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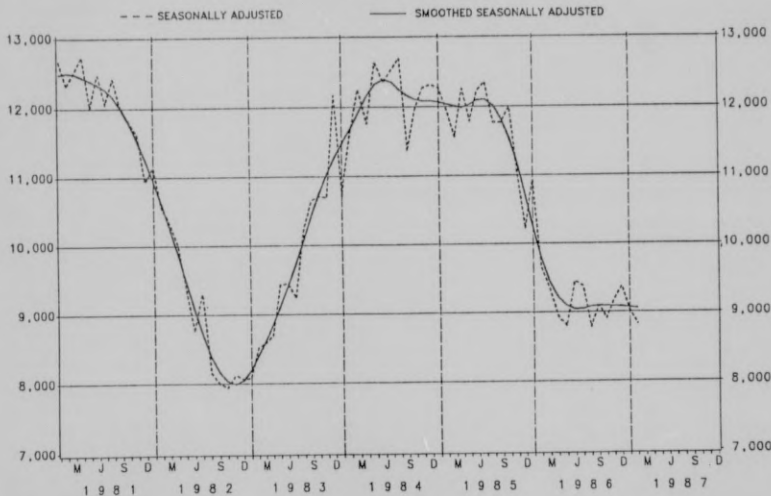
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BUILDING APPROVALS, AUSTRALIA, FEBRUARY 1987

- PHONE INQUIRIES** • *about these statistics*—contact Ange Ulrichsen on Canberra (062) 52 6067 or any ABS State office.
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MAIN FEATURES

PRIVATE SECTOR DWELLING UNITS APPROVED, AUSTRALIA SEASONALLY ADJUSTED SERIES



Residential building

In seasonally adjusted terms the number of private sector dwelling units approved in February 1987 (8,821) is 2.1% lower than January 1987 (9,008).

The smoothed seasonally adjusted series for private sector dwelling units approved continues to show an almost constant trend since mid 1986. However readers are advised that the three most recent estimates of the series are provisional and could be subject to change when future data are available.

Non-residential building

The value of non-residential building approved in February 1987 was \$540m, a decrease of 9.8% over January 1987 (\$599m).

In the eight months ending February 1987, the value of non-residential building approvals (\$5,328m) was about the same as the corresponding period in 1985-86.

EXPLANATORY NOTES

Scope and coverage

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

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

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

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

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

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

Definitions

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

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

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

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

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

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

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

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

Building classification

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

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

General

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

Seasonal adjustment

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

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

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

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

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

17. The seasonally adjusted series can, however, be smoothed to reduce the impact of the irregular component in the adjusted series. There are a number of ways of accomplishing this, depending on the intended uses of the smoothed series. 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 smoothed seasonally adjusted series, the degree of smoothness alone cannot always be used as the sole criterion in determining which moving average is appropriate.

18. Smoothed seasonally adjusted building statistics are shown in Table 4. The smoothed seasonally adjusted 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 smoothed data for the latest period to be produced, it does result in revisions to the smoothed series for the most recent months as additional observations become available. There may also be revisions as a result of changes in the original data, and as a result of the re-estimation of the seasonal factors. Details of other trend-cycle weighting patterns can be found in Appendix D of *Seasonally Adjusted Indicators, Australia 1983* (1308.0).

Unpublished data and related publications

20. 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.

21. 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, Summary (8751.0)—issued quarterly

Building Activity, Australia (8752.0)—issued quarterly

Construction (Other Than Building) Activity, Australia (8761.0)—issued quarterly

22. 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

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

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

Electronic services

24. VIATEL. 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 through CSIRONET.

For further information phone the AUSSTATS Help Desk on (062) 52 6017.

TELESTATS. This service provides foreign trade statistics tailored to users' requirements.

Further information is available on (062) 52 5404.

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

Period	Private sector			Public sector			Total		
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
1983-84	109,225	25,663	134,888	8,927	6,932	15,859	118,152	32,595	150,747
1984-85	113,519	31,126	144,645	9,000	6,814	15,814	122,519	37,977	160,459
1985-86	101,010	25,007	126,017	7,309	7,329	14,638	108,319	32,336	140,655
1985-86									
July-February	71,184	17,821	89,005	4,874	5,166	10,040	76,058	22,987	99,045
1986-87									
July-February	57,938	13,597	71,535	3,939	4,326	8,265	61,877	17,923	79,800
1985									
December	7,470	1,824	9,294	627	904	1,531	8,097	2,728	10,825
1986									
January	7,164	1,736	8,900	737	385	1,122	7,901	2,121	10,022
February	7,459	1,607	9,066	457	437	894	7,916	2,044	9,960
March	6,718	1,993	8,711	463	350	813	7,181	2,343	9,524
April	7,667	1,694	9,361	574	402	976	8,241	2,096	10,337
May	7,850	1,553	9,403	561	495	1,056	8,411	2,048	10,459
June	7,591	1,946	9,537	837	916	1,753	8,428	2,862	11,290
July	7,349	2,221	10,217	680	873	1,553	8,676	3,094	11,770
August	7,738	1,857	9,595	518	443	961	7,867	2,000	9,867
September	7,738	1,834	9,572	474	360	834	8,212	2,194	10,406
October	7,829	1,808	9,637	572	565	1,137	8,401	2,373	10,774
November	7,471	1,668	9,139	472	523	995	7,943	2,191	10,134
December	7,014	1,643	8,657	601	601	1,202	7,615	2,244	9,859
1987									
January	5,876	1,247	7,123	269	400	669	6,145	1,647	7,792
February	6,665	1,619	8,284	353	561	914	7,018	2,180	9,198

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. 92 such dwelling units were approved in February 1987.

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

(\$ million)														
Period	New residential building						Alterations and additions to residential buildings	Non-residential building(s)		Total building				
	Houses		Other residential buildings		Total			Private sector	Total	Private sector	Total			
	Private sector	Public sector	Private sector	Public sector	Private sector	Public sector								
1983-84	4,942.2	317.3	5,259.5	943.4	238.4	1,181.9	5,885.7	555.7	6,441.4	753.8	3,031.4	4,796.0	9,657.1	11,991.2
1984-85	5,671.0	356.4	6,027.4	1,205.0	282.0	1,486.9	6,875.9	638.4	7,514.3	891.7	4,756.4	6,665.8	12,509.9	15,071.9
1985-86	5,637.5	329.9	5,967.4	1,007.7	336.4	1,344.1	6,645.2	666.3	7,311.5	1,015.8	5,340.7	8,445.7	12,981.0	16,772.9
1985														
December	422.6	27.7	450.3	75.1	45.8	120.9	497.7	73.5	571.2	76.3	349.3	614.1	920.1	1,261.5
1986														
January	398.8	31.9	430.7	69.7	15.2	84.9	468.5	47.1	515.7	74.7	375.7	614.4	915.2	1,204.7
February	428.1	19.7	447.8	68.3	19.0	87.3	496.4	38.8	535.1	74.4	359.7	477.3	828.5	1,086.9
March	383.2	22.2	405.5	86.8	13.8	100.6	470.1	36.0	506.0	74.0	329.7	477.7	872.9	1,057.8
April	435.6	24.7	460.3	68.7	19.0	87.7	504.2	43.7	547.9	90.2	495.0	848.0	1,087.0	1,486.2
May	461.7	27.2	488.9	64.3	20.2	84.4	526.0	47.4	573.4	90.9	424.9	700.9	1,040.6	1,365.2
June	439.7	40.4	480.1	85.8	46.3	132.1	525.5	86.7	612.2	81.1	468.2	1,096.3	1,074.0	1,789.6
July	470.3	34.2	504.4	96.1	41.3	137.4	566.4	75.5	641.8	95.4	405.4	583.4	1,061.8	1,320.7
August	443.9	23.7	467.6	68.8	17.7	86.5	512.7	41.4	554.1	88.2	532.5	814.8	1,132.4	1,457.1
September	465.8	20.9	486.8	78.1	16.1	94.1	543.9	37.0	580.9	95.7	470.1	611.5	1,106.6	1,288.1
October	475.8	25.4	501.2	82.9	26.3	109.2	558.7	51.6	610.3	105.0	551.7	706.5	1,211.1	1,421.9
November	451.6	21.6	473.2	81.1	25.0	106.1	532.7	46.6	579.3	88.4	392.3	709.2	1,009.3	1,376.9
December	432.9	30.0	462.9	68.0	27.8	95.8	500.9	57.8	558.7	81.8	531.9	763.6	1,112.8	1,404.1
1987														
January	361.8	12.1	373.9	57.4	18.2	75.7	419.3	30.3	449.6	76.1	391.8	598.9	886.5	1,124.5
February	413.0	16.8	429.8	67.2	35.1	102.3	480.2	51.8	532.1	82.0	399.1	539.9	959.3	1,154.0

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

NOTE: The value of alterations and additions to residential buildings, valued from \$2,000 to \$9,999 approved in February 1987 was \$31.8m. The value of non-residential building (new, plus alterations and additions) valued from \$2,000 to \$9,999 approved in February 1987 was \$6.1m.

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

Period	Number of dwelling units				Value(\$m)		
	Houses		Total		New residential building	Alterations and additions to residential building	Total building
	Private sector	Total	Private sector	Total			
1985							
December	8,367	9,010	10,220	11,763	614.3	85.9	1,291.9
1986							
January	8,802	9,557	10,926	12,429	645.8	96.8	1,507.1
February	8,175	8,651	9,650	10,885	584.3	85.0	1,244.9
March	7,188	7,729	9,340	10,205	545.8	81.6	1,195.2
April	7,424	7,729	8,926	9,457	508.0	85.7	1,398.4
May	7,199	7,653	8,796	9,681	523.4	82.8	1,243.2
June	7,446	8,274	9,448	11,225	602.9	84.9	1,682.8
July	7,223	7,997	9,377	11,066	595.9	85.4	1,237.1
August	7,264	7,848	8,778	9,795	552.2	86.4	1,429.0
September	7,347	7,887	9,094	10,049	562.8	87.0	1,262.7
October	7,210	7,769	8,903	10,031	574.3	92.0	1,343.4
November	7,480	8,025	9,179	9,994	573.3	85.0	1,348.8
December	7,635	8,162	9,371	10,359	581.0	90.2	1,390.6
1987							
January	7,391	7,709	9,008	9,889	576.2	97.4	1,463.7
February	7,298	7,662	8,821	10,036	579.3	93.7	1,323.3

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

Period	Number of dwelling units				Value(\$m)			
	Houses		Total		New residential building	Alterations and additions to residential building	Non-residential building	Total building
	Private sector	Total	Private sector	Total				
1985								
December	8,677	9,282	10,720	12,103	632.3	87.8	664.8	1,384.9
1986								
January	8,341	8,900	10,240	11,493	605.4	87.8	650.6	1,343.8
February	7,992	8,516	9,793	10,914	578.9	87.0	653.0	1,318.9
March	7,675	8,190	9,435	10,484	559.2	85.8	676.2	1,321.2
April	7,442	7,969	9,209	10,255	549.5	84.6	706.0	1,340.1
May	7,300	7,861	9,091	10,206	549.7	84.0	730.6	1,364.4
June	7,232	7,836	9,040	10,252	556.4	84.4	741.0	1,381.7
July	7,235	7,878	9,046	10,322	565.5	85.2	731.2	1,381.9
August	7,282	7,933	9,079	10,333	572.4	86.3	712.0	1,370.7
September	7,327	7,947	9,090	10,243	574.1	87.3	692.4	1,353.8
October	7,267	7,929	9,087	10,117	572.7	88.5	687.3	1,348.6
November	7,404	7,908	9,082	10,040	572.7	89.9	693.8	1,356.4
December	7,428	7,885	9,078	10,028	575.0	91.4	n.a.	n.a.
1987								
January	7,440	7,854	9,063	10,033	577.7	92.9	n.a.	n.a.
February	7,434	7,815	9,053	10,079	581.3	94.2	n.a.	n.a.

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

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

TABLE 5. DETAILS OF BUILDING APPROVED, FEBRUARY 1987

State	New residential building										Value(\$m)													
	Houses		Other residential buildings		Total		Alterations and additions to residential buildings	Hotels, etc.	Non-residential building							Total building								
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)			Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total									
																	Shops	Factories	Offices					
PRIVATE SECTOR																								
N.S.W.	1,786	117.6	395	16.6	2,181	134.2	33.9	4.1	12.4	20.7	46.2	12.0	12.6	4.1	1.3	3.8	1.5	118.7	286.8					
Vic.	2,014	140.3	343	16.2	2,357	156.6	26.1	4.8	18.6	26.5	17.4	7.3	3.5	1.6	1.7	3.5	1.0	85.9	268.6					
Qld	1,190	64.9	323	11.1	1,513	76.0	5.0	10.6	9.5	7.5	14.7	19.9	1.0	.2	4.7	2.6	3.9	74.6	155.6					
S.A.	353	21.3	96	5.2	449	26.5	5.2	.7	7.4	.6	5.4	2.5	4.0	.4	1.7	1.7	2.5	26.9	58.5					
W.A.	1,037	52.0	244	8.0	1,281	60.0	5.7	3.7	7.0	3.5	40.8	5.3	1.7	.2	1.6	1.9	3.4	69.1	134.7					
Tas.	179	9.3	32	1.1	211	10.4	1.8	.2	3.7	1.2	.4	.1	-	.2	-	.4	.3	6.6	18.7					
N.T.	29	1.9	35	1.4	64	3.4	.4	-	-	1.2	.5	.9	-	.1	-	.8	-	3.5	7.3					
A.C.T.	77	5.6	151	7.5	228	13.2	2.0	-	.9	.5	4.4	7.0	.1	-	.2	1.0	-	14.0	29.1					
Australia	6,665	413.0	1,619	67.2	8,284	480.2	80.0	24.0	59.6	61.7	129.8	54.8	22.8	6.9	11.2	15.7	12.7	399.1	959.3					
PUBLIC SECTOR																								
N.S.W.	80	3.7	366	26.9	446	30.5	1.6	-	1.0	0.4	4.2	5.2	11.3	-	2.0	1.2	3.6	28.8	61.0					
Vic.	127	5.5	2	.1	129	5.6	-	-	.1	.7	9.8	2.7	20.6	-	3.3	1.4	2.3	40.8	46.4					
Qld	64	2.6	8	.3	72	2.9	-	-	.5	.2	.9	9.0	2.4	-	1.8	.2	1.5	16.7	19.6					
S.A.	5	.3	112	4.1	117	4.4	.3	-	-	.1	1.9	1.0	5.3	-	.1	-	.2	8.7	13.5					
W.A.	22	1.5	41	1.4	63	2.9	-	-	.1	-	10.8	.2	6.5	-	4.0	4.2	6.4	32.3	35.2					
Tas.	26	1.3	6	.2	32	1.6	-	-	-	-	.2	9.9	.4	-	.7	.7	-	11.9	13.5					
N.T.	15	.9	-	-	15	.9	-	-	-	-	.1	-	-	-	-	-	-	1.0						
A.C.T.	14	1.0	26	2.1	40	3.0	-	-	-	-	1.4	-	-	-	-	-	-	1.5	4.5					
Australia	351	16.8	561	35.1	914	51.8	2.0	-	1.7	1.4	29.5	28.0	46.6	-	11.8	7.8	14.0	140.8	194.6					
TOTAL																								
N.S.W.	1,866	121.3	761	43.5	2,627	164.8	35.5	4.1	13.3	21.1	50.5	17.1	23.9	4.1	3.2	5.1	5.1	147.5	347.8					
Vic.	2,141	145.8	345	16.4	2,486	162.2	26.1	4.8	18.7	27.2	27.2	9.9	24.1	1.6	4.9	4.9	3.3	126.7	315.0					
Qld	1,254	67.5	331	11.4	1,585	78.9	5.0	10.6	10.1	7.7	15.6	28.9	3.4	.2	6.5	2.8	5.4	91.3	175.2					
S.A.	358	21.6	208	9.3	566	30.9	5.5	.7	7.4	.7	7.3	3.5	9.4	.4	1.8	1.7	2.7	35.6	72.0					
W.A.	1,059	53.5	285	9.4	1,344	62.9	5.7	3.7	7.1	3.5	51.7	5.4	8.2	.2	5.5	6.2	9.7	101.3	169.9					
Tas.	205	10.6	38	1.3	243	12.0	1.8	.2	3.7	1.3	.6	10.1	.4	.2	.7	1.1	.4	18.5	32.2					
N.T.	44	2.9	35	1.4	79	4.3	.5	-	-	1.2	.6	.9	-	.1	-	.8	-	3.5	8.3					
A.C.T.	91	6.6	177	9.6	268	16.2	2.0	-	.9	.5	5.8	7.0	.1	-	.2	1.0	-	15.4	33.6					
Australia	7,018	429.8	2,180	102.3	9,198	532.1	82.0	24.0	61.3	63.2	159.2	82.9	69.5	6.9	22.9	23.5	26.6	539.9	1,154.0					

TABLE 6. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
(\$ million)

Class of building	July-February				1986		1987
	1984-85	1985-86	1985-86	1986-87	December	January	February
PRIVATE SECTOR							
New houses	5,671.0	5,637.5	3,917.3	3,515.2	432.9	361.8	413.0
New other residential buildings	1,205.0	1,007.7	702.1	599.5	68.0	57.4	67.2
Total new residential building	6,875.9	6,645.2	4,619.4	4,114.8	500.9	419.3	480.2
Alterations and additions to residential buildings	877.5	995.1	664.2	690.2	80.0	75.4	80.0
Hotels, etc.	714.7	411.3	255.3	317.1	15.7	15.4	24.0
Shops	945.8	1,186.1	814.7	697.0	108.1	60.9	59.6
Factories	470.9	734.2	484.6	470.9	49.1	52.3	61.7
Offices	1,410.3	1,651.4	1,137.3	1,194.7	168.6	164.0	129.8
Other business premises	430.3	626.7	446.8	434.7	70.6	39.6	54.8
Educational	155.7	170.2	120.3	164.4	23.8	16.8	22.8
Religious	44.0	59.2	32.8	41.2	2.7	5.1	6.9
Health	132.5	139.5	86.2	113.7	39.5	9.5	11.2
Entertainment and recreational	264.2	195.0	137.6	120.6	21.3	12.8	15.7
Miscellaneous	158.1	167.2	107.4	120.6	42.4	15.4	12.7
Total non-residential building	4,756.4	5,340.7	3,622.9	3,674.7	531.9	391.8	399.1
Total	12,509.9	12,981.0	8,906.5	8,479.7	1,112.8	886.5	959.3
PUBLIC SECTOR							
New houses	356.4	329.9	215.4	184.6	30.0	12.1	16.8
New other residential buildings	282.0	336.4	237.1	207.5	27.8	18.2	35.1
Total new residential building	638.4	666.3	452.5	392.0	57.8	30.3	51.8
Alterations and additions to residential buildings	14.2	20.7	15.4	22.3	1.8	.7	2.0
Hotels, etc.	13.5	7.4	3.4	8.0	.3	1.7	-
Shops	65.0	54.3	44.3	41.2	2.3	3.8	1.7
Factories	46.5	51.7	38.5	23.5	.7	9.0	1.4
Offices	495.1	1,214.2	477.5	426.9	82.3	42.2	29.5
Other business premises	192.2	346.4	220.0	182.2	24.2	6.6	28.0
Educational	588.1	635.9	410.5	467.6	49.3	95.0	46.6
Religious	-	-	-	-	-	-	-
Health	235.5	233.0	153.3	281.1	3.3	20.4	11.8
Entertainment and recreational	104.8	348.5	245.9	89.0	31.5	7.7	7.8
Miscellaneous	170.7	213.4	106.2	134.7	37.9	20.6	14.0
Total non-residential building	1,909.4	3,104.9	1,899.7	1,653.2	231.7	207.1	140.8
Total	2,562.1	3,791.8	2,167.5	2,067.5	291.3	238.1	194.6
TOTAL							
New houses	6,027.4	5,967.4	4,132.7	3,699.8	462.9	373.9	429.8
New other residential buildings	1,486.9	1,344.1	939.3	807.0	95.8	75.7	102.3
Total new residential building	7,514.3	7,311.5	5,071.9	4,506.8	558.7	449.6	532.1
Alterations and additions to residential buildings	891.7	1,015.8	679.6	712.6	81.8	76.1	82.0
Hotels, etc.	728.2	418.8	258.8	323.9	16.0	17.1	24.0
Shops	1,010.8	1,240.5	859.1	738.2	110.4	64.7	61.3
Factories	547.3	785.9	523.1	494.4	49.8	61.3	63.2
Offices	1,905.4	2,865.6	1,614.8	1,621.6	250.8	206.3	159.2
Other business premises	622.5	973.0	666.8	617.0	94.8	46.2	82.9
Educational	743.9	806.0	530.8	632.0	73.1	111.8	69.5
Religious	44.0	59.2	32.8	41.2	2.7	5.1	6.9
Health	366.0	372.4	239.3	394.8	32.9	30.0	22.9
Entertainment and recreational	369.0	543.6	383.5	209.6	52.8	20.5	23.5
Miscellaneous	328.8	380.6	213.6	255.3	80.3	36.0	26.6
Total non-residential building	6,885.8	8,445.7	5,322.7	5,327.9	763.6	598.9	539.9
Total	15,071.9	16,772.9	11,074.1	10,547.3	1,404.1	1,124.5	1,154.0

TABLE 7. NON-RESIDENTIAL BUILDING JOBS APPROVED, BY CLASS OF BUILDING AND VALUE SIZE GROUPS

Period	\$10,000 to \$199,999		\$200,000 to \$499,999		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1986 December	40	2.6	11	3.0	5	3.0	4	7.4	-	-	60	16.0
1987 January	43	2.4	6	2.1	5	3.5	3	9.1	-	-	57	17.1
February	55	3.5	15	4.7	6	4.1	6	11.7	-	-	82	24.0
SHOPS												
1986 December	412	18.2	40	11.8	14	8.7	6	10.8	4	60.9	476	110.4
1987 January	271	11.1	32	9.7	11	7.8	13	29.5	1	6.5	328	64.7
February	372	17.9	34	10.3	12	7.9	10	20.2	1	5.1	429	61.3
FACTORIES												
1986 December	260	16.3	35	9.7	18	11.7	8	12.1	-	-	321	49.8
1987 January	210	14.2	63	18.1	13	9.1	7	14.4	1	5.5	294	61.3
February	243	16.5	60	18.0	13	8.8	8	13.0	1	6.8	325	63.2
OFFICES												
1986 December	302	15.0	51	14.8	10	6.8	17	32.3	10	182.0	390	250.8
1987 January	332	16.3	43	12.5	23	16.0	20	43.8	14	117.7	432	206.3
February	296	15.5	57	16.0	19	12.8	12	28.0	8	87.0	392	159.2
OTHER BUSINESS PREMISES												
1986 December	339	16.5	42	12.0	10	6.3	17	33.9	3	26.0	411	94.8
1987 January	257	12.7	35	10.5	13	8.4	8	14.6	-	-	313	46.2
February	334	16.2	30	9.0	11	6.7	9	16.4	4	34.5	388	82.9
EDUCATIONAL												
1986 December	131	7.7	40	11.8	10	6.9	18	41.0	1	5.8	190	73.1
1987 January	114	6.6	25	8.2	5	3.6	16	28.5	7	64.3	167	111.8
February	100	5.6	21	6.4	13	8.7	17	33.8	2	14.9	153	69.5
RELIGIOUS												
1986 December	21	1.4	4	1.3	-	-	-	-	-	-	25	2.7
1987 January	18	1.3	8	2.5	2	1.3	-	-	-	-	28	5.1
February	30	1.9	2	.6	4	3.3	1	1.2	-	-	37	6.9
HEALTH												
1986 December	40	3.2	6	2.1	2	1.4	4	5.6	3	20.5	55	32.9
1987 January	50	3.3	7	2.0	6	3.8	10	20.9	-	-	73	30.0
February	46	3.2	13	4.0	3	2.2	8	13.6	-	-	70	22.9
ENTERTAINMENT AND RECREATIONAL												
1986 December	122	6.1	7	1.9	3	3.3	6	16.0	2	25.5	142	52.8
1987 January	91	6.1	8	2.5	7	5.0	3	7.0	-	-	109	20.5
February	99	5.0	21	5.8	10	6.8	4	5.8	-	-	134	23.5
MISCELLANEOUS												
1986 December	217	8.3	19	5.4	3	2.5	5	14.6	2	49.5	246	80.3
1987 January	194	6.9	19	5.5	6	4.2	6	14.1	1	5.3	226	36.0
February	244	9.1	13	3.9	5	4.0	4	9.6	-	-	266	26.6
TOTAL NON-RESIDENTIAL BUILDING												
1986 December	1,874	95.3	255	73.9	77	50.6	85	173.5	25	370.2	2,316	763.6
1987 January	1,580	80.9	246	73.6	91	62.6	86	182.0	24	199.8	2,027	598.9
February	1,819	94.4	266	78.7	96	65.3	79	153.2	16	148.3	2,276	539.9

TABLE 8. SUMMARY OF BUILDING APPROVED

Period	N.S.W.	Vic.	Qld	S.A.	W.A.	Tas.	N.T.	A.C.T.	Australia
NUMBER OF DWELLING UNITS									
1985-86	37,224	37,533	26,696	10,940	18,559	4,108	1,793	3,802	140,655
1986 February	2,267	2,924	1,960	660	1,506	260	87	296	9,960
September	2,661	3,037	1,748	846	1,469	300	109	236	10,406
October	2,511	3,192	2,040	753	1,578	382	79	239	10,774
November	2,566	2,887	1,901	780	1,299	307	95	299	10,134
December	2,342	2,931	1,758	860	1,328	296	119	225	9,859
1987 January	1,958	2,077	1,602	530	1,108	275	42	200	7,792
February	2,627	2,486	1,585	566	1,344	243	79	268	9,198
VALUE OF NEW RESIDENTIAL BUILDING (\$m)									
1985-86	2,049.1	2,097.2	1,249.2	545.0	871.0	194.8	99.5	205.7	7,311.5
1986 February	131.6	165.7	94.1	34.0	75.9	12.9	5.1	15.9	535.1
September	155.2	185.8	89.1	42.6	71.4	14.8	6.2	15.7	580.9
October	159.9	195.8	101.0	39.5	73.5	18.7	4.3	17.6	610.3
November	156.1	172.0	98.9	44.5	65.0	15.5	6.9	20.3	579.3
December	137.0	182.9	90.1	43.6	67.4	15.6	7.3	14.8	558.7
1987 January	120.2	132.8	84.2	29.0	56.2	14.2	2.5	10.5	449.6
February	164.8	162.2	78.9	30.9	62.9	12.0	4.3	16.2	532.1
VALUE OF ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDINGS (\$m)									
1985-86	434.9	315.8	66.3	79.8	67.7	16.3	9.5	25.4	1,015.8
1986 February	31.3	24.1	5.0	5.5	4.8	1.2	.4	2.0	74.4
September	39.7	30.3	5.8	7.8	6.5	1.7	1.6	2.4	95.7
October	43.8	34.9	6.3	7.1	7.3	1.6	.6	3.4	105.0
November	34.7	29.1	6.8	7.1	5.5	1.7	.7	2.8	88.4
December	33.2	27.2	4.9	6.6	5.0	1.7	1.5	1.8	81.8
1987 January	32.7	24.7	4.6	6.6	4.1	1.1	.4	1.8	76.1
February	35.5	26.1	5.0	5.5	5.7	1.8	.5	2.0	82.0
VALUE OF NON-RESIDENTIAL BUILDING (\$m)									
1985-86	2,783.7	2,238.2	1,317.1	619.4	710.4	149.4	166.3	461.1	8,445.7
1986 February	148.1	147.6	78.2	32.0	43.6	9.2	9.5	9.1	477.3
September	170.5	134.1	106.8	50.1	68.1	44.6	27.4	9.8	611.5
October	303.6	116.0	168.5	33.8	44.4	10.1	19.0	11.2	706.5
November	332.4	165.4	78.0	56.7	41.8	11.4	7.9	15.7	709.2
December	222.6	174.4	194.7	77.9	52.5	8.0	12.2	21.2	763.6
1987 January	228.2	179.4	77.0	48.7	43.1	5.8	10.1	6.6	598.9
February	147.5	126.7	91.3	35.6	101.3	18.5	3.5	15.4	539.9
VALUE OF TOTAL BUILDING (\$m)									
1985-86	5,267.7	4,651.2	2,632.6	1,244.2	1,649.1	360.5	275.2	692.2	16,772.9
1986 February	311.0	337.4	177.3	71.5	124.3	23.3	15.0	27.0	1,086.9
September	365.5	350.2	201.7	100.5	145.9	61.1	35.3	27.9	1,288.1
October	507.3	346.7	275.8	80.4	125.2	30.5	23.9	32.1	1,421.9
November	523.3	366.6	183.7	108.3	112.3	28.5	15.5	38.7	1,376.9
December	392.8	384.4	289.7	128.1	124.9	25.2	21.0	37.8	1,404.1
1987 January	381.1	336.9	165.8	84.3	103.4	21.2	13.1	18.9	1,124.5
February	347.8	315.0	175.2	72.0	169.9	32.2	8.3	33.6	1,154.0

NUMBER OF DWELLING UNITS APPROVED, AUSTRALIA SEASONALLY ADJUSTED SERIES

