

BUILDING APPROVALS, AUSTRALIA, DECEMBER 1991

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

SUMMARY OF FINDINGS

Number of dwelling units approved

The total number of dwelling units approved (seasonally adjusted) rose between November and December 1991, following two successive months of decline. A marked decrease in private sector house approvals was offset by increases in other components. Notably, public sector dwelling unit approvals were at their highest since August 1990 (in original terms) as the result of substantial increases in New South Wales and Queensland (seasonally adjusted data are not separately available for the public sector component).

The trend series for total dwelling approvals is currently showing only gradual growth following the strong resurgence evident between February and September 1991. However, private sector house approvals (seasonally adjusted) fell in December for the second successive month, resulting in a decline in the trend for that component.

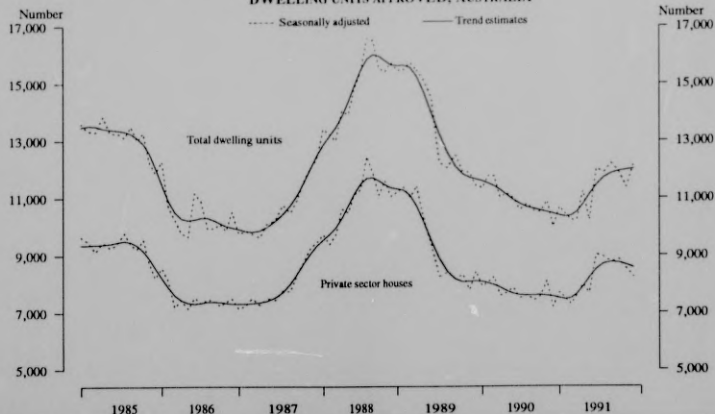
Private sector houses and total dwelling units approved in December 1990 and November and December 1991 are:

	Private Sector Houses			Total Dwelling Units		
	Dec. 90	Nov. 91	Dec. 91	Dec. 90	Nov. 91	Dec. 91
Original	6,301	8,791	7,463	8,438	11,961	10,716
Seasonally Adjusted	7,189	8,526	8,238	9,996	11,367	12,177
Trend estimate	7,559	8,659	8,567	10,454	11,968	12,013

In seasonally adjusted terms, there were 12,177 dwelling units approved in December 1991, an increase of 7.1 per cent over November 1991 and 21.8 per cent higher than the December 1990 estimate. There were 8,238 private sector houses approved in December 1991, a 3.4 per cent decrease from November 1991 but 14.6 per cent higher than the level of approvals recorded twelve months ago.

Total dwelling unit approvals (seasonally adjusted) rose in all States except Victoria and South Australia during December 1991. All States except South Australia recorded increased levels of dwelling unit approvals when compared with December 1990 estimates.

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• for further information about statistics in this publication and the availability of related unpublished statistics, contact Paul Seville on Canberra (06) 252 6067 or any ABS State office.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 6621, 252 5402, 252 6007 or any ABS State office.

Value of building approvals

The trend estimates for the value of *new residential building* approved are still flat. The trend in the value of *total building* approved continues to fall slightly. The separate trend series for *non-residential building* approved is only available to September 1991, and continued to decline to that point.

In seasonally adjusted terms, the value of *total building* approved in December 1991 was \$1,763.5m, an increase of 12.3 per cent over the low November 1991 estimate of \$1,571.0m. The seasonally adjusted value of *new residential building* approved in December 1991 (\$974.9m) increased by 4.9 per cent over the November 1991 estimate of \$929.2m and was 18.3 per cent higher

than the December 1990 estimate of \$823.9m. The value of approved alterations and additions to residential buildings in December 1991 was \$171.0m, an increase of 6.2 per cent over November 1991 and 5.3 per cent higher than the December 1990 estimate of \$162.4m.

Seasonally adjusted figures are not separately available for the value of *non-residential building*. However, in original terms (see Table 9), there were 997 non-residential building jobs approved in December 1991 with a total approved value of \$604.5m, compared with the 1,154 non-residential building jobs approved in November 1991 worth \$493.5m. The increase was mainly due to the approval in December 1991 of office developments in New South Wales.

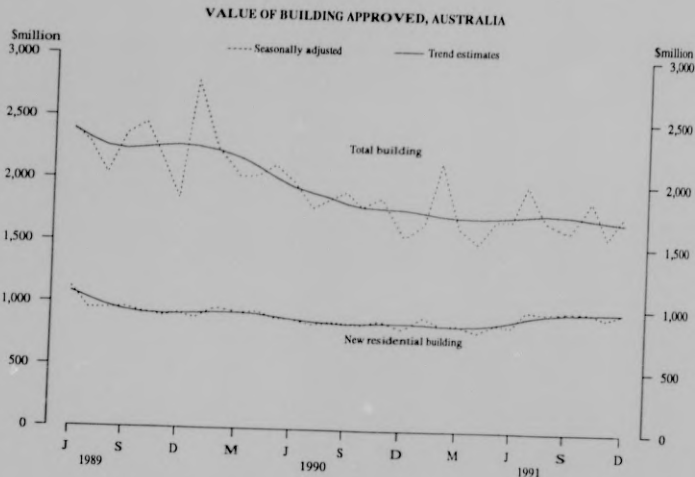


TABLE 1. NUMBER OF DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS, AUSTRALIA

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-December	46,213	1,229	47,442	13,351	3,511	16,862	59,564	4,740	64,304
1991-92									
July-December	53,471	1,911	55,382	14,716	2,869	17,585	68,187	4,780	72,967
1990-									
October	8,183	178	8,361	2,205	775	2,980	10,388	953	11,341
November	8,765	225	8,990	2,544	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
November	8,791	366	9,157	2,449	355	2,804	11,240	721	11,961
December	7,463	336	7,799	2,254	663	2,917	9,717	999	10,716

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 1,04 such dwelling units approved in December 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				Private sector	Total	Private sector	Total			
	Private sector	Public sector	Total	Private sector	Public sector	Total						Private sector	Public sector	
1988-89	10,216	290.2	10,507.8	2,539.1	417.3	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-														
October	703.3	12.0	715.2	199.8	56.8	196.6	843.0	68.8	911.8	178.5	502.3	665.7	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	754.7	45.5	800.3	137.4	808.5	976.7	1,699.3	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	565.1	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	671.0	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	787.8	1,791.3	2,045.8
November	753.4	25.0	778.4	153.4	26.8	180.1	906.8	51.7	958.5	171.0	349.8	493.5	1,426.9	1,623.1
December	636.6	24.3	660.9	157.7	53.4	211.1	794.3	77.7	871.9	145.8	449.8	604.5	1,388.3	1,622.3

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—							
October	7,569	7,729	9,687	10,513	8521	156.6	1,798.7
November	8,088	8,429	10,499	10,905	8845	158.1	1,872.4
December	7,189	7,290	9,389	9,996	8219	162.4	1,557.0
1991—							
January	7,690	8,140	9,833	10,669	9185	163.5	1,667.2
February	7,500	7,926	9,622	10,441	8519	152.2	2,159.9
March	7,284	7,664	9,463	10,234	8613	148.1	1,637.6
April	7,586	7,847	9,436	10,261	8037	157.4	1,516.6
May	7,979	8,208	10,574	11,234	8700	166.3	1,702.6
June	7,683	7,876	9,725	10,209	8567	154.5	1,700.6
July	9,014	9,099	11,407	12,024	9758	161.5	1,988.9
August	8,937	9,152	11,465	11,883	9630	144.3	1,700.0
September	8,748	9,062	11,241	12,198	9772	182.0	1,615.8
October	8,859	9,384	11,014	11,906	9719	163.1	1,873.5
November	8,526	8,971	11,000	11,367	9292	161.0	1,571.0
December	8,238	8,511	10,872	12,177	9749	171.0	1,763.5

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—								
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	1,788.0
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	7,898	8,128	10,117	10,785	867.8	156.5	688.6	1,723.2
June r	8,221	8,418	10,509	11,125	894.3	157.9	669.3	1,732.0
July r	8,508	8,713	10,851	11,452	923.9	159.7	652.3	1,742.8
August r	8,697	8,949	11,078	11,709	948.6	161.4	642.5	1,755.2
September r	8,758	9,068	11,166	11,859	962.7	163.1	632.2	1,747.5
October r	8,733	9,092	11,166	11,936	968.6	165.0	n.a.	1,727.8
November r	8,659	9,053	11,115	11,968	970.0	166.7	n.a.	1,709.8
December	8,567	8,984	11,077	12,013	970.0	168.6	n.a.	1,696.6

(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	Tot.
1990—						
October	3,340	2,037	2,348	985	1,192	331
November	3,367	2,282	2,550	1,014	1,212	266
December	3,141	1,651	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	1,202	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
November	3,169	2,080	3,341	858	1,302	276
December	3,701	1,837	3,384	839	1,405	335

(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			Private sector	Total	Private sector	Total		
	Private sector	Other residential buildings							
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.	2,999.6	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, DECEMBER 1991

State	New residential building						Value (\$m)												
	Houses		Other residential buildings		Total	Alterations and additions to residential buildings	Non-residential building											Total	Total building
	Number of dwelling units	Value (\$m)	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	1,861	181.9	871	58.8	2,732	240.7	67.0	1.4	16.4	27.5	105.7	10.7	4.1	1.6	3.9	19.6	4.9	195.9	503.6
Vic.	1,663	147.8	95	6.7	1,758	154.5	38.1	0.6	24.0	31.7	38.3	6.9	1.5	1.8	3.5	3.7	5.1	117.2	309.8
Qld	1,894	161.5	780	60.1	2,674	221.6	15.6	3.5	16.6	9.2	2.3	8.8	4.1	0.9	4.7	32.2	2.3	84.4	321.6
SA	646	45.3	95	6.0	741	51.3	10.1	2.6	1.4	1.1	5.5	8.6	0.3	0.3	0.3	1.9	0.1	22.0	83.4
WA	1,000	65.8	205	13.1	1,205	78.8	7.7	0.7	8.0	0.7	4.8	0.7	4.4	0.5	—	0.8	0.6	21.3	107.8
Tas.	213	16.9	75	3.3	288	20.2	2.7	0.4	0.5	1.0	—	0.1	—	0.2	—	1.1	1.3	4.6	27.5
NT	67	5.3	23	1.5	90	6.8	0.8	1.1	0.2	—	—	—	—	0.8	—	0.2	0.1	2.3	9.9
ACT	119	12.0	110	8.2	229	20.2	2.3	0.1	0.2	—	0.3	0.1	0.3	—	—	1.1	—	21	24.6
Australia	7,461	636.6	2,234	157.7	9,717	794.3	144.2	10.4	67.3	71.2	356.8	36.0	15.5	5.4	12.3	60.6	14.3	448.8	1,388.3
PUBLIC SECTOR																			
NSW	59	4.6	422	39.6	481	44.2	0.6	—	0.8	1.6	21.4	0.7	25.3	—	0.8	0.5	4.2	55.4	100.2
Vic.	27	1.4	47	2.1	74	3.5	0.1	0.4	0.9	0.8	0.4	1.9	12.0	—	0.2	7.5	2.0	26.0	29.6
Qld	168	10.7	96	4.5	264	15.2	0.5	—	0.7	—	1.8	0.7	5.1	—	—	1.4	7.2	16.9	32.5
SA	26	1.1	46	2.2	72	3.3	—	—	—	—	1.1	—	34.4	—	—	—	0.9	36.3	39.6
WA	14	1.0	—	—	14	1.0	0.2	—	—	—	1.7	—	0.4	—	—	—	1.6	3.7	4.8
Tas.	5	0.4	12	0.9	17	1.3	—	—	—	—	0.7	—	0.2	—	0.5	—	—	1.4	2.7
NT	37	5.1	13	1.3	50	6.5	—	—	—	0.2	—	4.0	1.7	—	0.1	—	—	5.9	12.4
ACT	—	—	27	2.8	27	2.8	0.4	—	—	—	—	—	8.6	—	—	—	—	0.5	9.0
Australia	336	24.3	663	53.4	999	77.7	1.7	0.4	2.4	2.6	27.1	7.2	87.6	—	1.6	9.5	16.3	134.7	234.0
TOTAL																			
NSW	1,920	186.5	1,293	98.5	3,213	284.9	67.6	1.4	17.3	29.1	127.1	11.4	29.4	1.6	4.7	20.1	9.1	251.3	603.8
Vic.	1,690	149.2	142	8.8	1,832	158.0	38.1	0.9	24.8	32.5	38.7	8.8	13.5	1.8	3.7	11.2	7.2	143.2	339.4
Qld	2,062	172.2	876	64.5	2,938	236.7	16.1	3.5	17.2	9.2	4.1	9.5	9.1	0.9	4.7	33.7	9.5	101.3	354.1
SA	672	46.5	141	8.2	813	54.6	10.1	2.6	1.4	1.1	6.6	8.6	34.7	0.3	0.3	1.9	1.0	58.3	123.1
WA	1,014	66.7	205	13.1	1,219	79.8	7.8	0.7	8.0	0.7	6.5	0.7	4.8	0.5	—	0.8	2.1	24.9	112.6
Tas.	218	17.3	87	4.2	305	21.5	2.7	0.4	0.5	1.0	0.7	0.1	0.2	0.2	0.5	1.1	1.3	6.0	30.2
NT	104	10.4	36	2.9	140	13.3	0.8	1.1	0.2	0.2	—	4.0	2.5	—	0.1	0.2	0.1	8.2	22.3
ACT	119	12.0	137	10.9	256	23.0	2.6	0.1	0.2	—	0.3	0.1	8.9	—	—	1.1	0.5	11.1	36.7
Australia	7,799	660.9	2,917	211.1	10,716	871.9	145.8	10.8	69.7	73.8	183.9	43.3	18.1	5.4	13.9	78.0	30.7	644.5	1,622.3

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

Class of building	1989/90	July-December		1991			
		1990/91	1990/91	1991/92	October	November	December
PRIVATE SECTOR							
New houses	8,163.9	7,792.2	3,973.0	4,567.8	841.7	753.4	636.6
New non-residential buildings	2,327.7	1,895.1	890.1	971.6	162.9	153.4	157.7
Total new residential building	10,491.5	9,687.3	4,863.0	5,539.5	1,004.5	906.8	794.3
Alterations and additions to residential buildings	1,871.8	1,873.6	968.8	1,007.0	191.0	170.3	144.2
Hotels, etc.	900.8	513.0	205.9	297.0	180.7	41.3	10.4
Shops	1,863.7	1,204.6	664.1	385.6	84.6	70.2	67.3
Factories	1,415.1	943.7	525.1	340.5	57.9	60.3	71.2
Offices	3,398.4	1,512.9	856.0	787.8	104.4	38.8	156.8
Other business premises	1,165.3	792.1	441.4	280.8	72.4	37.9	36.0
Educational	247.2	294.8	175.5	117.0	15.2	10.9	15.5
Religious	72.7	76.1	41.6	36.0	3.7	6.2	5.4
Health	264.3	215.2	96.5	130.3	12.7	28.8	12.3
Entertainment and recreational	384.6	431.7	142.8	222.5	47.0	37.6	50.6
Miscellaneous	213.9	248.3	123.6	93.4	17.3	17.7	14.3
Total non-residential building	9,926.0	6,232.3	3,272.5	2,691.0	598.8	349.8	449.8
Total	22,289.3	17,793.3	9,184.3	9,237.5	1,791.3	1,426.9	1,383.3
PUBLIC SECTOR							
New houses	272.0	206.6	86.3	135.1	31.4	25.0	24.3
New non-residential buildings	395.2	359.4	223.5	190.7	29.5	26.8	53.4
Total new residential building	667.2	566.0	309.8	325.8	60.9	51.7	77.7
Alterations and additions to residential buildings	30.0	21.3	14.6	9.6	1.6	0.7	1.7
Hotels, etc.	28.8	13.0	11.9	4.5	0.2	—	0.4
Shops	539	51.6	39.5	17.0	5.2	0.8	2.4
Factories	60.8	168.0	146.7	22.3	6.4	3.2	2.6
Offices	854.8	870.4	498.4	251.2	73.2	17.0	27.1
Other business premises	469.5	262.2	132.3	109.0	5.3	18.7	7.2
Educational	822.8	633.3	317.0	362.9	69.1	59.2	87.6
Religious	0.9	—	—	—	—	—	—
Health	342.9	311.1	122.0	96.9	15.3	4.7	1.6
Entertainment and recreational	160.8	104.3	54.4	59.5	2.5	17.1	9.5
Miscellaneous	478.5	311.1	135.5	114.5	14.7	23.1	16.3
Total non-residential building	3,273.7	2,725.1	1,457.6	1,038.0	192.0	143.7	154.7
Total	3,978.9	3,312.4	1,782.0	1,373.4	284.5	196.2	234.0
TOTAL							
New houses	8,435.9	7,998.8	4,059.2	4,702.9	873.1	778.4	660.9
New non-residential buildings	2,722.9	2,254.5	1,113.6	1,162.4	192.4	180.1	211.1
Total new residential building	11,158.7	10,253.3	5,172.8	5,865.3	1,065.4	958.5	871.9
Alterations and additions to residential buildings	1,901.8	1,894.9	983.4	1,016.6	192.6	171.0	145.8
Hotels, etc.	929.6	526.0	217.8	301.5	180.9	41.3	10.8
Shops	1,917.6	1,256.2	703.6	402.5	89.8	71.0	69.7
Factories	1,475.8	1,111.7	671.8	362.8	64.2	63.5	73.8
Offices	4,253.3	2,383.3	1,354.5	1,039.1	177.7	55.9	183.9
Other business premises	1,634.7	1,054.3	573.7	389.9	77.7	56.5	43.3
Educational	1,070.0	928.1	492.6	479.9	84.3	70.1	103.1
Religious	73.6	76.1	41.6	36.0	3.7	6.2	5.4
Health	607.2	526.2	218.4	227.3	28.0	33.5	13.9
Entertainment and recreational	545.5	536.0	197.1	282.0	49.5	54.7	70.0
Miscellaneous	692.4	559.4	259.1	207.9	32.0	40.8	30.7
Total non-residential building	13,199.7	8,957.4	4,730.1	3,729.0	787.8	493.5	604.5
Total	24,248.3	21,185.6	10,886.3	10,416.9	2,485.8	1,423.1	1,422.3

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 October	23	2.0	7	2.3	7	4.8	2	3.8	2	158.0	41	180.9
November	20	1.7	12	3.8	1	0.8	2	5.0	1	30.0	36	41.3
December	16	1.7	10	3.1	2	1.6	3	4.4	—	—	31	10.8
SHOPS												
1991 October	197	17.2	40	10.8	8	5.4	6	10.3	2	46.0	253	89.8
November	201	18.5	40	11.4	10	6.6	7	16.1	1	18.4	259	71.0
December	151	13.4	34	8.7	10	6.3	4	12.9	2	28.4	201	69.7
FACTORIES												
1991 October	73	7.7	28	8.1	14	8.4	11	22.6	2	17.5	128	64.2
November	84	9.0	34	9.8	14	10.1	13	27.1	1	7.5	146	63.5
December	59	6.2	42	12.9	15	10.0	6	11.8	3	33.0	125	73.8
OFFICES												
1991 October	148	14.4	51	14.6	25	17.1	14	26.6	4	105.1	242	177.7
November	149	14.1	45	12.8	14	10.0	8	11.8	1	7.2	217	55.9
December	133	13.0	47	13.4	18	13.2	12	22.3	7	122.0	217	183.9
OTHER BUSINESS PREMISES												
1991 October	111	10.1	31	8.8	23	16.1	9	21.2	2	21.5	176	77.7
November	124	11.8	34	9.9	3	2.0	7	11.5	3	21.3	171	56.5
December	72	6.8	25	7.2	16	10.5	10	18.7	—	—	123	43.3
EDUCATIONAL												
1991 October	44	5.6	40	12.4	10	7.0	12	23.6	4	35.7	110	84.3
November	55	5.5	22	7.2	8	5.6	3	8.0	4	43.9	92	70.1
December	46	4.5	14	4.8	11	8.0	13	27.6	6	58.2	90	103.1
RELIGIOUS												
1991 October	11	0.9	7	2.2	1	0.6	—	—	—	—	19	3.7
November	11	1.2	8	2.6	—	—	2	2.4	—	—	21	6.2
December	14	1.6	12	3.8	—	—	—	—	—	—	26	5.4
HEALTH												
1991 October	21	2.0	7	2.3	7	4.7	8	13.0	1	6.0	44	28.0
November	28	2.9	9	2.7	9	5.8	6	17.1	1	5.1	53	33.5
December	23	2.3	10	3.1	4	2.2	4	6.2	—	—	41	13.9
ENTERTAINMENT AND RECREATIONAL												
1991 October	43	4.2	17	5.1	7	4.7	3	6.5	1	29.0	71	49.5
November	54	5.1	16	5.1	8	4.9	12	27.7	2	12.0	92	54.7
December	34	3.4	18	5.5	11	7.4	9	15.3	3	38.5	75	70.0
MISCELLANEOUS												
1991 October	42	4.2	25	7.8	6	4.3	5	10.0	1	5.7	79	32.0
November	36	3.4	15	4.5	6	4.2	9	15.8	1	13.0	67	40.8
December	41	3.9	15	5.1	5	3.7	6	10.9	1	7.0	68	30.7
TOTAL NON-RESIDENTIAL BUILDING												
1991 October	713	68.3	253	74.3	108	73.1	70	137.6	19	434.5	1,163	787.8
November	762	73.1	235	66.7	73	50.0	69	142.5	15	158.3	1,154	493.5
December	589	56.7	227	67.7	92	62.9	67	130.1	22	287.1	997	604.5

TABLE 10. 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									
1990-91	37,868	23,251	32,514	11,407	14,446	3,483	927	2,150	126,046
1990—									
December	2,578	1,505	2,027	899	947	257	68	157	8,438
1991—									
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
November	3,524	2,047	3,511	862	1,360	310	154	193	11,961
December	3,213	1,832	2,938	813	1,219	305	140	256	10,716
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—									
December	230.3	129.2	176.7	62.8	67.4	19.1	5.6	15.5	706.6
1991—									
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
November	321.2	175.5	261.8	58.6	90.6	20.3	11.4	19.2	958.5
December	284.9	158.0	236.7	54.6	79.8	21.5	13.3	23.0	871.9
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—									
December	59.0	37.0	10.5	9.9	8.7	2.0	1.0	5.1	133.3
1991—									
September	85.8	43.7	18.2	11.7	11.5	2.4	2.1	4.4	179.9
October	84.4	54.3	20.3	12.8	12.5	3.7	0.8	3.7	192.6
November	78.6	43.6	19.2	10.3	10.1	2.8	1.3	5.2	171.0
December	67.6	38.1	16.1	10.1	7.8	2.7	0.8	2.6	145.8
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—									
December	233.4	103.5	84.3	63.6	24.0	7.1	7.6	7.0	530.6
1991—									
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
November	198.7	75.6	118.8	41.2	28.2	4.1	11.1	15.8	493.5
December	251.3	143.2	101.3	58.3	24.9	6.0	8.2	11.1	604.5
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	21,105.6
1990—									
December	522.7	269.7	271.6	136.3	100.1	28.2	14.2	27.6	1,370.5
1991—									
September	615.3	307.0	349.0	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
November	598.5	294.6	399.7	110.1	128.9	27.2	23.8	40.1	1,623.1
December	603.8	339.4	354.1	123.1	112.6	30.2	22.3	36.7	1,622.3

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 6. (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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