

## BUILDING APPROVALS, AUSTRALIA, JULY 1989

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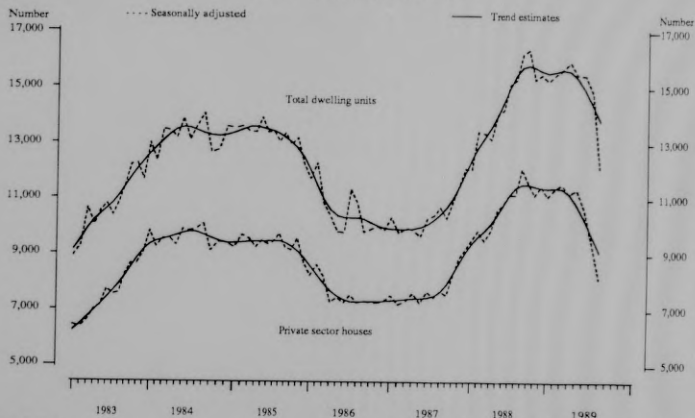
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### ELECTRONIC SERVICES

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

### MAIN FEATURES DWELLING UNITS APPROVED, AUSTRALIA



#### Total Building

In seasonally adjusted terms, the total value of buildings approved in July 1989 at \$2,084.8m was 15.2% lower than in June 1989.

#### Residential building

Private sector houses and total dwelling units approved in June 1989 and July 1989 are:

|                     | Private<br>Sector Houses |         | Total<br>Dwelling Units |         |
|---------------------|--------------------------|---------|-------------------------|---------|
|                     | Jun. 89                  | Jul. 89 | Jun. 89                 | Jul. 89 |
| Original            | 9,854                    | 8,237   | 15,360                  | 12,015  |
| Seasonally Adjusted | 9,388                    | 8,136   | 14,831                  | 12,134  |
| Trend estimate      | 9,694                    | 9,113   | 14,395                  | 13,828  |

In seasonally adjusted terms, the total number of dwelling units approved in July 1989 decreased by 18.2% on June 1989. This is the biggest monthly change since March 1977. The number of private sector houses approved in July 1989 (8,136) decreased by 13.3% from June 1989 and is the lowest monthly figure since August 1987 (7,545).

In original terms, the total number of dwelling units approved in July 1989 decreased markedly by 21.8% over June 1989, with the private sector recording a decrease of 17.2%. The number of other residential buildings approved in July 1989 followed the same trend by showing a decrease of 29.6% over June 1989.

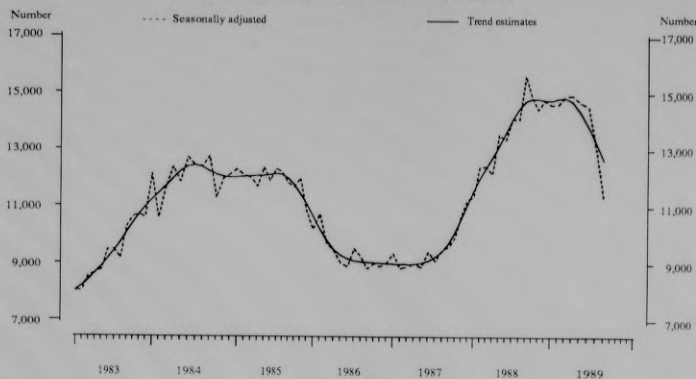
The trend estimates for private sector houses and total dwelling units are now showing a steep decline over recent months.

#### Non-residential building

The value of non-residential building approvals in July 1989 (\$948.8m) decreased by 23.3% over the June 1989 figure of \$1,236.5m. In the private sector the most significant decreases occurred in the Hotels and Offices categories with decreases of 71.3% and 30.3% respectively. These decreases were partially offset by increases in the Shops and Other business premises categories.

In the public sector, the most significant decreases occurred in the Educational category (-49.0%) and in the Health category (-25.2%).

## PRIVATE SECTOR DWELLING UNITS APPROVED, AUSTRALIA

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

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

|                          | Mar. qtr 1989 to<br>Jun. qtr 1989 |                        | Jun. qtr 1988 to<br>Jun. qtr 1989 |                        |
|--------------------------|-----------------------------------|------------------------|-----------------------------------|------------------------|
|                          | Original                          | Seasonally<br>adjusted | Original                          | Seasonally<br>adjusted |
| New Residential Building | +16.6%                            | +0.7%                  | +11.7%                            | +9.0%                  |
| Non-residential Building | +9.1%                             | n.a.                   | +4.8%                             | n.a.                   |
| Total Building           | +12.5%                            | -7.2%                  | +8.4%                             | +5.0%                  |

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

| Period    | Houses         |               |         | Other residential buildings |               |        | Total          |               |         |
|-----------|----------------|---------------|---------|-----------------------------|---------------|--------|----------------|---------------|---------|
|           | Private sector | Public sector | Total   | Private sector              | Public sector | Total  | Private sector | Public sector | Total   |
| 1986-87   | 88,414         | 5,421         | 93,835  | 20,197                      | 6,748         | 26,945 | 108,611        | 12,169        | 120,780 |
| 1987-88   | 113,061        | 4,630         | 117,691 | 27,403                      | 6,074         | 33,477 | 140,464        | 10,704        | 151,168 |
| 1988-89   | 133,653        | 4,754         | 138,407 | 40,939                      | 7,017         | 47,956 | 174,592        | 11,771        | 186,363 |
| 1988-     |                |               |         |                             |               |        |                |               |         |
| May       | 11,528         | 436           | 11,964  | 2,760                       | 558           | 3,318  | 14,288         | 994           | 15,282  |
| June      | 11,907         | 426           | 12,333  | 3,005                       | 669           | 3,674  | 14,912         | 1,095         | 16,007  |
| July      | 11,146         | 358           | 11,504  | 2,938                       | 510           | 3,448  | 14,084         | 868           | 14,952  |
| August    | 13,100         | 343           | 13,443  | 3,803                       | 675           | 4,478  | 16,903         | 1,018         | 17,921  |
| September | 12,371         | 609           | 12,980  | 3,441                       | 499           | 3,940  | 15,812         | 1,108         | 16,920  |
| October   | 11,267         | 376           | 11,643  | 3,308                       | 617           | 3,925  | 14,575         | 993           | 15,568  |
| November  | 12,551         | 519           | 13,070  | 3,606                       | 588           | 4,194  | 16,157         | 1,107         | 17,264  |
| December  | 10,069         | 358           | 10,427  | 2,991                       | 521           | 3,512  | 13,060         | 879           | 13,939  |
| 1989-     |                |               |         |                             |               |        |                |               |         |
| January   | 9,296          | 225           | 9,521   | 2,742                       | 279           | 3,021  | 12,038         | 504           | 12,542  |
| February  | 10,522         | 344           | 10,866  | 3,292                       | 386           | 3,678  | 13,814         | 730           | 14,544  |
| March     | 10,911         | 289           | 11,200  | 3,725                       | 470           | 4,195  | 14,636         | 759           | 15,395  |
| April     | 10,935         | 235           | 11,170  | 3,156                       | 480           | 3,636  | 14,091         | 715           | 14,806  |
| May       | 11,631         | 546           | 12,177  | 4,149                       | 826           | 4,975  | 15,780         | 1,372         | 17,152  |
| June      | 9,854          | 552           | 10,406  | 3,788                       | 1,166         | 4,954  | 13,642         | 1,718         | 15,360  |
| July      | 8,237          | 290           | 8,527   | 3,057                       | 431           | 3,488  | 11,294         | 721           | 12,015  |

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 140 such dwelling units approved in July 1989.

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

| Period       | New residential building |               |          |                             |               |         |                |               |          | Alterations and additions to residential buildings | Non-residential building |          | Total building |          |
|--------------|--------------------------|---------------|----------|-----------------------------|---------------|---------|----------------|---------------|----------|----------------------------------------------------|--------------------------|----------|----------------|----------|
|              | Houses                   |               |          | Other residential buildings |               |         | 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      | 10,218.2                 | 290.2         | 10,508.4 | 2,539.1                     | 417.1         | 2,956.3 | 12,757.3       | 707.3         | 13,464.6 | 1,859.1                                            | 10,804.3                 | 13,534.1 | 25,390.0       | 28,857.9 |
| 1988-May     |                          |               |          |                             |               |         |                |               |          |                                                    |                          |          |                |          |
| June         | 786.4                    | 23.6          | 810.1    | 139.6                       | 29.3          | 168.9   | 926.1          | 52.9          | 979.0    | 128.4                                              | 1,060.9                  | 1,455.0  | 2,105.1        | 2,562.3  |
| July         | 828.9                    | 23.1          | 852.0    | 171.3                       | 35.2          | 206.5   | 1,000.2        | 58.3          | 1,058.5  | 134.9                                              | 698.7                    | 988.9    | 1,827.2        | 2,182.2  |
| August       | 790.1                    | 20.0          | 810.1    | 145.6                       | 25.4          | 171.0   | 935.7          | 45.4          | 981.2    | 134.1                                              | 1,024.1                  | 1,156.9  | 2,091.7        | 2,272.1  |
| September    | 934.9                    | 18.7          | 953.6    | 229.0                       | 70.8          | 299.8   | 1,163.9        | 89.5          | 1,253.4  | 151.0                                              | 788.5                    | 908.7    | 2,101.3        | 2,313.1  |
| October      | 891.3                    | 31.7          | 923.0    | 182.2                       | 21.9          | 204.1   | 1,073.5        | 53.7          | 1,127.1  | 161.2                                              | 911.5                    | 1,048.0  | 2,145.7        | 2,364.6  |
| November     | 834.2                    | 19.3          | 853.4    | 177.8                       | 28.2          | 206.0   | 1,012.0        | 47.5          | 1,059.5  | 145.0                                              | 740.4                    | 895.7    | 1,897.0        | 2,100.3  |
| December     | 955.5                    | 28.1          | 983.6    | 217.0                       | 24.1          | 241.1   | 1,172.4        | 52.2          | 1,224.6  | 165.2                                              | 938.0                    | 1,101.4  | 2,274.9        | 2,491.3  |
|              | 777.3                    | 19.2          | 796.5    | 177.8                       | 28.2          | 206.0   | 955.1          | 47.4          | 1,002.5  | 127.8                                              | 671.0                    | 1,153.8  | 1,753.2        | 2,284.1  |
| 1989-January |                          |               |          |                             |               |         |                |               |          |                                                    |                          |          |                |          |
| February     | 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  |
| March        | 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        | 2,070.7  |
| April        | 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        | 2,639.4  |
| May          | 861.8                    | 17.2          | 878.9    | 226.8                       | 28.2          | 255.0   | 1,088.6        | 45.4          | 1,134.0  | 155.2                                              | 870.0                    | 1,143.2  | 2,111.3        | 2,434.2  |
| June         | 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  |
| July         | 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  |
| August       | 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  |

TABLE 3. NUMBER AND VALUE OF BUILDING APPROVED, AUSTRALIA  
SEASONALLY ADJUSTED SERIES(a)

| Period      | Number of dwelling units |        |                |        | Value(\$m)                                         |       |                |
|-------------|--------------------------|--------|----------------|--------|----------------------------------------------------|-------|----------------|
|             | Houses                   |        | Total          |        | Alterations and additions to residential buildings |       |                |
|             | Private sector           | Total  | Private sector | Total  | New residential building                           |       | Total building |
| 1988-       |                          |        |                |        |                                                    |       |                |
| May r       | 10,811                   | 11,101 | 13,352         | 14,219 | 891.3                                              | 119.3 | 2,301.5        |
| June r      | 11,162                   | 11,616 | 14,110         | 15,123 | 1,003.7                                            | 134.6 | 2,064.0        |
| July r      | 11,165                   | 11,624 | 14,055         | 15,299 | 990.9                                              | 129.9 | 2,346.8        |
| August r    | 12,104                   | 12,053 | 15,634         | 16,219 | 1,148.3                                            | 141.0 | 1,979.4        |
| September r | 11,594                   | 12,393 | 14,870         | 16,378 | 1,096.7                                            | 146.8 | 2,316.8        |
| October r   | 11,143                   | 11,521 | 14,443         | 15,312 | 1,046.7                                            | 135.8 | 2,133.4        |
| November r  | 11,466                   | 11,873 | 14,757         | 15,484 | 1,101.4                                            | 150.6 | 2,283.9        |
| December r  | 11,099                   | 11,578 | 14,606         | 15,261 | 1,092.1                                            | 142.6 | 2,428.4        |
| 1989-       |                          |        |                |        |                                                    |       |                |
| January r   | 11,373                   | 11,705 | 14,592         | 15,491 | 1,120.8                                            | 176.4 | 2,699.4        |
| February r  | 11,539                   | 11,957 | 14,893         | 15,684 | 1,154.5                                            | 165.2 | 2,896.3        |
| March r     | 11,192                   | 11,504 | 14,938         | 15,936 | 1,184.1                                            | 172.4 | 2,718.8        |
| April r     | 11,358                   | 11,599 | 14,683         | 15,460 | 1,188.3                                            | 161.5 | 2,472.4        |
| May r       | 10,625                   | 10,904 | 14,537         | 15,464 | 1,222.4                                            | 179.6 | 2,626.2        |
| June r      | 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        |

(a) Series have been revised due to annual re-analysis of seasonal adjustment factors.

TABLE 4. NUMBER AND VALUE OF BUILDING APPROVED, AUSTRALIA  
TREND ESTIMATES (a)(b)

| Period      | Number of dwelling units |        |                |        | Value(\$m)                                         |                          |                |
|-------------|--------------------------|--------|----------------|--------|----------------------------------------------------|--------------------------|----------------|
|             | Houses                   |        | Total          |        | Alterations and additions to residential buildings |                          |                |
|             | Private sector           | Total  | Private sector | Total  | New residential building                           | Non-residential building | Total building |
| 1988-       |                          |        |                |        |                                                    |                          |                |
| May r       | 10,796                   | 11,139 | 13,613         | 14,506 | 943.1                                              | 125.9                    | 2,111.0        |
| June r      | 11,146                   | 11,493 | 14,074         | 15,020 | 987.0                                              | 130.1                    | 2,150.0        |
| July r      | 11,407                   | 11,770 | 14,466         | 15,465 | 1,028.6                                            | 133.7                    | 2,169.7        |
| August r    | 11,531                   | 11,919 | 14,727         | 15,752 | 1,061.7                                            | 137.0                    | 2,184.8        |
| September r | 11,535                   | 11,951 | 14,825         | 15,824 | 1,082.0                                            | 140.3                    | 2,207.2        |
| October r   | 11,475                   | 11,913 | 14,815         | 15,749 | 1,092.4                                            | 144.5                    | 2,255.6        |
| November r  | 11,410                   | 11,852 | 14,768         | 15,629 | 1,098.4                                            | 149.5                    | 2,340.8        |
| December r  | 11,390                   | 11,811 | 14,750         | 15,549 | 1,108.9                                            | 155.1                    | 2,439.9        |
| 1989-       |                          |        |                |        |                                                    |                          |                |
| January r   | 11,423                   | 11,808 | 14,820         | 15,601 | 1,132.5                                            | 161.4                    | 2,534.3        |
| February r  | 11,395                   | 11,746 | 14,855         | 15,673 | 1,158.8                                            | 166.5                    | 2,594.0        |
| March r     | 11,200                   | 11,540 | 14,725         | 15,627 | 1,174.6                                            | 169.3                    | 2,599.8        |
| April r     | 10,801                   | 11,153 | 14,364         | 15,363 | 1,170.8                                            | 169.5                    | 2,559.9        |
| May r       | 10,272                   | 10,643 | 13,843         | 14,924 | 1,151.0                                            | 167.9                    | 2,492.2        |
| June r      | 9,664                    | 10,089 | 13,245         | 14,395 | 1,121.0                                            | 165.7                    | 2,411.9        |
| July        | 9,113                    | 9,536  | 12,636         | 13,828 | 1,084.2                                            | 161.7                    | 2,322.4        |

(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average - see Explanatory Notes for a more detailed explanation. (b) Series have been revised due to annual re-analysis of seasonal adjustment factors. 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<br>and<br>additions<br>to<br>residential<br>buildings | Non-residential building |         | Total building    |          |
|---------------------|--------------------------|---------|-----------------------------------|---------|-------------------------------------------------------------------|--------------------------|---------|-------------------|----------|
|                     | Houses                   |         | Other<br>residential<br>buildings | Total   |                                                                   | Private<br>sector        | Total   | Private<br>sector | Total    |
|                     | Private<br>sector        | Total   |                                   |         |                                                                   |                          |         |                   |          |
| ORIGINAL            |                          |         |                                   |         |                                                                   |                          |         |                   |          |
| 1986-87             | 4,746.1                  | 4,976.5 | 1,027.8                           | 6,004.3 | 962.5                                                             | 5,009.6                  | 7,071.3 | 11,418.1          | 14,038.1 |
| 1987-88             | 6,132.6                  | 6,331.5 | 1,337.2                           | 7,668.7 | 1,126.0                                                           | 6,957.9                  | 8,772.1 | 15,253.6          | 17,566.8 |
| 1988-89             | 7,031.1                  | 7,234.3 | 2,113.1                           | 9,347.4 | 1,259.9                                                           | 7,749.3                  | 9,701.9 | 17,873.9          | 20,309.2 |
| /1988-              |                          |         |                                   |         |                                                                   |                          |         |                   |          |
| Mar. qtr.           | 1,490.2                  | 1,534.1 | 387.7                             | 1,921.8 | 259.4                                                             | 1,546.1                  | 1,927.6 | 3,610.0           | 4,108.8  |
| June qtr.           | 1,755.6                  | 1,800.1 | 395.5                             | 2,195.6 | 292.5                                                             | 1,895.1                  | 2,546.7 | 4,260.6           | 5,034.8  |
| Sept. qtr.          | 1,921.9                  | 1,974.1 | 501.5                             | 2,475.6 | 321.8                                                             | 2,023.4                  | 2,310.5 | 4,683.4           | 5,107.9  |
| Dec. qtr.           | 1,792.8                  | 1,841.3 | 475.7                             | 2,317.0 | 302.0                                                             | 1,697.0                  | 2,274.3 | 4,212.6           | 4,893.3  |
| /1989-              |                          |         |                                   |         |                                                                   |                          |         |                   |          |
| Mar. qtr.           | 1,604.1                  | 1,642.5 | 460.4                             | 2,102.9 | 300.5                                                             | 1,913.1                  | 2,446.9 | 4,238.9           | 4,850.3  |
| June qtr.           | 1,712.3                  | 1,776.4 | 675.5                             | 2,451.9 | 335.6                                                             | 2,115.8                  | 2,670.2 | 4,739.0           | 5,457.7  |
| SEASONALLY ADJUSTED |                          |         |                                   |         |                                                                   |                          |         |                   |          |
| /1988-              |                          |         |                                   |         |                                                                   |                          |         |                   |          |
| Mar. qtr.           | 1,600.8                  | 1,647.2 | n.a.                              | 2,039.8 | 285.9                                                             | n.a.                     | n.a.    | 3,883.1           | 4,502.1  |
| June qtr.           | 1,719.3                  | 1,750.3 | n.a.                              | 2,153.7 | 289.8                                                             | n.a.                     | n.a.    | 4,199.3           | 4,882.6  |
| Sept. qtr.          | 1,836.0                  | 1,895.7 | n.a.                              | 2,396.4 | 302.7                                                             | n.a.                     | n.a.    | 4,474.6           | 4,935.7  |
| Dec. qtr.           | 1,777.4                  | 1,827.2 | n.a.                              | 2,281.7 | 294.2                                                             | n.a.                     | n.a.    | 4,157.1           | 4,833.7  |
| /1989-              |                          |         |                                   |         |                                                                   |                          |         |                   |          |
| Mar. qtr.           | 1,738.5                  | 1,781.1 | n.a.                              | 2,332.2 | 343.0                                                             | n.a.                     | n.a.    | 4,605.6           | 5,528.0  |
| June qtr.           | n.y.a.                   | n.y.a.  | n.a.                              | 2,348.4 | 325.1                                                             | n.a.                     | n.a.    | n.y.a.            | 5,127.7  |

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

TABLE 6. DETAILS OF BUILDING APPROVED, JULY 1989

| State          | New residential building |             |                             |             |                          |             | Value (\$m)                                        |                          |       |           |         |                         |             |           |        |                                |               |                |         |  |
|----------------|--------------------------|-------------|-----------------------------|-------------|--------------------------|-------------|----------------------------------------------------|--------------------------|-------|-----------|---------|-------------------------|-------------|-----------|--------|--------------------------------|---------------|----------------|---------|--|
|                | Houses                   |             | Other residential buildings |             | Total                    |             | Alterations and additions to residential buildings | Non-residential building |       |           |         |                         |             |           |        |                                |               | Total building |         |  |
|                | Number of dwelling units | Value (\$m) | Number of dwelling units    | Value (\$m) | Number of dwelling units | Value (\$m) |                                                    | Hotels, etc.             | Shops | Factories | Offices | Other business premises | Educational | Religious | Health | Entertainment and recreational | Miscellaneous |                |         |  |
|                |                          |             |                             |             |                          |             |                                                    |                          |       |           |         |                         |             |           |        |                                |               |                |         |  |
| PRIVATE SECTOR |                          |             |                             |             |                          |             |                                                    |                          |       |           |         |                         |             |           |        |                                |               |                |         |  |
| NSW            | 1,963                    | 181.5       | 1,050                       | 63.8        | 3,013                    | 245.2       | 70.0                                               | 34.7                     | 24.9  | 46.7      | 118.5   | 90.6                    | 3.8         | 0.7       | 9.9    | 6.1                            | 7.4           | 343.3          | 658.5   |  |
| Vic.           | 2,552                    | 213.9       | 89                          | 5.4         | 2,641                    | 219.3       | 43.7                                               | 4.4                      | 55.4  | 51.2      | 45.9    | 24.3                    | 4.3         | 0.4       | 2.7    | 7.0                            | 0.7           | 196.5          | 459.5   |  |
| Qld            | 1,870                    | 151.3       | 1,035                       | 94.2        | 2,905                    | 245.6       | 11.2                                               | 13.6                     | 24.0  | 10.5      | 10.5    | 14.4                    | 5.0         | 1.2       | 18.0   | 6.5                            | 3.0           | 106.7          | 363.5   |  |
| SA             | 675                      | 46.5        | 282                         | 14.1        | 957                      | 60.6        | 8.3                                                | 0.3                      | 33.3  | 1.6       | 9.9     | 9.6                     | 1.0         | 0.5       | 0.8    | 0.7                            | 1.5           | 59.2           | 128.1   |  |
| WA             | 840                      | 65.0        | 489                         | 24.3        | 1,329                    | 89.4        | 9.5                                                | 1.2                      | 5.4   | 9.9       | 7.8     | 9.9                     | 0.8         | 1.6       | 2.3    | 1.0                            | 2.5           | 42.4           | 141.3   |  |
| Tas.           | 198                      | 13.4        | 55                          | 2.8         | 253                      | 16.3        | 1.9                                                | 0.6                      | 0.5   | 1.4       | 7.2     | 1.1                     | 0.3         | 0.8       | 0.2    | 1.1                            | 0.8           | 13.9           | 32.0    |  |
| NT             | 31                       | 2.4         | 3                           | 0.1         | 34                       | 2.6         | 0.7                                                | —                        | 0.5   | 0.2       | 0.2     | 0.5                     | 0.2         | —         | —      | 1.3                            | 0.3           | 3.1            | 6.4     |  |
| ACT            | 108                      | 10.3        | 54                          | 4.1         | 162                      | 14.5        | 3.3                                                | —                        | 1.6   | —         | 2.6     | 0.6                     | —           | —         | —      | 2.0                            | 0.1           | 6.8            | 24.6    |  |
| Australia      | 8,237                    | 684.5       | 3,057                       | 208.8       | 11,294                   | 893.4       | 148.7                                              | 54.9                     | 145.6 | 121.5     | 202.5   | 150.9                   | 15.3        | 5.3       | 33.9   | 25.7                           | 16.3          | 771.9          | 1,813.9 |  |
| PUBLIC SECTOR  |                          |             |                             |             |                          |             |                                                    |                          |       |           |         |                         |             |           |        |                                |               |                |         |  |
| NSW            | 62                       | 4.2         | 177                         | 13.7        | 239                      | 17.9        | 1.0                                                | —                        | 0.2   | 0.1       | 20.4    | 6.1                     | 8.6         | —         | 1.1    | 1.3                            | 5.7           | 43.6           | 62.4    |  |
| Vic.           | 52                       | 3.3         | 67                          | 4.1         | 119                      | 7.4         | —                                                  | —                        | 0.1   | 2.7       | 2.8     | 0.7                     | 8.3         | —         | 2.4    | 3.0                            | 1.2           | 21.2           | 28.6    |  |
| Qld            | 107                      | 5.5         | 94                          | 4.0         | 201                      | 9.5         | —                                                  | —                        | —     | 1.4       | 2.0     | 6.1                     | 9.4         | —         | 33.0   | 0.1                            | 2.1           | 54.0           | 63.5    |  |
| SA             | 54                       | 5.3         | 70                          | 2.9         | 124                      | 8.2         | —                                                  | 0.2                      | 0.3   | 6.3       | 1.1     | 2.5                     | 0.3         | —         | —      | 1.0                            | 1.3           | 13.0           | 21.2    |  |
| WA             | 7                        | 1.0         | 15                          | 1.4         | 22                       | 2.4         | 0.1                                                | —                        | —     | —         | 12.2    | 0.7                     | 3.2         | —         | 1.6    | —                              | 2.7           | 20.4           | 22.8    |  |
| Tas.           | 6                        | 0.4         | 6                           | 0.3         | 12                       | 0.7         | —                                                  | —                        | —     | —         | —       | —                       | 5.4         | —         | —      | —                              | 1.5           | 6.9            | 7.6     |  |
| NT             | 2                        | 0.3         | 2                           | 0.3         | 4                        | 0.6         | 1.8                                                | —                        | —     | 0.3       | 0.7     | 0.1                     | 1.2         | —         | 0.1    | 0.3                            | 0.4           | 3.0            | 5.4     |  |
| ACT            | —                        | —           | —                           | —           | —                        | —           | 0.6                                                | —                        | —     | —         | 8.4     | 1.6                     | 0.2         | —         | —      | 0.2                            | 4.3           | 14.8           | 15.4    |  |
| Australia      | 290                      | 20.0        | 431                         | 26.6        | 721                      | 46.6        | 3.5                                                | 0.2                      | 0.6   | 10.7      | 47.6    | 17.8                    | 36.6        | —         | 38.2   | 6.0                            | 19.3          | 176.9          | 227.0   |  |
| TOTAL          |                          |             |                             |             |                          |             |                                                    |                          |       |           |         |                         |             |           |        |                                |               |                |         |  |
| NSW            | 2,025                    | 185.7       | 1,227                       | 77.4        | 3,252                    | 263.1       | 71.0                                               | 34.7                     | 25.1  | 46.8      | 138.8   | 96.7                    | 12.4        | 0.7       | 11.0   | 7.4                            | 13.1          | 386.8          | 721.0   |  |
| Vic.           | 2,604                    | 217.2       | 156                         | 9.5         | 2,760                    | 226.7       | 43.7                                               | 4.4                      | 55.5  | 53.9      | 48.7    | 25.0                    | 12.6        | 0.4       | 5.1    | 10.1                           | 2.0           | 217.6          | 488.1   |  |
| Qld            | 1,977                    | 156.8       | 1,129                       | 98.2        | 3,106                    | 255.1       | 11.2                                               | 13.6                     | 24.0  | 11.9      | 12.5    | 20.5                    | 14.3        | 1.2       | 51.0   | 6.6                            | 5.2           | 160.7          | 427.0   |  |
| SA             | 729                      | 51.8        | 352                         | 17.0        | 1,081                    | 68.8        | 8.4                                                | 0.5                      | 33.6  | 7.9       | 11.0    | 12.1                    | 1.3         | 0.5       | 0.8    | 1.7                            | 2.8           | 72.2           | 149.4   |  |
| WA             | 847                      | 66.0        | 504                         | 25.7        | 1,351                    | 91.7        | 9.6                                                | 1.2                      | 5.4   | 9.9       | 20.0    | 10.6                    | 4.0         | 1.6       | 3.9    | 1.0                            | 5.2           | 62.9           | 164.2   |  |
| Tas.           | 204                      | 13.8        | 61                          | 3.2         | 265                      | 17.0        | 1.9                                                | 0.6                      | 0.5   | 1.4       | 7.2     | 1.1                     | 5.8         | 0.8       | 0.2    | 1.1                            | 2.3           | 20.8           | 39.7    |  |
| NT             | 33                       | 2.8         | 5                           | 0.4         | 38                       | 3.2         | 2.5                                                | —                        | 0.5   | 0.5       | 0.9     | 0.6                     | 1.4         | —         | 0.1    | 1.6                            | 0.6           | 6.1            | 11.8    |  |
| ACT            | 108                      | 10.3        | 54                          | 4.1         | 162                      | 14.5        | 3.9                                                | —                        | 1.6   | —         | 11.0    | 2.2                     | 0.2         | —         | —      | 2.2                            | 4.4           | 21.5           | 39.9    |  |
| Australia      | 8,527                    | 704.5       | 3,488                       | 235.5       | 12,015                   | 940.0       | 152.2                                              | 55.1                     | 146.2 | 132.2     | 250.1   | 168.7                   | 51.9        | 5.3       | 72.1   | 31.7                           | 35.6          | 948.8          | 2,040.9 |  |

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

| Class of building                                  | Twelve months ended June |          |          | 1989    |         |         |         |
|----------------------------------------------------|--------------------------|----------|----------|---------|---------|---------|---------|
|                                                    | 1986-87                  | 1987-88  | 1988-89  | April   | May     | June    | July    |
| PRIVATE SECTOR                                     |                          |          |          |         |         |         |         |
| New houses                                         | 5,443.0                  | 7,556.4  | 10,218.2 | 861.8   | 959.0   | 809.9   | 684.5   |
| New other residential buildings                    | 899.1                    | 1,420.5  | 2,539.1  | 226.8   | 342.1   | 247.9   | 208.8   |
| Total non-residential building                     | 6,342.1                  | 8,977.0  | 12,757.3 | 1,088.6 | 1,301.1 | 1,057.8 | 893.4   |
| Alterations and additions to residential buildings | 1,076.9                  | 1,346.8  | 1,828.4  | 152.7   | 194.7   | 162.0   | 148.7   |
| Hotels, etc.                                       | 528.7                    | 1,195.5  | 1,556.8  | 76.9    | 298.8   | 191.6   | 54.9    |
| Shops                                              | 1,150.2                  | 1,539.3  | 1,553.5  | 115.3   | 219.2   | 105.8   | 145.6   |
| Factories                                          | 770.9                    | 1,027.5  | 1,515.2  | 156.4   | 146.0   | 121.9   | 121.5   |
| Offices                                            | 1,978.2                  | 3,197.6  | 3,707.6  | 278.3   | 226.3   | 290.6   | 202.5   |
| Other business premises                            | 712.5                    | 996.5    | 1,234.9  | 128.0   | 114.8   | 133.2   | 150.9   |
| Educational                                        | 221.1                    | 256.8    | 263.7    | 11.7    | 23.2    | 30.0    | 15.3    |
| Religious                                          | 60.3                     | 62.5     | 64.9     | 7.2     | 5.9     | 6.2     | 5.3     |
| Health                                             | 169.7                    | 254.0    | 283.0    | 25.8    | 18.7    | 22.5    | 33.9    |
| Entertainment and recreational                     | 214.6                    | 228.3    | 453.5    | 53.7    | 91.7    | 81.0    | 25.7    |
| Miscellaneous                                      | 172.8                    | 204.5    | 169.1    | 16.7    | 18.4    | 12.6    | 16.3    |
| Total non-residential building                     | 5,979.1                  | 8,962.4  | 10,804.3 | 870.0   | 1,161.0 | 995.4   | 771.9   |
| Total                                              | 13,398.0                 | 19,286.2 | 25,960.0 | 2,111.3 | 2,658.8 | 2,215.2 | 1,813.9 |
| PUBLIC SECTOR                                      |                          |          |          |         |         |         |         |
| New houses                                         | 264.0                    | 241.6    | 290.2    | 17.2    | 38.5    | 42.0    | 20.0    |
| New other residential buildings                    | 323.3                    | 293.2    | 417.1    | 28.2    | 48.9    | 81.7    | 26.6    |
| Total non-residential building                     | 387.3                    | 534.9    | 707.3    | 45.4    | 87.4    | 123.7   | 46.6    |
| Alterations and additions to residential buildings | 35.9                     | 48.9     | 30.7     | 2.6     | 4.0     | 4.4     | 3.5     |
| Hotels, etc.                                       | 12.5                     | 13.2     | 56.6     | —       | 1.6     | 3.4     | 0.2     |
| Shops                                              | 51.6                     | 25.1     | 101.5    | 1.0     | 66.5    | 8.2     | 0.6     |
| Factories                                          | 40.8                     | 51.2     | 75.5     | 19.3    | 19.3    | 5.4     | 10.7    |
| Offices                                            | 604.6                    | 687.1    | 824.8    | 116.4   | 25.6    | 25.0    | 47.6    |
| Other business premises                            | 260.3                    | 316.9    | 384.6    | 25.0    | 44.7    | 30.3    | 17.8    |
| Educational                                        | 698.7                    | 565.4    | 679.6    | 79.7    | 70.5    | 71.8    | 36.6    |
| Religious                                          | —                        | —        | —        | —       | —       | —       | —       |
| Health                                             | 398.2                    | 166.1    | 228.3    | 9.0     | 24.7    | 51.1    | 38.2    |
| Entertainment and recreational                     | 124.6                    | 132.1    | 140.4    | 5.6     | 7.7     | 18.8    | 6.0     |
| Miscellaneous                                      | 286.9                    | 392.1    | 236.5    | 24.5    | 13.4    | 27.1    | 19.3    |
| Total non-residential building                     | 2,477.0                  | 2,349.2  | 2,729.8  | 273.2   | 273.9   | 241.0   | 176.9   |
| Total                                              | 3,100.2                  | 2,933.0  | 3,474.9  | 321.1   | 365.3   | 369.2   | 227.0   |
| TOTAL                                              |                          |          |          |         |         |         |         |
| New houses                                         | 5,707.0                  | 7,798.0  | 10,508.4 | 878.9   | 997.5   | 851.9   | 704.5   |
| New other residential buildings                    | 1,222.4                  | 1,713.8  | 2,956.3  | 255.0   | 391.0   | 329.6   | 235.5   |
| Total non-residential building                     | 6,929.4                  | 9,511.8  | 13,464.6 | 1,134.0 | 1,388.5 | 1,181.5 | 940.0   |
| Alterations and additions to residential buildings | 1,112.8                  | 1,395.8  | 1,859.1  | 155.2   | 198.7   | 166.4   | 152.2   |
| Hotels, etc.                                       | 539.9                    | 1,208.6  | 1,613.5  | 76.9    | 300.5   | 195.0   | 55.1    |
| Shops                                              | 1,201.8                  | 1,564.4  | 1,656.9  | 116.3   | 285.7   | 114.0   | 146.2   |
| Factories                                          | 811.7                    | 1,078.6  | 1,590.7  | 168.3   | 165.3   | 127.3   | 132.2   |
| Offices                                            | 2,582.9                  | 3,884.7  | 4,532.5  | 394.7   | 252.0   | 315.6   | 250.1   |
| Other business premises                            | 972.8                    | 1,313.4  | 1,619.5  | 153.0   | 159.4   | 163.5   | 168.7   |
| Educational                                        | 919.8                    | 822.1    | 945.3    | 91.3    | 93.7    | 101.8   | 51.9    |
| Religious                                          | 60.3                     | 62.5     | 64.9     | 7.2     | 5.9     | 6.2     | 5.3     |
| Health                                             | 567.9                    | 420.1    | 511.4    | 34.8    | 43.3    | 73.6    | 72.1    |
| Entertainment and recreational                     | 339.2                    | 360.4    | 593.9    | 59.3    | 99.4    | 99.7    | 31.7    |
| Miscellaneous                                      | 459.6                    | 596.6    | 405.5    | 41.2    | 31.8    | 39.7    | 35.6    |
| Total non-residential building                     | 8,456.1                  | 11,311.6 | 13,534.1 | 1,143.2 | 1,437.0 | 1,236.5 | 948.8   |
| Total                                              | 16,498.3                 | 22,219.2 | 28,857.9 | 2,432.4 | 3,024.2 | 2,584.4 | 2,040.9 |

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

| Period                         | \$10,000 to less than \$200,000 |             | \$200,000 to less than \$500,000 |             | \$500,000 to less than \$1m |             | \$1m to less than \$5m |             | \$5m and over |             | Total |             |
|--------------------------------|---------------------------------|-------------|----------------------------------|-------------|-----------------------------|-------------|------------------------|-------------|---------------|-------------|-------|-------------|
|                                | No.                             | Value (\$m) | No.                              | Value (\$m) | No.                         | Value (\$m) | No.                    | Value (\$m) | No.           | Value (\$m) | No.   | Value (\$m) |
| HOTELS, ETC.                   |                                 |             |                                  |             |                             |             |                        |             |               |             |       |             |
| 1989 May                       | 26                              | 2.2         | 14                               | 3.8         | 11                          | 8.1         | 6                      | 13.1        | 9             | 273.3       | 66    | 300.5       |
| June                           | 44                              | 4.0         | 17                               | 5.0         | 10                          | 7.4         | 5                      | 7.1         | 8             | 171.5       | 84    | 195.0       |
| July                           | 39                              | 3.5         | 16                               | 4.7         | 7                           | 5.3         | 3                      | 4.9         | 3             | 36.6        | 68    | 55.1        |
| SHOPS                          |                                 |             |                                  |             |                             |             |                        |             |               |             |       |             |
| 1989 May                       | 385                             | 26.7        | 80                               | 23.8        | 28                          | 18.4        | 22                     | 43.4        | 5             | 173.4       | 520   | 285.7       |
| June                           | 334                             | 23.4        | 52                               | 16.0        | 27                          | 17.7        | 23                     | 36.8        | 2             | 20.0        | 438   | 114.0       |
| July                           | 299                             | 21.7        | 65                               | 18.9        | 32                          | 20.8        | 17                     | 31.3        | 4             | 53.4        | 417   | 146.2       |
| FACTORIES                      |                                 |             |                                  |             |                             |             |                        |             |               |             |       |             |
| 1989 May                       | 244                             | 23.3        | 111                              | 33.2        | 51                          | 32.5        | 24                     | 50.3        | 3             | 25.9        | 433   | 165.3       |
| June                           | 212                             | 18.8        | 92                               | 28.1        | 32                          | 21.3        | 28                     | 53.0        | 1             | 6.0         | 365   | 127.3       |
| July                           | 181                             | 16.5        | 95                               | 27.8        | 44                          | 29.7        | 29                     | 51.9        | 1             | 6.2         | 350   | 132.2       |
| OFFICES                        |                                 |             |                                  |             |                             |             |                        |             |               |             |       |             |
| 1989 May                       | 308                             | 23.9        | 75                               | 23.9        | 27                          | 18.4        | 30                     | 59.4        | 7             | 126.5       | 447   | 252.0       |
| June                           | 275                             | 21.1        | 82                               | 25.1        | 27                          | 18.7        | 34                     | 70.6        | 12            | 180.1       | 430   | 315.6       |
| July                           | 318                             | 25.1        | 96                               | 27.5        | 40                          | 26.7        | 33                     | 50.9        | 12            | 119.9       | 499   | 250.1       |
| OTHER BUSINESS PREMISES        |                                 |             |                                  |             |                             |             |                        |             |               |             |       |             |
| 1989 May                       | 239                             | 19.3        | 77                               | 22.6        | 26                          | 17.2        | 27                     | 51.4        | 5             | 48.8        | 374   | 159.4       |
| June                           | 239                             | 19.2        | 66                               | 20.8        | 28                          | 20.6        | 32                     | 61.9        | 4             | 41.0        | 369   | 163.5       |
| July                           | 239                             | 19.0        | 69                               | 22.3        | 23                          | 15.6        | 20                     | 43.0        | 2             | 68.9        | 353   | 168.7       |
| EDUCATIONAL                    |                                 |             |                                  |             |                             |             |                        |             |               |             |       |             |
| 1989 May                       | 70                              | 6.5         | 27                               | 8.4         | 20                          | 14.6        | 18                     | 33.5        | 3             | 30.6        | 138   | 93.7        |
| June                           | 71                              | 6.1         | 27                               | 8.8         | 19                          | 12.7        | 23                     | 53.2        | 3             | 21.1        | 143   | 101.8       |
| July                           | 42                              | 3.9         | 25                               | 8.0         | 19                          | 13.5        | 14                     | 26.5        | —             | —           | 100   | 51.9        |
| RELIGIOUS                      |                                 |             |                                  |             |                             |             |                        |             |               |             |       |             |
| 1989 May                       | 18                              | 1.7         | 9                                | 2.6         | 1                           | 0.7         | 1                      | 1.0         | —             | —           | 29    | 5.9         |
| June                           | 13                              | 1.1         | 9                                | 3.4         | 3                           | 1.8         | —                      | —           | —             | —           | 25    | 6.2         |
| July                           | 13                              | 1.2         | 8                                | 2.6         | 2                           | 1.4         | —                      | —           | —             | —           | 23    | 5.3         |
| HEALTH                         |                                 |             |                                  |             |                             |             |                        |             |               |             |       |             |
| 1989 May                       | 40                              | 3.1         | 12                               | 3.7         | 4                           | 2.6         | 6                      | 8.6         | 2             | 25.3        | 64    | 43.3        |
| June                           | 39                              | 3.3         | 8                                | 2.7         | 9                           | 5.5         | 9                      | 24.3        | 2             | 37.9        | 67    | 73.6        |
| July                           | 38                              | 3.6         | 13                               | 3.9         | 1                           | 0.8         | 11                     | 18.0        | 2             | 45.8        | 65    | 72.1        |
| ENTERTAINMENT AND RECREATIONAL |                                 |             |                                  |             |                             |             |                        |             |               |             |       |             |
| 1989 May                       | 72                              | 4.5         | 18                               | 6.0         | 9                           | 5.9         | 6                      | 13.2        | 4             | 69.7        | 109   | 99.4        |
| June                           | 54                              | 4.2         | 13                               | 4.5         | 9                           | 5.9         | 8                      | 18.5        | 3             | 66.6        | 87    | 99.7        |
| July                           | 70                              | 5.9         | 22                               | 6.9         | 6                           | 4.0         | 4                      | 9.9         | 1             | 5.0         | 103   | 31.7        |
| MISCELLANEOUS                  |                                 |             |                                  |             |                             |             |                        |             |               |             |       |             |
| 1989 May                       | 125                             | 8.8         | 19                               | 6.0         | 6                           | 3.9         | 5                      | 13.1        | —             | —           | 155   | 31.8        |
| June                           | 118                             | 8.7         | 24                               | 7.6         | 6                           | 3.7         | 8                      | 14.2        | 1             | 5.5         | 157   | 39.7        |
| July                           | 122                             | 8.4         | 26                               | 7.4         | 9                           | 6.4         | 8                      | 13.4        | —             | —           | 165   | 35.6        |
| TOTAL NON-RESIDENTIAL BUILDING |                                 |             |                                  |             |                             |             |                        |             |               |             |       |             |
| 1989 May                       | 1,527                           | 119.9       | 442                              | 134.1       | 183                         | 122.3       | 145                    | 287.2       | 38            | 773.5       | 2,335 | 1,437.0     |
| June                           | 1,399                           | 109.9       | 390                              | 121.9       | 170                         | 115.4       | 170                    | 339.6       | 36            | 549.7       | 2,165 | 1,236.5     |
| July                           | 1,361                           | 108.8       | 435                              | 130.2       | 183                         | 124.1       | 139                    | 249.8       | 25            | 335.8       | 2,143 | 948.8       |

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 | 2,783 | 186,363   |
| 1988-<br>July                                                     | 4,384    | 3,175   | 3,712   | 665     | 2,447   | 276   | 76    | 217   | 14,952    |
| 1989-<br>April                                                    | 3,884    | 3,356   | 3,692   | 913     | 2,317   | 343   | 66    | 235   | 14,806    |
| May                                                               | 4,666    | 4,116   | 4,239   | 1,023   | 2,425   | 391   | 73    | 279   | 17,152    |
| June                                                              | 4,231    | 3,585   | 3,486   | 1,173   | 2,136   | 355   | 117   | 277   | 15,360    |
| July                                                              | 3,252    | 2,760   | 3,106   | 1,081   | 1,351   | 265   | 38    | 162   | 12,015    |
| 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  | 229.0 | 13,464.6  |
| 1988-<br>July                                                     | 314.0    | 230.7   | 223.4   | 40.6    | 132.9   | 16.6  | 5.0   | 17.9  | 981.2     |
| 1989-<br>April                                                    | 314.1    | 260.4   | 306.8   | 56.1    | 152.4   | 21.1  | 4.3   | 18.8  | 1,134.0   |
| May                                                               | 380.0    | 337.9   | 393.7   | 63.7    | 160.2   | 24.0  | 5.3   | 23.7  | 1,388.5   |
| June                                                              | 350.6    | 288.9   | 259.8   | 77.4    | 147.4   | 23.4  | 8.7   | 25.4  | 1,181.5   |
| July                                                              | 263.1    | 226.7   | 255.1   | 68.8    | 91.7    | 17.0  | 3.2   | 14.5  | 940.0     |
| VALUE OF ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDINGS (\$m) |          |         |         |         |         |       |       |       |           |
| 1988-89                                                           | 885.7    | 518.1   | 127.9   | 108.5   | 134.3   | 27.9  | 16.3  | 40.6  | 1,859.1   |
| 1988-<br>July                                                     | 65.4     | 35.4    | 11.3    | 7.7     | 8.5     | 2.4   | 0.5   | 3.0   | 134.1     |
| 1989-<br>April                                                    | 68.4     | 45.2    | 11.7    | 9.6     | 14.1    | 2.1   | 0.4   | 3.8   | 155.2     |
| May                                                               | 99.7     | 55.2    | 12.5    | 10.5    | 13.7    | 2.2   | 0.9   | 3.9   | 198.7     |
| June                                                              | 77.7     | 45.8    | 12.5    | 10.1    | 11.2    | 1.6   | 3.7   | 3.9   | 166.4     |
| July                                                              | 71.0     | 43.7    | 11.2    | 8.4     | 9.6     | 1.9   | 2.5   | 3.9   | 152.2     |
| VALUE OF NON-RESIDENTIAL BUILDING (\$m)                           |          |         |         |         |         |       |       |       |           |
| 1988-89                                                           | 5,381.9  | 3,378.4 | 2,270.8 | 895.0   | 985.1   | 197.9 | 98.6  | 326.4 | 13,534.1  |
| 1988-<br>July                                                     | 416.7    | 244.3   | 344.9   | 52.0    | 61.4    | 12.6  | 4.1   | 20.9  | 1,156.9   |
| 1989-<br>April                                                    | 478.8    | 286.5   | 134.5   | 77.3    | 101.3   | 17.4  | 21.5  | 25.8  | 1,143.2   |
| May                                                               | 361.7    | 321.2   | 494.9   | 122.2   | 102.3   | 13.6  | 6.7   | 14.2  | 1,437.0   |
| June                                                              | 613.7    | 243.0   | 198.2   | 69.9    | 64.5    | 6.2   | 11.2  | 29.7  | 1,236.5   |
| July                                                              | 386.8    | 217.6   | 160.7   | 72.2    | 62.9    | 20.8  | 6.1   | 21.5  | 948.8     |
| 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 | 595.9 | 28,857.9  |
| 1988-<br>July                                                     | 796.1    | 510.5   | 579.5   | 100.2   | 202.8   | 31.7  | 9.5   | 41.8  | 2,272.1   |
| 1989-<br>April                                                    | 861.4    | 592.1   | 453.0   | 143.0   | 267.7   | 40.5  | 26.3  | 48.4  | 2,432.4   |
| May                                                               | 841.4    | 714.4   | 901.1   | 196.3   | 276.3   | 39.9  | 13.0  | 41.7  | 3,024.2   |
| June                                                              | 1,042.0  | 577.7   | 470.5   | 157.4   | 223.0   | 31.2  | 23.6  | 59.0  | 2,584.4   |
| July                                                              | 721.0    | 488.1   | 427.0   | 149.4   | 164.2   | 39.7  | 11.8  | 39.9  | 2,040.9   |

## EXPLANATORY NOTES

**Scope and coverage**

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

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

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

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

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

4. From July 1988, the statistics cover:

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

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

**Definitions**

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

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

is included in the appropriate category of non-residential building approved.

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

(a) A *house* is defined as a detached building predominantly used for long term residential purposes and consisting of only one dwelling unit. Thus, detached 'granny flats' and detached dwelling units (such as caretakers' residences) associated with non-residential buildings are defined as houses for the purpose of these statistics.

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

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

9. Values data are derived by aggregation of the estimated value (when completed) of building work (excluding value of land and landscaping but including site preparation) as reported on approval documents. For 'houses', these estimates are usually a reliable indicator of the completed value of the building. However, for 'other residential buildings' and 'non-residential buildings' these estimates can differ significantly from the completed value of the building.

**Building classification**

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

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

student accommodation building on a university campus would be classified to Educational.

### General

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

### Seasonal adjustment

13. Seasonally adjusted building statistics are shown in Table 3. In these series, account has been taken of normal seasonal factors and 'trading day' effects (arising from the varying numbers of Sundays, Mondays, Tuesdays etc. in the month) and the effect of movement in the date of Easter which may, in successive years, affect figures for different months. In this publication the seasonally adjusted series have been revised. The revision is the result of the annual re-analysis, details of which, together with information regarding the methods used in seasonally adjusting the series, are available on request.

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

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

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

17. The seasonally adjusted series can, however, be smoothed to reduce the impact of the irregular component in the adjusted series. This smoothed seasonally adjusted series is called a trend estimate. There are a number of ways of accomplishing this, depending on the intended uses of the trend estimate. If importance is attached to

measuring the underlying change in the most recent periods, moving averages employing appropriate weighting patterns should be adopted; the choice of averaging technique will determine in part the degree of smoothness of the derived series. For example, a 23-term moving average will generally even out more of the short term fluctuation in a series (and therefore appear 'smoother') than will a 13-term moving average. However, the longer the term of the moving average the longer the time series affected by revisions resulting from more recent data. In order to ensure that the underlying trend-cycle of a series is reflected in the trend estimate, the degree of smoothness alone cannot always be used as the sole criterion in determining which moving average is appropriate.

18. Trend estimates of building statistics are shown in Table 4. Each of the component trend series shown has been derived independently. As with the seasonally adjusted series, the component trend series should not be subtracted from the total to derive unpublished components. The trend estimates (often referred to as trend-cycle estimates) have been derived by applying a 13-term Henderson-weighted moving average to the series.

19. While this technique enables trend estimates for the latest period to be produced, it does result in revisions to the trend estimates for the most recent months as additional observations become available. There may also be revisions as a result of changes in the original data, and as a result of the re-estimation of the seasonal factors.

20. Users should note that the last three observations of the non-residential building trend series are not published because they are subject to very large revisions. This occurs because the irregular component in the non-residential series generally contributes considerably more to the monthly variations in the series than the trend component.

21. Details of other trend-cycle weighting patterns can be found in *A Guide to Smoothing Time Series — Estimates of "Trend"* (1316.0).

### Estimates at constant prices

22. Estimates of the quarterly value of building approvals at average 1984-85 prices are presented in original and seasonally adjusted terms for Australia in Table 5. (Note: monthly value data at constant prices are not available).

23. Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The deflators used to revalue the current price estimates in this publication are derived from the same price data underlying the deflators compiled for the dwellings and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

24. Estimates at constant prices are subject to a number of approximations and assumptions. Further information on the nature and concepts of constant price estimates is contained in Chapter 4 of *Australian National Accounts: Concepts, Sources and Methods* (5216.0).

### Unpublished data and related publications

25. The ABS can also make available certain building approvals data which are not published. Data on the value of alterations and additions to residential buildings, valued from the new cutoff of \$5,000 are available on request. Where it is not practicable to provide the required information by telephone, data can be provided in the following forms: microfiche, photocopy, computer print-out and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

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

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

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

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

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

### Symbols and other usages

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

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

### Electronic services

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.

### Floppy disk service

Selected ABS statistics are available on floppy disk. Further information is available on (062) 52 6684.

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