

**BUILDING APPROVALS, AUSTRALIA, MARCH 1990**

- PHONE INQUIRIES • *about these statistics and the availability of related unpublished statistics* — contact Paul Seville on Canberra (06) 252 6067 or any ABS State office.  
• *about other statistics and ABS services* — contact Information Services on Canberra (06) 252 5402, 252 6007, 252 6627 or any ABS State office.
- MAIL INQUIRIES • *write to Information Services, ABS, P.O. Box 10, Belconnen, A.C.T. 2616 or any ABS State office.*
- ELECTRONIC SERVICES • on DISCOVERY — key \*656#. • on AUSSTATS — phone (06) 252 6017.  
• on TELESTATS — phone (06) 252 5404 Foreign Trade statistics inquiries, (06) 252 5405 Main Economic indicator inquiries.

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

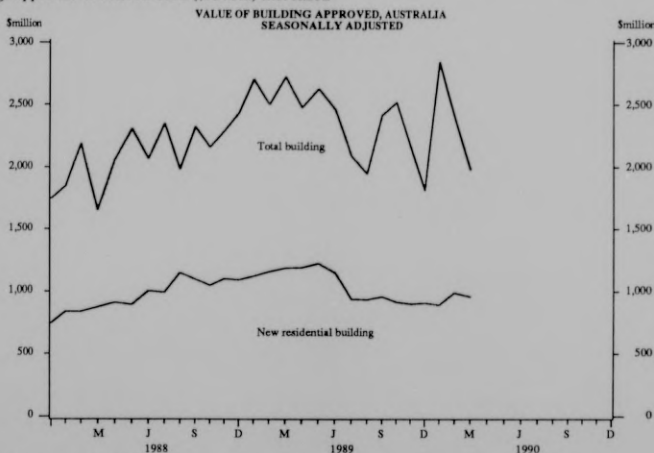
**MAIN FEATURES**

*Value of Building Approvals*

In seasonally adjusted terms, the value of total building approved in March 1990 (\$1,975.9m) decreased by 17.6% from the February 1990 figure of \$2,398.1m and by 27.3% when compared with March 1989 (\$2,718.8m).

In original terms, the value of total non-residential buildings approved in March 1990 (\$934.3m) increased

by 1.6% over February 1990 (\$919.4m) but decreased by 30.7% over the March 1989 figure of \$1,348.9m. The most noticeable increase between February and March 1990 was in the Offices category, which recorded a rise of \$153.2m. New South Wales and Victoria recorded increases of \$67.8m and \$61.2m respectively for the Offices category.



*Number of Dwelling Units Approved*

Private sector houses and total dwelling units approved in February 1990 and March 1990 are:

	Private Sector Houses		Total Dwelling Units	
	Feb. 90	Mar. 90	Feb. 90	Mar. 90
Original	7,464	8,621	11,087	12,315
Seasonally Adjusted	8,187	8,402	11,948	11,937
Trend estimate	8,237	8,283	11,630	11,663

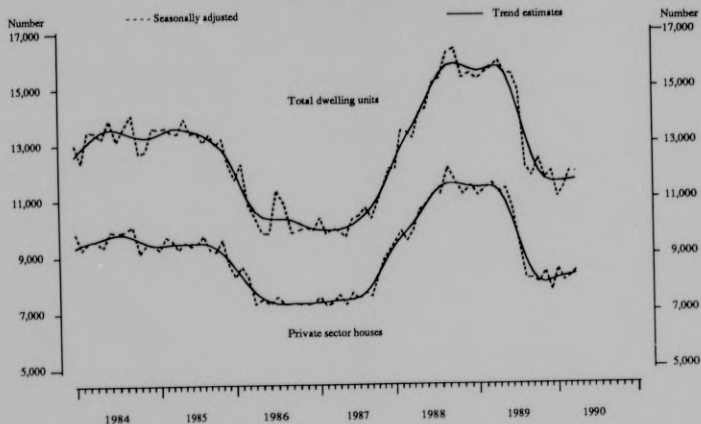
In seasonally adjusted terms, the total number of dwelling units approved in March 1990 was almost unchanged compared with February 1990. The number of private sector houses approved increased by 2.6% over February 1990 but was 24.9% lower than March 1989.

In original terms, the total number of dwelling units approved in March 1990 increased by 11.1% over February 1990, but decreased by 20.0% over March 1989.

The number of houses approved in March 1990 increased by 16.0% over February 1990, with private sector houses increasing by 15.5%. When compared with March 1989 however, there were decreases in these approvals of 19.5% and 21.0% respectively.

The trend estimate for the number of private sector houses approved continues to indicate a slight upward movement. The number of all dwelling units approved is also now showing a small upward trend.

## DWELLING UNITS APPROVED, AUSTRALIA



## PRIVATE SECTOR DWELLING UNITS APPROVED, AUSTRALIA

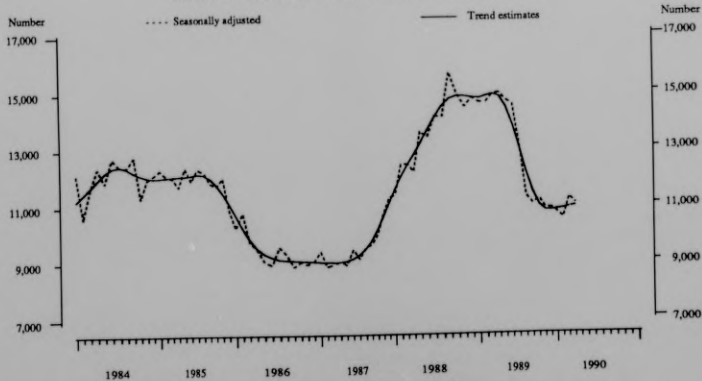


TABLE 1. NUMBER OF DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS, AUSTRALIA

Period	Houses			Other residential buildings			Total		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
	1986-87	88,414	5,421	93,835	20,197	6,748	26,945	108,611	12,169
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-March	101,228	3,421	104,649	29,846	4,545	34,391	131,074	7,966	139,040
1989-90									
July-March	72,883	3,062	75,945	25,280	4,770	30,050	98,163	7,832	105,995
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	8,767	274	9,041	2,852	583	3,435	11,619	857	12,476
November	8,578	461	9,039	3,257	937	4,194	11,835	1,398	13,233
December	7,294	145	7,439	1,898	260	2,158	9,192	405	9,597
1990-									
January	6,787	349	7,136	2,018	386	2,404	8,805	735	9,540
February	7,464	310	7,774	2,941	372	3,313	10,405	682	11,087
March	8,621	393	9,014	2,811	490	3,301	11,432	883	12,315

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 111 such dwelling units approved in March 1990.

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
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
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	879.0	236.8	28.2	255.0	1,088.6	45.4	1,134.0	155.2	870.0	1,432.2	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	1,236.5	2,215.2	2,584.4
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	748.0	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	730.0	15.8	745.8	192.8	26.9	219.7	922.9	42.7	965.6	184.0	1,196.2	1,419.3	2,294.2	2,568.9
November	711.8	28.9	740.8	198.6	50.2	248.8	910.4	79.1	989.5	176.3	812.9	1,197.3	1,898.5	2,363.0
December	622.6	9.5	632.1	143.9	13.8	157.6	766.5	23.3	789.8	131.0	499.6	701.1	1,396.2	1,621.9
1990-														
January	572.8	21.7	594.6	128.9	20.4	149.3	701.7	42.1	743.9	135.8	1,371.5	1,619.9	2,208.0	2,499.6
February	638.5	23.4	661.9	228.8	20.1	248.8	867.2	43.4	910.7	151.2	678.8	914.1	1,693.6	1,981.3
March	734.8	26.5	761.3	189.9	32.9	222.9	924.7	59.4	984.2	171.4	691.6	934.3	1,784.8	2,089.8

**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			
<b>1989.</b>							
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	8,383	8,624	10,862	11,729	911.6	165.6	2,514.9
November	7,702	8,151	10,852	11,960	896.5	164.3	2,158.6
December	8,484	8,626	10,689	11,041	904.5	153.2	1,810.1
<b>1990.</b>							
January	8,055	8,442	10,491	11,379	889.4	165.0	2,837.8
February	8,187	8,556	11,225	11,948	987.9	170.3	2,398.1
March	8,402	8,867	11,015	11,937	955.5	166.5	1,975.9

**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				
<b>1989.</b>								
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	14,834	15,720	1,183.5	170.1	1,260.2	2,616.8
April	10,845	11,198	14,440	15,446	1,179.7	170.4	1,224.9	2,561.4
May	10,221	10,588	13,787	14,857	1,148.6	167.7	1,170.4	2,462.1
June	9,494	9,880	12,964	14,076	1,095.8	164.0	1,136.9	2,369.1
July	8,812	9,205	12,131	13,247	1,032.7	160.6	1,111.5	2,285.6
August	8,311	8,692	11,433	12,511	972.3	158.2	1,101.3	2,226.7
September	8,039	8,394	10,968	11,969	927.1	157.1	1,119.7	2,212.6
October	7,992	8,317	10,772	11,683	906.0	157.8	1,164.7	2,240.2
November	8,068	8,382	10,761	11,601	906.0	159.9	1,210.9	2,279.8
December	8,144	8,469	10,796	11,600	914.9	162.2	1,234.2	2,304.1
<b>1990.</b>								
January	8,193	8,538	10,825	11,602	924.6	164.1	n.a.	2,303.2
February	8,237	8,604	10,866	11,630	935.5	165.7	n.a.	2,289.4
March	8,283	8,671	10,913	11,663	946.5	167.6	n.a.	2,246.3

(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average - see Explanatory Notes for a more detailed explanation. NOTE: Because of the highly erratic nature of the Non-residential Building Approvals series it is not possible to discern with reasonable confidence the current direction of the trend at the end of the series. Therefore the ABS does not provide the last three trend estimates of the value of Non-residential Building Approvals in the above table.

TABLE 5. VALUE OF BUILDING APPROVED AT AVERAGE 1984-85 PRICES (a), AUSTRALIA  
ORIGINAL AND SEASONALLY ADJUSTED SERIES  
(\$ million)

Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings		Private sector	Total	Private sector	Total
	Private sector	Total						
ORIGINAL								
1986-87								
1987-88	4,746.1	4,976.5	1,027.8	6,004.3	962.5	5,009.3	7,070.9	11,417.4
1988-89	6,132.6	6,331.5	1,337.2	7,668.7	1,126.0	6,956.8	8,771.0	15,252.6
	7,031.1	7,234.3	2,114.5	9,348.8	1,259.9	7,738.7	9,688.4	17,862.7
1988:								
Sept. qtr.	1,921.9	1,974.1	501.5	2,475.6	321.8	2,023.2	2,310.3	4,682.7
Dec. qtr.	1,792.8	1,841.3	475.7	2,317.0	302.0	1,696.3	2,273.3	4,212.0
1989:								
Mar. qtr.	1,604.1	1,642.5	460.7	2,103.2	300.5	1,909.0	2,441.3	4,234.6
June qtr.	1,712.3	1,776.4	676.6	2,453.0	335.6	2,110.2	2,663.5	4,733.4
Sept. qtr.	1,347.5	1,393.2	509.0	1,902.2	310.1	1,675.1	2,187.3	3,783.1
Dec. qtr.	1,304.3	1,339.5	412.5	1,752.0	307.0	1,685.3	2,231.2	3,651.6
								4,290.2
SEASONALLY ADJUSTED								
1988:								
Sept. qtr.	1,825.0	1,873.5	n.a.	2,383.0	301.2	n.a.	n.a.	4,394.7
Dec. qtr.	1,774.6	1,825.6	n.a.	2,284.3	295.7	n.a.	n.a.	4,183.4
1989:								
Mar. qtr.	1,743.8	1,788.4	n.a.	2,337.7	339.9	n.a.	n.a.	4,730.1
June qtr.	1,694.1	1,753.0	n.a.	2,356.0	327.6	n.a.	n.a.	4,576.3
Sept. qtr.	1,294.2	1,336.8	n.a.	1,835.0	290.0	n.a.	n.a.	3,594.6
Dec. qtr.	1,289.6	1,327.1	n.a.	1,731.4	301.9	n.a.	n.a.	3,621.9

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

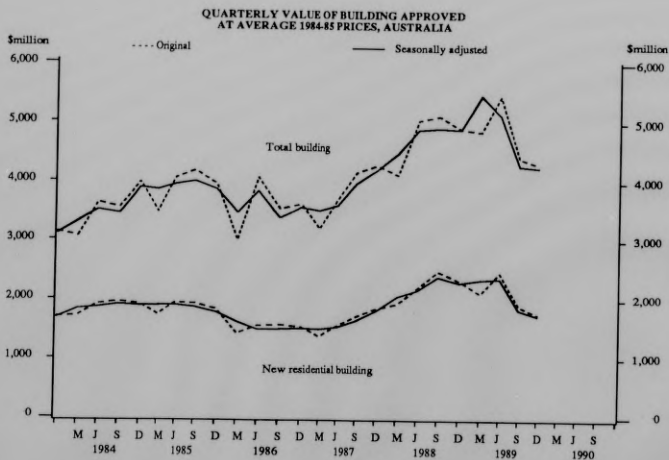


TABLE 6. DETAILS OF BUILDING APPROVED, MARCH 1990

State	New residential building				Value (\$m)													Total building	
	Houses		Other residential buildings		Total	Alterations and additions to residential buildings	Non-residential building							Entertainment and recreational	Miscellaneous	Total			
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Value (\$m)		Hotels, etc.	Shops	Factories	Offices	Other business premises	Educational	Religious				Health		
PRIVATE SECTOR																			
NSW	2,437	220.0	1,007	72.3	3,444	292.3	81.3	5.7	29.3	53.1	138.1	49.0	1.7	3.1	2.5	14.5	6.2	303.1	676.8
Vic.	2,095	189.7	295	20.8	2,390	210.6	45.6	1.9	25.2	48.0	99.6	22.3	5.8	4.8	7.7	2.4	3.9	221.6	477.8
Qld	2,034	165.3	947	64.5	2,981	229.8	13.4	5.7	29.4	9.7	12.4	17.7	4.2	1.2	4.8	2.7	2.5	90.3	333.5
SA	653	44.0	191	10.1	844	54.1	9.5	0.1	5.2	2.9	6.3	4.5	0.9	0.1	1.7	0.4	4.0	26.2	89.8
WA	1,020	84.8	253	15.2	1,273	100.0	12.5	1.3	5.6	4.0	4.4	5.4	0.3	1.5	2.6	1.1	3.9	30.1	142.5
Tas.	233	16.3	67	3.5	300	19.8	3.1	3.5	1.0	0.2	1.8	0.4	0.1	—	0.1	0.3	0.3	7.8	30.7
NT	26	2.4	14	0.7	40	3.0	0.6	0.4	—	0.1	1.2	0.2	—	—	—	—	—	0.2	5.6
ACT	123	12.2	37	2.8	160	15.0	2.5	—	9.1	—	0.8	0.2	—	—	—	0.5	—	10.5	28.0
Australia	8,621	734.8	2,811	189.9	11,432	924.7	168.5	18.5	104.7	118.0	264.6	99.6	13.3	10.7	19.3	21.9	20.9	691.6	1,784.8
PUBLIC SECTOR																			
NSW	52	3.4	174	14.5	226	18.0	0.3	—	3.4	2.2	10.9	3.8	23.7	—	2.9	1.1	5.8	53.7	71.9
Vic.	227	14.8	58	3.9	285	18.7	0.7	2.0	0.3	3.0	4.8	0.7	7.9	—	14.5	1.2	5.0	39.3	58.7
Qld	21	1.6	13	0.7	34	2.2	0.4	—	—	0.2	3.4	0.1	7.7	—	0.3	0.4	1.1	13.2	15.8
SA	37	1.9	120	6.2	157	8.0	0.1	—	—	1.0	1.6	0.6	12.9	—	11.9	—	12.5	40.6	48.7
WA	39	3.4	93	4.8	132	8.3	0.1	—	0.1	—	8.0	0.8	0.7	—	0.3	0.3	0.6	10.9	19.2
Tas.	6	0.4	9	0.5	15	0.8	—	—	—	—	—	—	—	—	—	—	0.2	0.1	0.3
NT	11	1.1	7	0.5	18	1.6	1.4	—	—	—	—	—	—	—	1.7	—	—	0.4	2.2
ACT	—	—	16	1.8	16	1.8	—	—	—	—	81.7	0.1	0.2	—	—	—	—	0.6	82.7
Australia	393	26.5	490	32.9	883	59.4	2.9	2.0	3.9	6.4	110.4	6.1	54.9	—	29.8	3.2	26.2	242.8	305.1
TOTAL																			
NSW	2,489	223.5	1,181	86.8	3,670	310.3	81.6	5.7	32.7	55.2	148.9	52.8	25.5	3.1	5.4	15.5	11.9	356.7	748.6
Vic.	2,322	204.5	353	24.7	2,675	229.2	46.3	3.9	25.5	51.0	104.3	23.0	13.7	4.8	22.2	3.6	8.9	260.9	536.4
Qld	2,055	166.9	960	65.2	3,015	232.1	13.8	5.7	29.4	9.9	15.8	17.8	11.9	1.2	5.0	3.0	3.6	103.5	349.3
SA	690	45.9	311	16.3	1,001	62.2	9.6	0.1	5.2	3.9	7.9	5.1	13.9	0.1	13.6	0.5	16.6	66.8	138.6
WA	1,059	88.2	346	20.0	1,405	108.3	12.5	1.3	5.7	4.1	12.5	6.2	1.1	1.5	2.8	1.4	4.5	41.0	161.8
Tas.	239	16.7	76	3.9	315	20.7	3.1	3.5	1.0	0.2	1.8	0.4	0.1	—	0.1	0.5	0.4	8.1	31.8
NT	37	3.4	21	1.2	58	4.6	2.0	0.4	—	0.1	1.2	0.2	1.8	—	—	—	—	0.7	4.2
ACT	123	12.2	53	4.7	176	16.9	2.5	—	9.1	—	82.6	0.3	0.2	—	—	0.5	0.6	93.2	112.6
Australia	9,914	761.3	3,391	222.9	12,315	984.2	171.4	28.5	108.6	124.4	375.0	185.7	68.2	10.7	49.1	25.1	47.1	934.3	2,899.8

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

Class of building	1987-88	1988-89	July-March		1990		
			1988-89	1989-90	January	February	March
<b>PRIVATE SECTOR</b>							
New houses	7,556.4	10,217.6	7,587.0	6,113.2	572.8	638.5	734.8
New other residential buildings	1,420.5	2,539.1	1,722.2	1,736.9	128.9	228.8	189.9
<i>Total new residential building</i>	<i>8,977.0</i>	<i>12,756.7</i>	<i>9,309.2</i>	<i>7,850.2</i>	<i>701.7</i>	<i>867.2</i>	<i>924.7</i>
Alterations and additions to residential buildings	1,346.8	1,828.4	1,319.1	1,415.7	134.7	147.6	168.5
Hotels, etc.	1,195.5	1,556.8	989.5	742.5	166.0	43.4	18.5
Shops	1,539.3	1,553.5	1,113.2	1,579.5	364.6	142.2	184.7
Factories	1,027.5	1,515.2	1,090.9	1,083.3	85.4	130.5	118.0
Offices	3,197.6	3,707.6	2,912.4	2,542.9	568.8	188.6	264.6
Other business premises	996.5	1,234.9	858.9	904.0	96.4	82.2	99.6
Educational	256.8	265.7	200.9	166.7	19.7	19.0	13.3
Religious	62.5	64.9	45.5	58.8	3.2	3.7	10.7
Health	254.0	283.0	216.0	209.0	29.2	14.5	19.3
Entertainment and recreational	228.3	453.5	227.1	269.7	17.1	33.1	21.9
Miscellaneous	204.5	169.1	121.3	161.7	21.1	21.7	20.9
<i>Total non-residential building</i>	<i>8,962.4</i>	<i>10,804.3</i>	<i>7,775.8</i>	<i>7,718.0</i>	<i>1,371.5</i>	<i>678.8</i>	<i>691.6</i>
<b>Total</b>	<b>19,286.2</b>	<b>25,389.4</b>	<b>18,404.1</b>	<b>16,983.9</b>	<b>2,208.0</b>	<b>1,693.6</b>	<b>1,784.8</b>
<b>PUBLIC SECTOR</b>							
New houses	241.6	290.2	192.4	196.2	21.7	23.4	26.5
New other residential buildings	293.2	417.1	258.4	265.4	20.4	20.1	32.9
<i>Total new residential building</i>	<i>534.9</i>	<i>707.3</i>	<i>450.8</i>	<i>461.5</i>	<i>42.1</i>	<i>43.4</i>	<i>59.4</i>
Alterations and additions to residential buildings	48.9	30.7	19.7	25.3	1.2	3.7	2.9
Hotels, etc.	132	56.6	51.6	20.1	1.1	1.0	2.0
Shops	25.1	103.5	27.8	50.1	1.1	1.4	3.9
Factories	51.2	75.5	39.0	39.8	2.5	2.4	6.4
Offices	687.1	824.8	657.7	522.2	26.7	33.2	110.4
Other business premises	316.9	384.6	284.6	337.1	23.6	44.5	6.1
Educational	565.4	679.6	457.6	599.6	89.7	47.4	54.9
Religious	—	—	—	0.5	—	—	—
Health	166.1	228.3	143.6	199.2	60.2	15.7	29.8
Entertainment and recreational	132.1	140.4	108.4	123.7	18.6	12.3	3.2
Miscellaneous	392.1	236.5	171.5	392.4	25.0	82.8	26.2
<i>Total non-residential building</i>	<i>2,349.2</i>	<i>2,729.8</i>	<i>1,941.7</i>	<i>2,284.7</i>	<i>248.3</i>	<i>240.6</i>	<i>242.8</i>
<b>Total</b>	<b>2,933.0</b>	<b>3,474.9</b>	<b>2,419.3</b>	<b>2,771.5</b>	<b>291.6</b>	<b>287.7</b>	<b>305.1</b>
<b>TOTAL</b>							
New houses	7,798.0	10,507.8	7,779.4	6,309.4	594.6	661.9	761.3
New other residential buildings	1,713.8	2,956.3	1,980.6	2,002.3	149.3	248.8	222.9
<i>Total new residential building</i>	<i>9,511.8</i>	<i>13,464.0</i>	<i>9,760.0</i>	<i>8,311.7</i>	<i>743.9</i>	<i>910.7</i>	<i>984.2</i>
Alterations and additions to residential buildings	1,395.8	1,859.1	1,338.8	1,441.0	135.8	151.2	171.4
Hotels, etc.	1,208.6	1,613.5	1,041.2	762.6	167.0	44.4	20.5
Shops	1,564.4	1,656.9	1,140.9	1,629.7	365.6	143.6	108.6
Factories	1,078.6	1,590.7	1,129.9	1,123.1	87.9	132.9	124.4
Offices	3,884.7	4,532.5	3,570.1	3,065.0	595.5	221.8	375.0
Other business premises	1,313.4	1,619.5	1,143.5	1,241.2	120.0	126.7	105.7
Educational	822.1	945.3	658.5	766.3	109.4	66.4	68.2
Religious	62.5	64.9	45.5	59.3	3.2	3.7	10.7
Health	420.1	511.4	359.6	408.2	89.3	30.2	49.1
Entertainment and recreational	360.4	593.9	335.4	393.3	35.7	45.4	25.1
Miscellaneous	596.6	405.5	292.8	554.1	46.2	104.5	47.1
<i>Total non-residential building</i>	<i>11,311.6</i>	<i>13,534.1</i>	<i>9,717.5</i>	<i>10,002.7</i>	<i>1,819.9</i>	<i>919.4</i>	<i>934.3</i>
<b>Total</b>	<b>22,219.2</b>	<b>28,857.3</b>	<b>20,816.3</b>	<b>19,755.4</b>	<b>2,499.6</b>	<b>1,981.3</b>	<b>2,089.8</b>

**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)
<b>HOTELS, ETC.</b>												
1990 January	23	2.1	10	3.0	6	3.7	6	9.3	2	149.0	47	167.0
February	28	2.7	8	2.4	8	5.3	6	10.5	1	23.5	51	44.4
March	23	2.0	20	5.6	7	3.9	6	9.1	—	—	56	20.5
<b>SHOPS</b>												
1990 January	213	14.8	39	11.8	14	9.4	7	16.4	5	313.3	278	365.6
February	266	19.7	48	14.9	24	15.5	17	31.7	5	61.8	360	143.6
March	335	22.5	53	15.5	14	9.8	19	36.9	3	24.0	424	108.6
<b>FACTORIES</b>												
1990 January	142	12.9	74	21.8	24	17.2	17	28.5	1	7.4	258	87.9
February	178	15.5	70	21.3	36	22.8	29	51.3	3	22.0	316	132.9
March	166	14.9	84	26.6	26	17.3	29	53.6	2	12.0	307	124.4
<b>OFFICES</b>												
1990 January	277	22.0	67	19.8	27	18.8	24	48.7	7	486.1	402	595.5
February	276	19.6	77	23.9	24	15.0	35	61.4	9	101.9	421	221.8
March	287	21.8	86	25.4	36	25.4	27	54.4	7	248.0	443	375.0
<b>OTHER BUSINESS PREMISES</b>												
1990 January	210	16.7	49	14.8	28	19.8	26	44.2	3	24.5	316	120.0
February	156	11.0	49	14.6	23	15.6	14	28.1	3	57.5	245	126.7
March	180	13.4	55	16.3	18	12.4	17	31.5	2	32.1	272	105.7
<b>EDUCATIONAL</b>												
1990 January	91	7.5	37	10.8	12	8.5	19	42.8	4	39.9	163	109.4
February	60	4.5	21	6.9	11	7.7	15	33.2	2	14.1	109	66.4
March	98	8.3	24	7.5	9	6.0	13	27.0	2	19.4	146	68.2
<b>RELIGIOUS</b>												
1990 January	13	0.8	5	1.7	1	0.8	—	—	—	—	19	3.2
February	15	1.1	6	1.4	2	1.2	—	—	—	—	23	3.7
March	19	1.7	9	3.1	3	1.8	3	4.1	—	—	34	10.7
<b>HEALTH</b>												
1990 January	29	2.2	10	2.6	6	3.9	19	29.5	4	51.2	68	89.3
February	37	2.9	20	6.0	5	3.1	7	10.6	1	7.5	70	30.2
March	24	2.1	13	4.0	3	2.4	10	19.0	2	21.4	52	49.1
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1990 January	48	3.8	13	4.3	4	2.5	12	25.1	—	—	77	35.7
February	59	4.8	14	4.6	10	7.0	10	22.8	1	6.2	94	45.4
March	57	4.4	24	7.2	5	3.2	3	4.3	1	6.0	90	25.1
<b>MISCELLANEOUS</b>												
1990 January	84	6.1	7	2.1	5	3.3	14	27.4	1	7.4	111	46.2
February	75	5.1	16	4.7	7	4.2	13	26.4	3	64.1	114	104.5
March	85	6.8	18	5.9	9	7.0	11	16.7	1	10.7	124	47.1
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1990 January	1,130	89.0	311	92.7	127	87.7	144	271.7	27	1,078.8	1,739	1,619.9
February	1,150	86.9	329	100.5	150	97.5	146	275.9	28	358.6	1,803	918.4
March	1,274	97.8	386	117.1	130	89.2	138	256.5	20	373.7	1,948	934.3

TABLE 9. SUMMARY OF BUILDING APPROVED

Period	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Australia
NUMBER OF DWELLING UNITS									
1988-89	52,101	40,611	47,116	11,162	27,597	3,914	1,079	2,778	186,558
1989-									
March	4,553	3,170	3,887	842	2,261	302	101	279	15,355
December	2,480	2,237	2,303	921	1,306	194	65	91	9,597
1990-									
January	2,877	2,034	2,065	670	1,406	286	45	157	9,540
February	2,927	2,322	2,658	929	1,572	301	82	296	11,087
March	3,670	2,675	3,015	1,901	1,405	315	58	176	12,315
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
1989-									
March	366.3	249.0	276.6	53.4	149.1	18.1	7.9	23.0	1,143.5
December	237.4	192.7	176.3	60.6	93.7	13.5	5.7	10.0	789.8
1990-									
January	240.7	176.2	150.3	47.1	92.4	18.7	4.2	14.3	743.9
February	266.0	195.6	222.6	60.8	113.2	20.3	7.2	24.9	910.7
March	310.3	229.2	232.1	62.2	108.3	20.7	4.6	16.9	984.2
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
1989-									
March	78.9	44.2	10.3	8.2	11.9	2.4	3.9	7.2	167.1
December	60.2	38.2	9.3	8.5	9.3	2.0	1.4	2.1	131.0
1990-									
January	66.0	36.3	9.5	7.0	11.4	2.3	1.3	2.1	135.8
February	64.4	45.7	13.0	8.5	12.5	3.0	1.2	3.0	151.2
March	81.6	46.3	13.8	9.6	12.5	3.1	2.0	2.5	171.4
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
1989-									
March	750.2	286.4	111.6	51.7	90.9	28.5	12.6	17.2	1,348.9
December	265.8	211.1	103.7	36.7	38.8	5.8	9.7	29.5	701.1
1990-									
January	923.5	230.7	174.0	185.3	77.6	5.4	15.8	7.6	1,619.9
February	336.9	188.9	218.2	32.5	86.0	8.3	26.6	22.1	919.4
March	356.7	260.9	103.5	66.8	41.0	8.1	4.2	93.2	934.3
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
1989-									
March	1,195.4	579.6	398.5	113.3	251.9	49.0	24.3	47.4	2,659.4
December	563.4	442.0	289.3	105.8	141.8	21.2	16.9	41.5	1,621.9
1990-									
January	1,230.1	443.2	333.7	239.4	181.5	26.3	21.3	24.0	2,499.6
February	667.3	430.1	453.8	101.8	211.7	31.5	35.0	50.0	1,981.3
March	748.6	536.4	349.3	138.6	161.8	31.8	10.8	112.6	2,089.8

## EXPLANATORY NOTES

**Scope and coverage**

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

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

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

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

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

4. From July 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 printout and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

26. Users may also wish to refer to the following building and construction publications which are available on request:

*Building Activity, Australia: Dwelling Unit Commencements, Preliminary* (8750.0) — issued quarterly

*Building Activity, Australia* (8752.0) — issued quarterly

*Engineering Construction Survey, Australia* (8762.0) — issued quarterly

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

### Symbols and other usages

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

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

### Electronic services

**DISCOVERY** Key \*656# for selected current economic, (VIATEL). social and demographic statistics.

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

**TELESTATS.** This service provides:

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

### Floppy disk service

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

IAN CASTLES  
Australian Statistician

