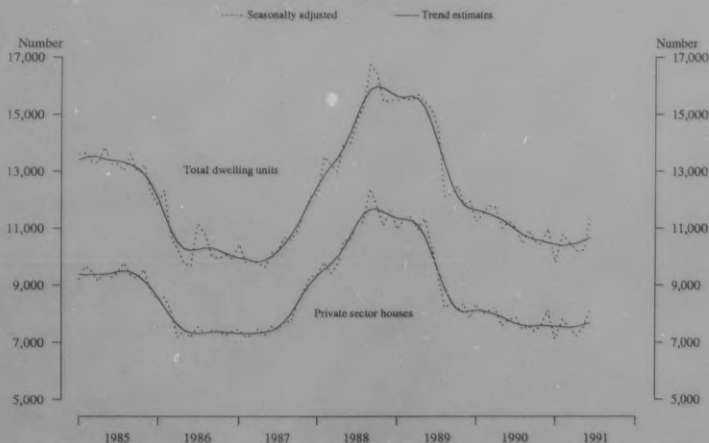
Private sector houses and total dwelling units approved in April and May 1991 are:

	Private Sector Houses			Total Dwelling Units		
	May 90	Apr. 91	May 91	May 90	Apr. 91	May 91
Original	8,964	7,438	9,138	13,003	10,045	12,568
Seasonally Adjusted	7,816	7,538	8,137	11,239	10,241	11,323
Trend estimate	7,768	7,618	7,686	11,124	10,581	10,680

In seasonally adjusted terms, there were 11,323 dwelling units approved in May 1991, the highest monthly approval figure since March 1990 and an increase of 10.6 per cent over April 1991. The number of private houses approved in May 1991 (8,137) increased by 7.9 per cent over April 1991 and was 4.1 per cent higher than the May 1990 figure of 7,816.

In original terms, the number of dwelling units approved in May 1991 (12,568) increased by 25.1 per cent over April 1991, but remained 3.3 per cent lower than the May 1990 figure of 13,003. Large increases in dwelling unit approvals between April and May 1991 were measured in all States and Territories.

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* for further information about statistics in this publication and the availability of related unpublished statistics, contact Paul Seville on Canberra (06) 252 6067 or any ABS State office.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

Trend estimates for the value of building approved continue to decline with the release of May 1991 estimates, despite there being a substantial increase in the value of approvals between April and May 1991.

The trend estimates for the value of new residential building approved have almost completely flattened out, while the trend in value of approved alterations and additions to residential building rose slightly. Trend estimates for the value of non-residential building approved are only available to February 1991 and continued to decline to that point.

In seasonally adjusted terms, the value of total building approved in May 1991 was \$1,756.8m, an 18.4 per cent increase over the low April 1991 figure of \$1,483.9m. However, the May 1991 estimate was 19.1 per cent lower than the May 1990 estimate of \$2,171.4m.

The seasonally adjusted value of new residential building approved in May 1991 (\$910.3m) increased by 14.2 per cent over the April 1991 estimate of \$797.1m but was 2.7 per cent lower than the May 1990 estimate of \$935.4m. The value of approved alterations and additions to residential building in May 1991 was \$171.3m, an increase of 9.3 per cent over the April 1991 estimate of \$156.7m and an increase of 9.7 per cent over the May 1990 figure of \$156.2m.

Seasonally adjusted figures are not separately available for the value of non-residential building. However, in original terms, there were 1,212 non-residential building jobs approved in May 1991 with a total approval value of \$891.7m, an increase of 58.0 per cent over the 993 non-residential building jobs approved in April 1991 worth \$564.5m. This pattern is consistent with that shown in 1990, when there was also a considerable increase in the value of non-residential building approved between April and May.

VALUE OF BUILDING APPROVED, AUSTRALIA

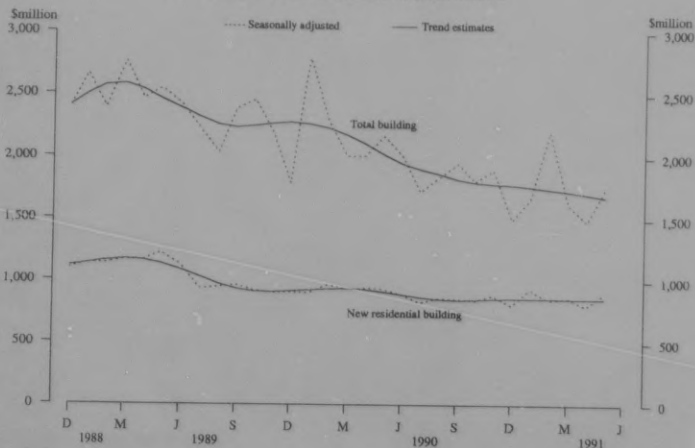


TABLE 1. NUMBER OF DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS, AUSTRALIA

Period	Houses			Other residential buildings			Total		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
1987-88	113,061	4,630	117,691	27,403	6,074	33,477	140,464	10,704	151,168
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
1989-90 July-May	88,786	3,651	92,437	30,550	5,795	36,345	119,336	9,446	128,782
1990-91 July-May	83,413	2,804	86,217	24,267	5,252	29,519	107,680	8,056	115,736
1990— March	8,621	393	9,014	2,811	490	3,301	11,432	883	12,315
April	6,939	184	7,123	2,441	220	2,661	9,380	404	9,784
May	8,964	405	9,369	2,829	805	3,634	11,793	1,210	13,003
June	7,851	495	8,346	1,862	1,026	2,888	9,713	1,521	11,234
July	7,724	230	7,954	2,323	582	2,905	10,047	812	10,859
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

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 117 such dwelling units approved in May 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					
1987-88	7,556.4	241.6	7,798.0	1,420.5	293.2	1,713.8	8,977.0	534.9	9,511.8	1,395.8	8,962.4	11,311.6	19,286.2	22,219.2
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—														
March	734.8	26.5	761.3	189.9	32.9	222.9	924.7	59.4	984.2	171.4	691.6	934.3	1,784.8	2,089.8
April	598.4	13.8	612.2	230.4	13.2	243.6	828.8	26.9	855.8	134.4	682.7	881.2	1,645.6	1,871.4
May	778.8	27.0	805.8	232.3	46.0	278.3	1,011.1	73.0	1,084.1	177.5	1,045.3	1,337.1	2,232.6	2,598.8
June	673.5	35.0	708.5	128.0	70.7	198.7	801.4	105.7	907.1	148.9	479.9	978.7	1,427.2	2,034.7
July	681.4	16.1	697.4	142.3	33.4	175.6	823.6	49.5	873.1	162.7	466.8	624.4	1,452.0	1,660.1
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	27.0	184.4	754.9	45.5	800.5	137.4	808.5	976.7	1,699.3	1,914.6
March	592.5	14.8	607.3	202.6	16.4	219.2	795.1	31.3	826.4	141.8	358.7	554.0	1,285.0	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

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—							
March	8,200	8,714	10,771	11,742	941.1	163.4	2,010.1
April	7,569	7,666	10,280	11,062	941.8	152.4	2,014.5
May	7,816	8,191	10,286	11,239	935.4	156.2	2,171.4
June	7,875	8,350	9,818	11,003	895.2	150.2	2,015.1
July	7,460	7,678	9,519	10,452	830.4	158.2	1,723.0
August	7,570	7,627	9,848	10,933	862.5	167.8	1,839.9
September	7,397	7,688	9,636	10,527	855.2	155.3	1,950.9
October	7,581	7,658	9,662	10,445	843.6	152.9	1,808.0
November	8,120	8,429	10,504	10,998	886.1	158.3	1,902.6
December	7,114	7,301	9,300	9,798	807.7	163.2	1,497.0
1991—							
January	7,792	8,273	9,988	10,784	932.6	168.9	1,668.3
February	7,532	7,985	9,680	10,474	851.8	151.5	2,211.9
March	7,219	7,541	9,450	10,210	865.4	145.7	1,622.6
April	7,538	7,796	9,421	10,241	797.1	156.7	1,483.9
May	8,137	8,387	10,692	11,323	910.3	171.3	1,756.8

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—								
March	7,981	8,347	10,603	11,427	940.2	159.8	1,099.1	2,181.9
April	7,886	8,242	10,405	11,303	933.5	157.9	1,030.6	2,111.8
May	7,768	8,095	10,152	11,124	915.8	156.8	954.8	2,025.9
June	7,668	7,957	9,927	10,948	893.8	156.4	894.7	1,951.4
July	7,605	7,848	9,775	10,791	871.8	156.4	865.6	1,905.9
August	7,575	7,780	9,722	10,679	856.4	157.3	843.9	1,869.7
September	7,582	7,770	9,750	10,609	850.5	158.7	810.4	1,826.4
October	7,597	7,800	9,804	10,558	833.5	159.7	787.8	1,800.4
November	7,588	7,834	9,815	10,493	859.5	159.6	776.7	1,790.3
December	7,568	7,872	9,780	10,438	863.7	158.7	768.2	1,783.0
1991—								
January	7,541	7,885	9,727	10,407	863.9	157.8	753.5	1,766.6
February	7,532	7,887	9,709	10,425	862.5	157.5	741.0	1,748.3
March	7,560	7,907	9,742	10,488	861.3	157.5	n.a.	1,729.1
April	7,618	7,948	9,821	10,581	861.0	158.2	n.a.	1,707.0
May	7,686	7,982	9,909	10,680	860.8	159.2	n.a.	1,682.8

(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 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	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
ORIGINAL									
1987-88	6,132.6	6,331.5	1,337.8	7,669.3	1,126.0	6,957.7	8,771.9	15,253.8	17,567.2
1988-89	7,031.1	7,234.3	2,115.5	9,349.8	1,259.9	7,745.5	9,606.4	17,871.9	20,306.1
1989-90	5,148.3	5,323.6	1,816.7	7,140.3	1,183.4	6,755.7	8,998.6	14,682.7	17,322.3
1989— Dec. qtr.	1,304.3	1,339.5	418.8	1,758.3	307.0	1,723.4	2,278.5	3,699.4	4,343.8
1990— Mar. qtr.	1,219.9	1,266.1	410.9	1,677.0	283.4	1,855.2	2,356.0	3,732.1	4,316.4
June qtr.	1,276.6	1,324.8	475.0	1,799.8	282.9	1,484.7	2,155.3	3,446.7	4,238.0
Sept. qtr.	1,239.9	1,269.8	364.3	1,634.1	304.5	1,254.9	1,624.4	3,102.8	3,563.0
Dec. qtr.	1,211.3	1,234.4	363.6	1,598.0	292.6	952.6	1,566.4	2,757.3	3,457.0
1991— Mar. qtr.	1,082.5	1,120.3	382.2	1,502.5	256.3	1,030.9	1,417.0	2,721.9	3,175.8
SEASONALLY ADJUSTED									
1989— Dec. qtr.	1,294.8	1,334.4	n.a.	1,755.7	301.4	n.a.	n.a.	3,699.5	4,270.9
1990— Mar. qtr.	1,302.7	1,356.8	n.a.	1,789.2	305.3	n.a.	n.a.	4,043.7	4,658.2
June qtr.	1,247.3	1,287.5	n.a.	1,752.7	281.7	n.a.	n.a.	3,297.0	4,040.1
Sept. qtr.	1,210.6	1,239.0	n.a.	1,596.6	292.5	n.a.	n.a.	3,055.2	3,560.1
Dec. qtr.	1,188.0	1,214.6	n.a.	1,580.9	287.8	n.a.	n.a.	2,772.9	3,353.8
1991— Mar. qtr.	1,170.3	1,217.4	n.a.	1,650.3	280.9	n.a.	n.a.	3,004.7	3,539.2

(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.

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

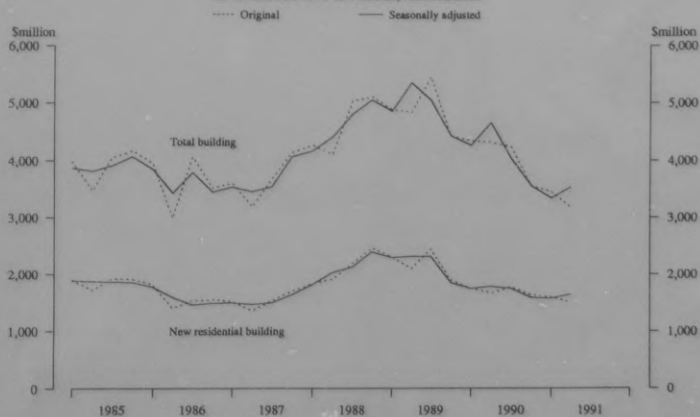


TABLE 6. DETAILS OF BUILDING APPROVED, MAY 1991

State	New residential building						Value (\$m)													
	Houses		Other residential buildings		Total	Alterations and additions to residential buildings	Non-residential building										Total 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				
PRIVATE SECTOR																				
NSW	2,354	228.1	1,138	99.5	3,492	327.7	92.4	53.5	64.9	24.9	33.0	15.4	16.2	1.8	3.6	24.9	4.8	243.1	663.1	
Vic.	1,933	167.7	216	11.1	2,149	178.8	46.5	1.5	36.6	24.8	41.2	8.8	4.4	0.2	2.2	23.7	3.8	147.2	372.5	
Qld	2,339	194.4	739	43.5	3,078	237.8	15.2	4.1	9.9	17.0	6.5	18.2	4.1	2.3	6.7	15.3	2.9	87.1	340.1	
SA	863	61.5	170	9.3	1,033	70.8	9.5	0.6	6.1	1.9	2.4	2.5	1.2	0.1	2.1	0.2	1.3	18.5	98.7	
WA	1,195	84.9	205	11.4	1,400	96.3	11.9	0.3	7.5	4.1	2.5	3.3	3.6	0.1	1.4	1.1	0.7	24.6	132.8	
Tas.	227	17.9	150	8.3	377	26.2	2.6	—	0.5	0.4	18.9	0.7	0.3	—	—	—	0.8	21.5	50.3	
NT	50	4.0	19	1.0	69	5.0	1.3	1.0	—	0.1	0.7	4.1	—	0.1	—	—	—	6.0	12.3	
ACT	177	18.1	84	8.3	261	26.4	5.3	0.2	0.2	—	16.1	1.2	1.1	—	0.2	0.1	—	19.1	50.8	
Australia	9,138	776.6	2,721	192.3	11,859	969.0	184.7	61.2	123.6	73.3	121.3	54.3	30.8	4.6	16.2	65.3	14.4	567.0	1,720.6	
PUBLIC SECTOR																				
NSW	37	2.6	189	12.2	226	14.8	1.7	—	0.9	0.3	60.6	10.8	28.2	—	22.2	2.1	25.5	150.7	167.1	
Vic.	47	2.6	58	3.2	105	5.8	—	0.1	4.8	—	5.1	9.9	3.4	—	2.6	1.8	2.4	24.1	29.9	
Qld	71	4.7	100	5.5	171	10.2	—	—	—	—	17.7	3.0	11.1	—	11.4	0.6	3.1	46.9	57.1	
SA	38	1.8	32	1.4	70	3.3	—	—	—	0.6	2.0	8.7	7.2	—	0.1	0.4	2.1	21.1	26.4	
WA	22	1.5	43	2.6	65	4.1	—	—	—	—	1.0	0.6	10.1	—	0.1	3.8	5.5	21.1	25.2	
Tas.	15	1.0	17	0.9	32	2.0	—	—	0.1	—	3.9	—	—	—	1.0	0.1	0.3	5.5	7.4	
NT	12	1.1	2	0.1	14	1.2	0.5	—	—	0.1	0.1	2.0	0.9	—	0.2	0.1	6.2	9.6	11.3	
ACT	4	0.3	22	1.4	26	1.7	—	—	—	—	1.0	—	—	—	44.6	0.2	0.1	45.8	47.6	
Australia	246	15.7	463	27.3	709	43.0	2.2	0.1	5.8	1.1	91.4	29.0	60.9	—	82.3	9.0	43.2	324.7	369.9	
TOTAL																				
NSW	2,391	230.8	1,327	111.7	3,718	342.4	94.1	53.5	65.7	25.3	93.7	26.2	44.4	1.8	25.8	27.0	30.4	393.7	130.2	
Vic.	1,980	170.4	274	14.3	2,254	184.6	46.5	1.6	41.3	24.8	46.3	12.7	7.7	0.2	4.8	25.5	6.2	171.2	402.4	
Qld	2,410	199.0	839	49.0	3,249	248.0	15.2	4.1	9.9	17.0	24.2	21.2	15.2	2.3	18.0	15.9	6.0	133.9	397.2	
SA	901	63.4	202	10.7	1,103	74.0	9.5	0.6	6.1	2.6	4.4	11.2	8.4	0.1	2.2	0.6	3.5	39.6	123.1	
WA	1,217	86.5	248	13.9	1,465	100.4	11.9	0.3	7.5	4.1	3.4	4.0	13.7	0.1	1.5	4.9	6.2	45.6	158.0	
Tas.	242	18.9	167	9.3	409	28.2	2.6	—	0.6	0.4	22.7	0.7	0.3	—	1.0	0.1	1.1	27.0	57.7	
NT	62	5.1	21	1.1	83	6.2	1.8	1.0	—	0.2	0.8	6.0	0.9	0.1	0.2	0.1	6.2	15.6	23.6	
ACT	181	18.4	106	9.7	287	28.1	5.3	0.2	0.2	—	17.1	1.2	1.1	—	44.9	0.3	0.1	65.0	98.3	
Australia	9,384	792.3	3,184	219.7	12,568	1,012.8	186.9	61.3	131.3	74.4	212.7	83.3	91.7	4.6	98.5	74.4	59.7	891.7	2,990.6	

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

Class of building	1988-89	1989-90	July-May 1989-90		1990-91	1991		
						March	April	May
PRIVATE SECTOR								
New houses	10,217.6	8,163.9	7,490.4	7,150.2	592.5	631.9	776.6	
New other residential buildings	2,539.1	2,327.7	2,199.7	1,725.1	202.6	126.3	192.3	
Total new residential building	12,756.7	10,491.5	9,690.1	8,875.4	795.1	758.2	968.9	
Alterations and additions to residential buildings	1,828.4	1,871.8	1,725.9	1,727.2	141.2	151.7	184.7	
Hotels, etc.	1,556.8	900.8	882.1	497.2	15.7	5.2	61.2	
Shops	1,553.5	1,863.7	1,754.1	1,160.1	45.9	162.0	125.6	
Factories	1,515.2	1,415.1	1,322.2	853.3	74.3	56.4	73.3	
Offices	3,707.6	3,398.4	3,302.9	1,431.3	72.0	110.5	121.3	
Other business premises	1,234.9	1,165.3	1,107.4	712.8	50.4	41.5	54.3	
Educational	265.7	247.2	215.7	272.8	12.2	12.9	30.8	
Religious	64.9	72.7	68.8	68.9	7.0	4.9	4.6	
Health	283.0	264.3	246.6	204.4	49.5	8.0	16.2	
Entertainment and recreational	453.5	384.6	347.9	399.3	16.2	22.7	65.3	
Miscellaneous	169.1	213.9	198.3	211.5	15.7	14.3	14.4	
Total non-residential building	10,804.3	9,926.0	9,446.1	5,811.6	358.7	438.4	567.0	
Total	25,389.4	22,289.3	20,862.1	16,414.1	1,295.8	1,348.4	1,726.4	
PUBLIC SECTOR								
New houses	290.2	272.0	237.0	188.3	14.8	25.1	15.7	
New other residential buildings	417.1	395.2	324.6	332.5	16.6	15.6	27.3	
Total new residential building	707.3	667.2	561.5	520.8	31.3	40.7	43.0	
Alterations and additions to residential buildings	30.7	30.0	27.0	21.0	0.6	0.9	2.2	
Hotels, etc.	56.6	28.8	28.7	12.9	—	0.4	0.1	
Shops	103.5	53.9	53.2	50.9	0.3	2.3	5.8	
Factories	75.5	60.8	56.8	156.4	1.4	—	1.1	
Offices	824.8	854.8	597.1	768.8	10.8	32.9	91.4	
Other business premises	384.6	469.5	438.0	242.8	30.8	6.8	29.0	
Educational	679.6	822.8	750.2	549.1	55.8	32.1	60.9	
Religious	—	0.5	0.9	—	—	—	—	
Health	228.3	342.9	269.3	293.7	27.2	31.2	82.3	
Entertainment and recreational	140.4	160.8	149.1	99.6	12.7	4.5	9.0	
Miscellaneous	236.5	478.5	451.8	300.6	56.3	15.9	45.2	
Total non-residential building	2,729.8	3,273.7	2,775.0	2,474.9	195.2	126.1	324.7	
Total	3,474.9	3,978.9	3,363.5	3,016.7	227.2	167.7	349.9	
TOTAL								
New houses	10,507.8	8,435.9	7,727.4	7,338.6	607.3	657.0	792.3	
New other residential buildings	2,956.3	2,722.9	2,524.2	2,057.7	219.2	141.9	219.7	
Total new residential building	13,464.0	11,158.7	10,251.6	9,396.2	826.4	798.9	1,012.0	
Alterations and additions to residential buildings	1,859.1	1,901.8	1,752.9	1,748.2	141.8	152.7	186.9	
Hotels, etc.	1,613.5	929.6	910.9	510.2	15.9	5.6	61.3	
Shops	1,656.9	1,917.6	1,807.3	1,211.0	46.1	164.3	131.3	
Factories	1,590.7	1,475.8	1,379.0	1,009.7	75.7	56.4	74.4	
Offices	4,532.5	4,253.3	3,900.0	2,200.1	82.8	143.4	212.7	
Other business premises	1,619.5	1,634.7	1,545.4	955.6	81.2	48.4	83.3	
Educational	945.3	1,070.0	965.9	822.0	68.1	45.1	91.7	
Religious	64.9	73.6	69.6	68.9	7.0	4.9	4.6	
Health	511.4	607.2	495.9	498.1	76.6	39.2	98.5	
Entertainment and recreational	593.9	545.5	497.0	498.9	28.9	27.2	74.4	
Miscellaneous	405.5	692.4	650.1	512.1	72.0	30.2	59.7	
Total non-residential building	13,334.1	13,199.7	12,221.1	8,286.5	554.0	564.5	891.7	
Total	28,857.3	26,268.3	24,225.6	19,430.8	1,522.2	1,516.1	2,090.4	

TABLE 8. 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 March	23	2.3	7	1.7	3	2.0	3	9.6	—	—	36	15.7
April	17	1.7	10	3.2	1	0.6	—	—	—	—	28	5.6
May	19	1.9	7	2.1	3	1.8	3	5.5	1	50.0	33	61.3
SHOPS												
1991 March	118	10.5	29	8.6	14	9.7	6	11.5	1	5.9	168	46.1
April	106	9.6	49	14.0	12	8.7	10	19.0	3	113.0	180	164.3
May	174	16.0	46	12.9	17	11.5	12	20.8	3	70.2	252	131.3
FACTORIES												
1991 March	71	7.8	40	11.7	12	7.4	9	13.8	3	35.0	135	75.7
April	85	8.2	29	8.9	8	5.8	8	15.3	3	18.1	133	56.4
May	78	8.1	31	10.4	19	12.2	11	24.2	3	19.6	142	74.4
OFFICES												
1991 March	135	13.5	61	18.4	22	14.6	8	14.2	3	22.1	229	82.8
April	153	14.1	42	12.6	21	15.1	7	17.7	8	84.0	231	143.4
May	158	15.6	66	19.9	25	17.5	22	41.3	7	118.5	278	212.7
OTHER BUSINESS PREMISES												
1991 March	85	8.5	39	11.6	10	6.2	9	15.1	3	39.7	146	81.2
April	91	7.7	31	9.7	9	6.0	9	16.0	1	9.0	141	48.4
May	70	6.3	46	13.7	21	13.6	12	25.7	3	24.0	152	83.3
EDUCATIONAL												
1991 March	39	3.9	16	5.4	9	5.6	16	34.5	2	18.6	82	68.1
April	28	3.2	21	6.7	8	4.6	14	30.6	—	—	71	45.1
May	32	4.0	23	7.2	15	9.8	18	41.8	5	28.9	93	91.7
RELIGIOUS												
1991 March	18	2.1	4	1.3	3	1.6	1	1.9	—	—	26	7.0
April	8	0.8	4	1.1	1	0.5	2	2.5	—	—	15	4.9
May	14	1.4	3	1.0	2	1.1	1	1.2	—	—	20	4.6
HEALTH												
1991 March	25	2.4	7	1.9	5	3.2	8	20.2	4	48.9	49	76.6
April	20	2.2	14	4.8	3	2.0	4	9.6	2	20.7	43	39.2
May	24	2.7	8	2.2	8	5.8	14	28.5	4	59.3	58	98.5
ENTERTAINMENT AND RECREATIONAL												
1991 March	35	3.5	18	5.5	14	9.6	3	3.1	1	7.2	71	28.9
April	53	5.4	13	4.2	10	6.4	5	11.3	—	—	81	27.2
May	47	4.7	16	5.1	7	4.3	13	21.3	3	38.9	86	74.4
MISCELLANEOUS												
1991 March	34	3.0	13	4.3	9	6.6	14	23.5	2	34.5	72	72.0
April	34	3.5	16	4.7	11	7.4	9	14.6	—	—	70	30.2
May	58	6.2	19	5.8	11	8.3	9	19.0	1	20.3	98	59.7
TOTAL NON-RESIDENTIAL BUILDING												
1991 March	583	57.5	234	70.4	101	66.6	77	147.4	19	212.0	1,014	554.0
April	595	56.3	229	70.0	84	57.0	68	136.5	17	244.8	993	564.5
May	674	66.8	265	80.3	128	85.9	115	229.2	30	429.7	1,212	891.7

TABLE 9. SUMMARY OF BUILDING APPROVED

<i>Period</i>	<i>NSW</i>	<i>Vic.</i>	<i>Qld</i>	<i>SA</i>	<i>WA</i>	<i>Tas.</i>	<i>NT</i>	<i>ACT</i>	<i>Australia</i>
NUMBER OF DWELLING UNITS									
1989-90	40,235	30,060	34,146	11,646	17,173	3,519	886	2,351	140,016
1990— May	3,756	2,793	2,975	1,101	1,660	293	119	306	13,003
1991— February	2,700	1,833	2,706	860	1,294	274	57	136	9,860
March	2,948	1,585	2,701	1,093	1,082	275	43	43	9,770
April	2,861	1,807	2,830	837	1,167	310	52	181	10,045
May	3,718	2,254	3,249	1,103	1,465	409	83	287	12,568
VALUE OF NEW RESIDENTIAL BUILDING (\$m)									
1989-90	3,442.8	2,525.6	2,740.9	732.6	1,190.2	237.4	76.6	212.5	11,158.7
1990— May	348.7	235.1	256.8	70.0	114.2	21.0	12.2	36.2	1,084.1
1991— February	236.8	151.2	206.6	57.5	108.4	19.7	4.9	15.4	800.5
March	274.4	129.6	253.1	67.5	75.4	18.7	3.4	4.3	826.4
April	243.9	147.5	229.1	54.6	80.4	21.1	4.5	17.6	798.9
May	342.4	184.6	248.0	74.0	100.4	28.2	6.2	28.1	1,012.0
VALUE OF ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDINGS (\$m)									
1989-90	873.4	542.8	150.8	109.8	142.3	30.3	18.0	34.5	1,901.8
1990— May	82.5	49.8	13.4	10.5	14.1	2.4	1.6	3.3	177.5
1991— February	59.3	38.2	14.2	8.2	11.2	2.8	1.1	2.5	137.4
March	68.5	36.2	14.4	8.6	9.7	2.3	0.8	1.2	141.8
April	70.9	39.1	16.0	9.8	9.5	2.3	1.2	3.8	152.7
May	94.1	46.5	15.2	9.5	11.9	2.6	1.8	5.3	186.9
VALUE OF NON-RESIDENTIAL BUILDING (\$m)									
1989-90	5,368.4	3,016.6	2,091.2	914.1	1,024.0	130.4	180.5	474.5	13,199.7
1990— May	378.8	620.1	91.0	70.7	89.0	30.1	43.9	13.5	1,337.1
1991— February	386.1	220.8	137.0	62.8	63.1	5.3	82.4	19.1	976.7
March	222.0	102.0	145.4	29.9	38.9	6.8	1.0	8.0	554.0
April	271.5	71.6	77.5	59.8	45.6	8.0	2.3	28.3	564.5
May	393.7	171.2	133.9	39.6	45.6	27.0	15.6	65.0	891.7
VALUE OF TOTAL BUILDING (\$m)									
1989-90	9,684.6	6,085.0	4,982.9	1,756.5	2,356.5	398.0	275.1	721.5	26,260.3
1990— May	810.0	905.1	361.1	151.1	217.3	53.5	57.7	42.9	2,598.8
1991— February	682.1	410.2	357.8	128.5	182.8	27.9	88.3	37.0	1,914.6
March	564.9	267.8	413.0	105.9	124.1	27.9	5.2	13.5	1,522.2
April	586.3	258.2	322.7	124.3	135.5	31.4	8.0	49.7	1,516.1
May	830.2	402.4	397.2	123.1	158.0	57.7	23.6	98.3	2,090.6

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 Survey, 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 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 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 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 Survey, 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.

Electronic services

DISCOVERY. Key *656# for selected current economic, social and demographic statistics.

AUSSTATS. Thousands of up-to-date time series are available on this ABS on-line service. For further information phone the AUSSTATS Help Desk on (06) 252 6017.

TELESTATS. This service provides:

- foreign trade statistics tailored to users' requirements. Further information is available on (06) 252 5404.
- text and tables for selected Main Economic Indicator publications. Further information is available on (06) 252 5405.

Floppy disk service

Selected ABS statistics are available on floppy disk. Further information is available on (06) 252 6684.

IAN CASTLES
Australian Statistician

