

BUILDING APPROVALS, AUSTRALIA, OCTOBER 1989

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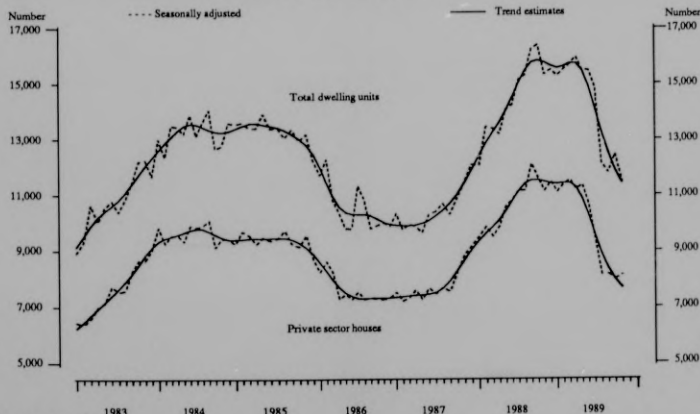
NOTE: Readers are advised that the last three trend estimates are provisional and could change when data for future months are available.

MAIN FEATURES

Value of Building Approvals

In seasonally adjusted terms, the total value of building approved in October 1989 at \$2,464.2m was 2.2% higher than in September 1989. While the value of new residential building approved in October 1989 (\$889.2m) decreased by 7.0% on the September figure of \$955.9m, the value of alterations and additions to residential buildings recorded an increase of 10.3% from \$148.5m in September to \$163.8m in October.

DWELLING UNITS APPROVED, AUSTRALIA



Residential building

Private sector houses and total dwelling units approved in September 1989 and October 1989 are:

	Private Sector Houses		Total Dwelling Units	
	Sep. 89	Oct. 89	Sep. 89	Oct. 89
Original	8,103	8,493	12,394	12,190
Seasonally Adjusted	7,981	8,121	12,440	11,460
Trend estimate	7,939	7,652	11,878	11,407

In seasonally adjusted terms, the total number of dwelling units approved in October 1989 decreased by 7.9% on September 1989, while the number of private sector houses approved increased by 1.8% over the same period.

In original terms, the total number of dwelling units approved in October 1989 (12,190) decreased by 1.6% over the September figure of 12,394, with the increase of 3.8% in total house approvals being offset by a decrease of 13.4% in the number of other residential buildings approved. In comparison with October 1988, the total number of dwelling units approved in October 1989 decreased by 21.7% from 15,568 to 12,190.

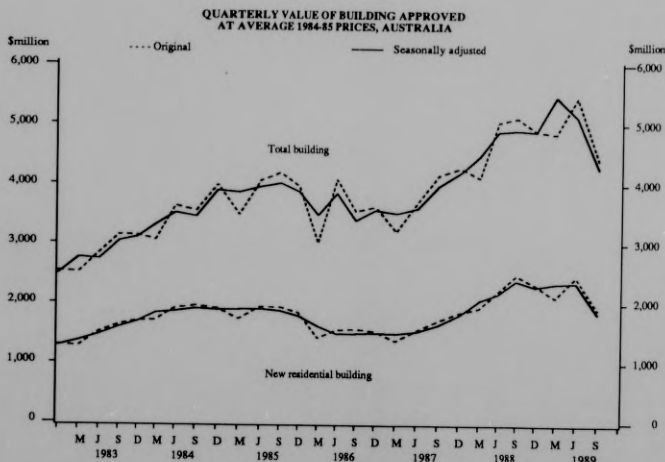
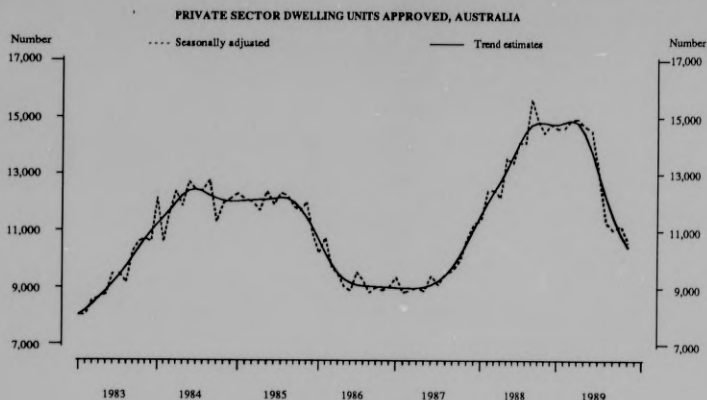
The trend estimates for private sector houses and total dwelling units are still reflecting the decline of recent months.

Non-residential building

The value of total non-residential buildings approved in October 1989 (\$1,393.2m) increased by 16% over September 1989 (\$1,201.6m), with Western Australia recording the most significant increase from \$51.3m in September to \$238.8m in October.

The private sector recorded a substantial increase of 46% over September, with the Offices and Shops categories recording increases of 83% and 69% respectively. On the

other hand, the public sector decreased by 44% from the high September figure, with the largest decreases occurring in the Other business premises and Educational categories.



September quarter estimates of the value of building approvals at average 1984-85 prices are now available. The movements in the estimates between June Quarter 1989 and September Quarter 1989, and September Quarter 1988 and September Quarter 1989 are as follows:

	Jun. Qtr 1989 to Sep. Qtr 1989		Sep. Qtr 1988 to Sep. Qtr 1989	
	Original	Seasonally adjusted	Original	Seasonally adjusted
New residential building	-22.5	-22.1	-23.2	-23.0
Non-residential building	-17.9	n.a.	-5.3	n.a.
Total building	-19.3	-16.6	-13.9	-12.8

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
1986-87	88,414	5,421	93,835	20,197	6,748	26,945	108,611	12,169	120,780
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
1988-89 July-October	47,879	1,686	49,565	13,490	2,301	15,791	61,369	3,987	65,356
1989-90 July-October	33,865	1,404	35,269	12,343	2,325	14,668	46,208	3,729	49,937
1988- August	13,100	343	13,443	3,803	675	4,478	16,903	1,018	17,921
September	12,371	609	12,980	3,441	499	3,940	15,812	1,108	16,920
October	11,267	376	11,643	3,308	617	3,925	14,575	993	15,568
November	12,551	519	13,070	3,606	588	4,194	16,157	1,107	17,264
December	10,069	358	10,427	2,991	521	3,512	13,060	879	13,939
1989- January	9,296	225	9,521	2,742	279	3,021	12,038	504	12,542
February	10,522	344	10,866	3,292	386	3,678	13,814	730	14,544
March	10,911	289	11,200	3,725	470	4,195	14,636	759	15,395
April	10,935	235	11,170	3,156	480	3,636	14,091	715	14,806
May	11,631	546	12,177	4,149	826	4,975	15,780	1,372	17,152
June	9,854	552	10,406	3,788	1,166	4,954	13,642	1,718	15,360
July	8,237	290	8,527	3,057	431	3,488	11,294	721	12,015
August	9,032	500	9,532	3,266	540	3,806	12,298	1,040	13,338
September	8,103	340	8,443	3,180	771	3,951	11,283	1,111	12,394
October	8,493	274	8,767	2,840	583	3,423	11,333	857	12,190

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 322 such dwelling units approved in October 1989.

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				Private sector	Total	Private sector	Total			
	Private sector	Public sector	Total	Private sector	Public sector	Total								
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
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
1988-														
August	934.9	18.7	953.6	229.0	70.8	299.8	1,163.9	89.5	1,253.4	151.0	788.5	908.7	2,101.3	2,313.1
September	891.3	31.7	923.0	182.2	21.9	204.1	1,073.5	53.7	1,127.1	161.2	911.5	1,048.0	2,145.7	2,336.4
October	834.2	19.3	853.4	177.8	28.2	206.0	1,012.0	47.5	1,059.5	145.0	740.4	895.7	1,897.0	2,100.2
November	955.5	28.1	983.6	217.0	24.1	241.1	1,172.4	52.2	1,224.6	165.2	938.0	1,101.4	2,274.9	2,491.3
December	777.3	19.2	796.5	177.8	28.2	206.0	955.1	47.4	1,002.5	127.8	671.0	1,153.8	1,753.2	2,284.1
1989-														
January	716.1	14.5	730.6	158.8	14.8	173.6	874.8	29.3	904.2	140.8	1,014.9	1,245.4	2,028.0	2,290.4
February	820.6	20.8	841.4	203.1	20.2	223.3	1,023.8	40.9	1,064.7	146.5	642.7	858.7	1,810.7	2,070.0
March	867.7	20.0	887.7	230.8	24.9	255.7	1,098.6	44.9	1,143.5	167.1	1,044.7	1,348.9	2,302.2	2,659.4
April	861.8	17.2	878.9	226.8	28.2	255.0	1,088.6	45.4	1,134.0	155.2	870.0	1,143.2	2,111.3	2,432.4
May	959.0	38.5	997.5	342.1	48.9	391.0	1,301.1	87.4	1,388.5	198.7	1,163.0	1,437.0	2,658.8	3,024.2
June	809.9	42.0	851.9	247.9	81.7	329.6	1,057.8	123.7	1,181.5	166.4	995.4	1,226.5	2,215.2	2,544.5
July	684.5	20.0	704.5	208.8	26.6	235.5	893.4	46.6	940.0	152.2	771.9	948.8	1,813.9	2,040.9
August	748.8	30.9	779.6	229.9	31.3	261.2	978.6	62.2	1,040.8	178.6	891.7	1,061.1	2,046.3	2,280.5
September	669.4	19.4	688.8	215.3	43.2	258.5	884.7	62.7	947.4	160.5	803.8	1,201.6	1,848.5	2,309.4
October	707.2	15.8	723.0	192.0	26.9	218.9	899.2	42.7	941.9	182.0	1,170.1	1,393.2	2,242.4	2,571.7

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			
1988-							
August	12,104	12,053	15,634	16,219	1,148.3	141.0	1,979.4
September	11,594	12,393	14,870	16,378	1,096.7	146.8	2,316.8
October	11,143	11,521	14,443	15,312	1,046.7	135.8	2,153.4
November	11,466	11,873	14,757	15,484	1,101.4	150.6	2,283.9
December	11,099	11,578	14,606	15,261	1,092.1	142.6	2,428.4
1989-							
January	11,373	11,705	14,592	15,491	1,120.8	176.4	2,699.4
February	11,539	11,957	14,893	15,684	1,154.5	165.2	2,496.3
March	11,192	11,504	14,938	15,936	1,184.1	172.4	2,718.8
April	11,358	11,599	14,683	15,460	1,188.3	161.5	2,472.4
May	10,625	10,904	14,537	15,464	1,222.4	179.6	2,626.2
June	9,388	10,064	13,029	14,831	1,146.8	166.9	2,458.2
July	8,136	8,465	11,295	12,134	936.8	150.3	2,084.8
August	8,146	8,431	11,016	11,790	931.9	160.6	1,943.1
September	7,981	8,421	11,191	12,440	955.9	148.5	2,411.1
October	8,121	8,363	10,594	11,460	889.2	163.8	2,464.2

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 buildings
	Private sector	Total	Private sector	Total				
1988-								
August	11,530	11,918	14,726	15,751	1,061.6	137.0	987.2	2,184.7
September	11,534	11,950	14,825	15,823	1,081.9	140.3	982.8	2,207.2
October	11,475	11,913	14,814	15,748	1,092.4	144.5	1,009.1	2,255.5
November	11,410	11,852	14,768	15,629	1,098.4	149.5	1,072.5	2,340.8
December	11,390	11,811	14,750	15,550	1,108.9	155.1	1,148.2	2,440.0
1989-								
January	11,423	11,808	14,820	15,601	1,132.5	161.4	1,212.2	2,534.3
February	11,421	11,774	14,894	15,718	1,162.5	166.7	1,256.7	2,605.8
March	11,262	11,601	14,814	15,720	1,183.5	170.1	1,260.2	2,616.8
April	10,850	11,203	14,445	15,451	1,180.2	170.4	1,225.4	2,562.4
May	10,229	10,598	13,798	14,868	1,148.3	167.8	1,169.7	2,460.9
June	9,523	9,909	12,987	14,082	1,094.9	164.0	1,126.9	2,359.1
July	8,867	9,255	12,162	13,253	1,032.8	160.7	1,113.1	2,286.6
August	8,337	8,713	11,441	12,503	974.5	158.1	n.a.	2,248.2
September	7,939	8,296	10,856	11,878	924.9	156.2	n.a.	2,238.8
October	7,652	7,987	10,416	11,407	885.2	155.4	n.a.	2,262.7

(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 APS 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									
1986-87	4,746.1	4,976.5	1,027.8	6,004.3	962.5	5,009.6	7,071.3	11,418.1	14,038.1
1987-88	6,132.6	6,331.5	1,337.2	7,668.7	1,126.0	6,957.9	8,772.1	15,253.6	17,566.8
1988-89	7,031.1	7,234.3	2,114.5	9,348.8	1,259.9	7,739.0	9,688.7	17,864.4	20,297.4
1988-									
June qtr.	1,755.6	1,800.1	395.5	2,195.6	292.5	1,895.1	2,546.7	4,260.6	5,034.8
Sept. qtr.	1,921.9	1,974.1	501.5	2,475.6	321.8	2,023.4	2,310.5	4,683.4	5,107.9
Dec. qtr.	1,792.8	1,841.3	475.7	2,317.0	302.0	1,696.5	2,273.5	4,212.6	4,892.5
1989-									
Mar. qtr.	1,604.1	1,642.5	460.7	2,103.2	300.5	1,900.2	2,441.5	4,235.2	4,845.2
June qtr.	1,712.3	1,776.4	676.6	2,453.0	335.6	2,109.9	2,663.2	4,733.2	5,451.8
Sept. qtr.	1,347.5	1,393.2	509.0	1,902.2	310.1	1,675.3	2,187.5	3,783.5	4,399.8
SEASONALLY ADJUSTED									
1988-									
June qtr.	1,725.2	1,763.7	n.a.	2,160.5	292.1	n.a.	n.a.	4,185.0	4,879.1
Sept. qtr.	1,825.0	1,873.5	n.a.	2,383.0	301.2	n.a.	n.a.	4,420.4	4,902.3
Dec. qtr.	1,774.6	1,825.6	n.a.	2,284.3	295.7	n.a.	n.a.	4,178.5	4,885.5
1989-									
Mar. qtr.	1,743.8	1,788.4	n.a.	2,337.7	339.9	n.a.	n.a.	4,634.6	5,462.8
June qtr.	1,694.1	1,753.0	n.a.	2,256.0	327.6	n.a.	n.a.	4,645.1	5,123.5
Sept. qtr.	1,294.2	1,336.8	n.a.	1,835.0	290.0	n.a.	n.a.	3,615.3	4,272.5

(a) See paragraphs 20-22 of the Explanatory Notes.

TABLE 6. DETAILS OF BUILDING APPROVED, OCTOBER 1989

State	New residential building					Value (\$m)														Total building
	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)			Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total							
														Hotels, etc.	Shops	Factories	Offices			
PRIVATE SECTOR																				
NSW	2,204	196.1	1,088	63.8	3,292	259.8	73.7	20.1	33.3	40.6	136.0	40.2	5.1	2.3	9.1	11.2	6.5	304.3	637.1	
Vic.	2,123	184.1	41	3.3	2,164	187.4	54.3	4.4	60.4	54.5	43.3	18.3	8.0	1.4	3.9	3.4	3.5	201.2	442.9	
Qld	2,267	183.5	841	77.5	3,108	261.0	14.6	61.4	46.1	21.7	154.9	14.2	6.7	1.1	7.6	2.3	5.9	321.8	597.4	
SA	602	41.7	282	14.2	884	55.9	10.5	2.1	63.3	4.1	5.1	6.6	4.3	0.2	2.3	4.5	0.8	93.1	159.5	
WA	894	69.2	449	24.3	1,343	93.4	12.8	2.1	9.7	16.4	190.9	8.1	2.8	—	1.6	0.2	2.3	234.2	340.5	
Tas.	235	17.0	58	2.9	293	19.9	3.4	1.0	0.4	0.7	0.9	0.1	0.4	—	0.1	0.5	0.1	4.1	27.5	
NT	36	2.9	11	0.6	47	3.5	1.0	0.5	2.9	—	0.2	—	—	0.1	—	0.2	0.9	4.8	9.2	
ACT	132	12.7	70	5.6	202	18.3	2.8	0.1	2.5	0.1	3.8	—	—	—	—	—	—	6.5	27.6	
Australia	8,491	707.2	2,840	192.0	11,333	899.2	173.1	91.6	218.4	138.1	535.0	87.6	27.3	5.2	24.6	22.3	20.1	1,170.1	2,242.4	
PUBLIC SECTOR																				
NSW	21	1.7	192	12.8	213	14.5	7.9	1.9	15.9	2.2	52.6	3.4	21.5	0.5	15.3	5.0	55.0	173.4	195.1	
Vic.	41	2.9	—	—	41	2.9	—	5.2	—	0.4	1.9	2.2	0.6	—	3.1	1.8	1.3	16.6	19.4	
Qld	160	8.0	288	9.0	448	17.0	—	—	—	—	3.8	0.8	4.7	—	—	0.1	3.3	12.7	29.7	
SA	8	0.4	65	3.1	73	3.4	0.2	0.2	—	—	2.3	6.7	2.4	—	0.1	—	0.1	11.7	15.4	
WA	26	1.5	27	1.5	53	3.0	0.5	—	1.3	—	1.5	0.4	0.5	—	0.4	0.5	—	4.6	8.0	
Tas.	10	0.6	11	0.6	21	1.3	—	—	—	—	—	—	—	—	—	0.1	—	0.1	1.4	
NT	8	0.7	—	—	8	0.7	0.3	—	—	—	0.5	0.8	—	—	0.1	—	0.2	1.5	2.5	
ACT	—	—	—	—	—	—	—	—	0.1	—	1.1	0.8	0.1	—	—	—	0.4	2.4	2.4	
Australia	274	15.8	583	26.9	857	42.7	9.0	7.3	17.3	2.6	63.7	15.1	29.8	0.5	19.0	7.5	60.4	223.1	274.7	
TOTAL																				
NSW	2,225	197.7	1,280	76.6	3,505	274.3	81.6	22.0	49.2	42.8	188.6	43.6	26.6	2.8	24.4	16.1	61.5	477.7	833.6	
Vic.	2,164	186.9	41	3.3	2,205	190.2	54.3	9.6	60.4	54.9	45.2	20.5	8.6	1.4	7.0	5.2	4.9	217.8	462.3	
Qld	2,427	191.6	1,129	86.4	3,556	278.0	14.6	61.4	46.1	21.7	158.7	15.0	11.4	1.1	7.6	2.4	9.2	334.6	627.1	
SA	610	42.1	347	17.2	957	59.3	10.8	2.2	63.3	4.1	7.4	13.3	6.7	0.2	2.4	4.5	0.9	104.9	175.0	
WA	920	70.7	476	25.7	1,396	96.4	13.3	2.1	11.0	16.4	192.3	8.5	3.3	—	2.0	0.7	2.4	238.8	348.5	
Tas.	245	17.7	69	3.5	314	21.2	3.4	1.0	0.4	0.7	0.9	0.1	0.4	—	0.1	0.6	0.1	4.3	28.9	
NT	44	3.6	11	0.6	55	4.2	1.3	0.5	2.9	—	0.7	0.8	—	—	0.1	0.1	0.2	1.1	6.3	
ACT	132	12.7	70	5.6	202	18.3	2.8	0.1	2.6	0.1	4.9	0.8	0.1	—	—	—	0.5	8.9	30.0	
Australia	8,767	723.0	3,423	218.9	12,190	941.9	182.0	98.9	235.8	140.7	598.7	102.6	57.0	5.6	43.6	29.8	80.5	1,393.2	2,517.1	

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

Class of building	July-October						1989
	1987-88	1988-89	1988-89	1989-90	August	September	October
PRIVATE SECTOR							
New houses	7,556.4	10,217.6	3,449.8	2,809.9	748.8	669.4	707.2
New other residential buildings	1,420.5	2,539.1	734.7	846.0	229.9	215.3	192.0
Total new residential building	8,977.0	12,756.7	4,184.5	3,655.9	978.6	884.7	899.2
Alterations and additions to residential buildings	1,346.8	1,828.4	586.1	657.7	175.9	160.0	173.1
Hotels, etc.	1,195.5	1,556.8	401.4	405.4	161.3	97.6	91.6
Shops	1,539.3	1,553.5	642.6	604.0	110.9	129.1	218.1
Factories	1,027.5	1,515.2	475.1	543.7	172.0	112.1	138.1
Offices	3,197.6	3,707.6	1,133.7	1,261.8	232.7	291.6	535.0
Other business premises	966.5	1,234.9	378.6	443.0	118.9	87.6	87.6
Educational	256.8	265.7	97.7	85.3	24.8	17.9	27.3
Religious	62.5	64.9	19.4	28.8	7.8	10.6	5.2
Health	228.3	453.5	103.0	115.9	34.0	33.9	22.3
Entertainment and recreational	204.5	169.1	55.1	58.3	13.3	8.6	20.1
Miscellaneous	8,962.4	10,804.3	3,464.5	3,637.4	891.7	803.8	1,170.1
Total non-residential building							
Total	19,286.2	25,389.4	8,235.1	7,951.0	2,046.3	1,848.5	2,142.4
PUBLIC SECTOR							
New houses	241.6	290.2	89.7	86.1	30.9	19.4	15.8
New other residential buildings	293.2	417.1	146.3	128.1	31.3	43.2	26.9
Total new residential building	534.9	707.3	236.0	214.2	62.2	62.7	42.7
Alterations and additions to residential buildings	48.9	30.7	5.2	15.5	2.6	0.4	9.0
Hotels, etc.	13.2	56.6	42.2	9.8	2.1	0.3	7.3
Shops	25.1	103.5	20.7	21.2	1.0	2.2	17.3
Factories	51.2	75.5	10.9	16.4	1.6	1.5	2.6
Offices	687.1	824.8	121.0	190.5	51.8	27.4	63.7
Other business premises	316.9	384.6	57.0	213.8	24.9	156.1	15.1
Educational	565.4	679.6	165.6	256.7	60.6	129.7	29.8
Religious	—	—	—	0.5	—	—	0.5
Health	166.1	228.3	27.5	73.9	12.1	4.6	19.0
Entertainment and recreational	132.1	140.4	28.1	63.6	4.9	45.2	7.5
Miscellaneous	392.1	236.5	71.7	120.6	10.3	30.7	60.4
Total non-residential building	2,349.2	2,729.8	544.8	967.2	169.4	397.8	223.1
Total	2,833.0	3,474.9	793.1	1,196.9	234.2	460.9	274.7
TOTAL							
New houses	7,798.0	10,507.8	3,539.6	2,895.9	779.6	688.8	723.0
New other residential buildings	1,713.8	2,956.3	881.0	974.1	261.2	258.5	218.9
Total new residential building	9,511.8	13,464.0	4,420.6	3,870.1	1,040.8	947.4	941.9
Alterations and additions to residential buildings	1,395.8	1,859.1	591.3	673.3	178.6	160.5	182.0
Hotels, etc.	1,208.6	1,613.5	443.6	415.2	163.3	97.9	98.9
Shops	1,564.4	1,656.9	663.3	625.2	111.9	131.3	235.8
Factories	1,078.6	1,590.7	486.0	560.1	173.6	113.6	140.7
Offices	3,884.7	4,532.5	1,254.7	1,452.3	284.5	319.0	598.7
Other business premises	1,313.4	1,619.5	435.6	656.8	143.8	241.7	102.6
Educational	822.1	945.3	263.3	342.0	85.4	147.6	57.0
Religious	62.5	64.9	19.4	29.3	7.8	10.6	5.6
Health	420.1	511.4	185.4	165.2	28.2	21.4	43.6
Entertainment and recreational	360.4	593.9	131.1	179.6	38.9	79.2	29.8
Miscellaneous	596.6	405.5	126.8	179.0	23.6	39.3	80.5
Total non-residential building	11,311.6	13,334.1	4,009.3	4,604.6	1,061.1	1,201.6	1,393.2
Total	22,219.2	28,857.3	9,821.2	9,147.9	2,280.5	2,309.4	2,517.1

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

Period	\$30,000 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.												
1989 August	36	3.3	12	3.5	11	7.4	11	16.2	3	133.0	73	163.3
September	26	2.1	10	2.8	5	3.6	6	11.0	3	78.3	50	97.9
October	31	2.5	16	4.9	8	5.5	10	17.4	3	68.5	68	98.9
SHOPS												
1989 August	410	27.9	86	24.4	19	12.6	14	25.3	3	21.7	532	111.9
September	358	25.0	72	21.7	27	17.4	15	22.2	3	45.0	475	131.3
October	344	23.7	54	15.8	17	12.0	21	44.3	7	139.9	443	235.8
FACTORIES												
1989 August	235	20.8	99	29.1	38	25.8	20	38.9	3	59.1	395	173.6
September	191	17.0	102	32.0	38	26.3	16	30.8	1	7.5	348	113.6
October	197	17.9	87	25.8	34	21.9	24	56.0	3	19.1	345	140.7
OFFICES												
1989 August	289	22.2	77	22.1	37	24.1	26	50.6	11	165.6	440	284.5
September	241	18.1	70	21.2	28	18.4	20	49.9	6	211.4	365	319.0
October	272	21.3	88	26.3	32	22.2	24	47.3	13	481.6	429	598.7
OTHER BUSINESS PREMISES												
1989 August	228	16.6	81	24.0	34	23.0	25	60.4	3	19.9	371	143.8
September	196	15.1	60	18.6	36	25.2	14	25.2	2	157.6	308	241.7
October	195	14.6	59	18.5	22	15.2	19	40.1	2	14.2	297	102.6
EDUCATIONAL												
1989 August	60	6.3	39	12.9	25	15.3	18	29.5	3	21.5	145	85.4
September	71	7.1	36	10.2	15	9.8	13	28.9	4	91.5	139	147.6
October	59	5.5	30	9.2	14	10.2	10	20.0	2	12.2	115	57.0
RELIGIOUS												
1989 August	14	1.5	9	2.9	4	2.2	1	1.1	—	—	28	7.8
September	16	1.3	5	1.6	8	5.2	2	2.5	—	—	31	10.6
October	9	0.9	9	2.5	2	1.0	1	1.1	—	—	21	5.6
HEALTH												
1989 August	36	3.0	8	2.2	3	1.8	10	21.1	—	—	57	28.2
September	22	1.5	13	3.9	8	4.8	7	11.2	—	—	50	21.4
October	32	2.6	14	4.8	8	5.4	9	15.5	2	15.3	65	43.6
ENTERTAINMENT AND RECREATIONAL												
1989 August	63	4.3	21	7.0	10	6.3	7	13.5	1	7.9	102	38.9
September	66	4.9	18	5.4	7	3.7	8	12.8	2	52.3	101	79.2
October	70	5.3	19	5.6	5	4.0	6	15.0	—	—	100	29.8
MISCELLANEOUS												
1989 August	96	6.2	20	5.7	6	3.8	4	7.9	—	—	126	23.6
September	86	5.9	21	6.4	—	—	6	12.0	1	15.0	114	39.3
October	90	6.5	19	5.7	7	4.8	9	15.0	1	48.5	126	80.5
TOTAL NON-RESIDENTIAL BUILDING												
1989 August	1,467	112.0	452	133.8	187	122.2	136	264.5	27	428.7	2,269	1,061.1
September	1,273	98.0	407	123.9	172	114.6	107	206.5	22	658.6	1,981	1,201.6
October	1,299	100.9	395	119.2	149	102.1	133	271.7	33	799.2	2,009	1,393.2

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									
1988-89	52,101	40,611	47,116	11,162	27,597	3,914	1,079	2,778	186,358
1988-October	3,692	3,283	4,677	936	2,329	324	90	237	15,568
1989- July	3,252	2,760	3,106	1,081	1,351	265	38	162	12,015
August	3,908	3,024	3,255	970	1,561	311	123	186	13,338
September	3,948	2,587	2,836	948	1,524	258	52	241	12,394
October	3,505	2,205	3,556	957	1,396	314	55	202	12,190
VALUE OF NEW RESIDENTIAL BUILDING (\$m)									
1988-89	4,058.5	3,124.8	3,337.7	690.3	1,715.5	235.8	73.0	228.4	13,464.0
1988-October	280.3	247.7	290.4	57.3	141.2	18.8	5.8	18.1	1,059.5
1989- July	263.1	226.7	255.1	68.8	91.7	17.0	3.2	14.5	940.0
August	315.8	246.8	262.2	62.0	104.2	20.5	10.4	19.0	1,040.8
September	317.5	211.2	223.7	55.2	98.8	17.4	3.5	20.1	947.4
October	274.3	190.2	278.0	59.3	96.4	21.2	4.2	18.3	941.9
VALUE OF ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDINGS (\$m)									
1988-89	885.7	518.1	127.9	108.5	134.3	27.9	16.3	40.6	1,859.1
1988-October	64.0	44.6	8.7	9.9	11.9	3.0	0.6	2.4	145.0
1989- July	71.0	43.7	11.2	8.4	9.6	1.9	2.5	3.9	152.2
August	81.1	51.0	13.9	10.3	15.2	2.3	1.1	3.7	178.6
September	78.5	43.2	12.4	9.3	11.0	2.0	1.4	2.7	160.5
October	81.6	54.3	14.6	10.8	13.3	3.4	1.3	2.8	182.0
VALUE OF NON-RESIDENTIAL BUILDING (\$m)									
1988-89	5,381.9	3,378.4	2,270.8	895.0	985.1	197.9	98.6	326.4	13,534.1
1988-October	357.8	255.7	131.4	58.0	50.8	23.6	3.7	14.7	895.7
1989- July	386.8	217.6	160.7	72.2	62.9	20.8	6.1	21.5	948.8
August	502.5	194.1	179.9	41.5	89.2	9.4	9.6	34.8	1,061.1
September	511.5	299.7	115.4	124.0	51.3	11.1	6.3	82.3	1,201.6
October	477.7	217.8	334.6	104.9	238.8	4.3	6.3	8.9	1,393.2
VALUE OF TOTAL BUILDING (\$m)									
1988-89	10,326.0	7,021.3	5,736.4	1,693.9	2,834.8	461.7	187.9	595.3	28,857.3
1988-October	702.1	547.9	430.5	125.2	203.8	45.3	10.1	35.2	2,100.2
1989- July	721.0	488.1	427.0	149.4	164.2	39.7	11.8	39.9	2,040.9
August	899.4	491.8	456.0	113.8	208.6	32.2	21.1	57.5	2,280.5
September	907.5	554.1	351.5	188.5	161.1	30.5	11.2	105.0	2,309.4
October	833.6	462.3	627.1	175.0	348.5	28.9	11.7	30.0	2,517.1

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. From July 1988, the statistics cover:

- (a) all approved new residential building jobs valued at \$5,000 or more (previously all new residential building jobs were included regardless of value).
- (b) approved alterations and additions to residential buildings valued at \$10,000 or more.
- (c) all approved non-residential building jobs valued at \$30,000 or more (previously \$10,000 or more).

These changes mainly affect non-residential building data. In particular, care should be taken in interpreting data for specific classes of non-residential building.

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 weight-

ing 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. Data on the value of alterations and additions to residential buildings, valued from the new cutoff of \$5,000 are available on request. Where it is not practicable to provide the required information by telephone, data can be provided in the following forms: microfiche, photocopy, computer print-out 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

27. 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

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

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