

BUILDING APPROVALS, AUSTRALIA, MARCH 1992

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

SUMMARY OF FINDINGS

Number of dwelling units approved

The total number of dwelling units approved (seasonally adjusted) rose by 6.9 per cent in March 1992, the third increase in the last four months and offsetting a 7.4 per cent fall between January and February 1992. Private sector house approvals rose by 5.8 per cent, the third consecutive monthly increase in the seasonally adjusted estimate. In original terms, the 13,409 dwelling units approved in March 1992 was the highest monthly figure since June 1989.

DWELLING UNITS APPROVED, MARCH 1992

	Number	Percentage change	
		From previous month	From corresponding month of previous year
Private sector houses -			
Original	9,607	16.8	38.6
Seasonally adjusted	9,281	5.8	27.4
Total dwelling units -			
Original	13,409	17.1	37.2
Seasonally adjusted	12,707	6.9	24.2

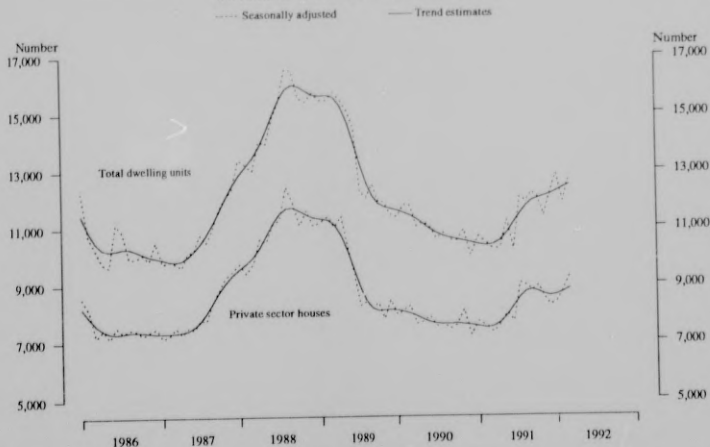
With building approvals data showing volatility on a month to month basis, the trend estimates, which largely remove seasonal and irregular effects are a better indicator

of the underlying behaviour of the series. March 1992 approvals reinforced the steady growth which has seen the level of the trend series for total dwelling unit approvals rise by 20.0 per cent over the last twelve months. There would need to be a significant fall in approvals between March and April for the trend to level out. The increase in seasonally adjusted private sector houses approved over the last three months has meant that the trend for that series has turned and is moving upwards from December 1991, following a brief period of decline between September and December 1991. Similar levels of private sector house approvals in April 1992 would see the upward growth become more pronounced.

Total dwelling unit approvals (seasonally adjusted) rose in all States except Queensland (which had shown significant growth in February) between February and March 1992. All States recorded increased levels of dwelling unit approvals for the three months ended March 1992 when compared with the previous three months, except New South Wales and Queensland which both fell marginally by 0.9 per cent.

In original terms, total dwelling units approved and private sector house approvals for the period July-March, 1991-92, were 16.6 per cent and 17.6 per cent respectively, above those for the corresponding period in 1990-91.

DWELLING UNITS APPROVED, AUSTRALIA



INQUIRIES

- for further information about statistics in this publication and the availability of related unpublished statistics, contact Roland Schmitz on Canberra (06) 252 6067 or any ABS State office.
- for information about other ABS statistics and services please refer to the back page of this publication.

Value of building approved

The trend estimates for the value of new residential building approved to March 1992, continue to display the gradual growth evident in the series since March 1991. The trend in the value of total building approved, although rising slowly to March, has been fluctuating in recent months. The longer term outlook for this series will depend on future non-residential building activity. The separate trend series for the value of non-residential building approved is available to December 1991 and was still declining to that point. However, the rate of decline has slowed significantly over the latest two months. The series is now at its lowest level since December 1984.

In seasonally adjusted terms, the value of total building approved in March 1992 was \$1,722.2m, a decrease of 1.6 per cent from February 1992. The total value of approvals for the March quarter 1992 was 2.0 per cent up

on the previous quarter. The new residential component in March 1992 was \$1,015.1m, 6.1 per cent higher than February 1992, and 17.9 per cent higher than March 1991. The value of approved alterations and additions to residential buildings in March 1992 was \$169.9m, an increase of 7.7 per cent over the February 1992 estimate of \$157.7m.

Seasonally adjusted figures are not separately available for the value of non-residential building approved. However, in original terms (see Table 9), there were 1,043 non-residential building jobs approved in March 1992 with a total approval value of \$548.7m, compared with the 1,001 non-residential building jobs approved in February 1992 worth \$490.0m. In March 1992 there were 15 jobs worth \$5m or more approved (total approval value of \$196.7m) compared with 12 such jobs worth \$121.5m approved in February.

VALUE OF BUILDING APPROVED, AUSTRALIA

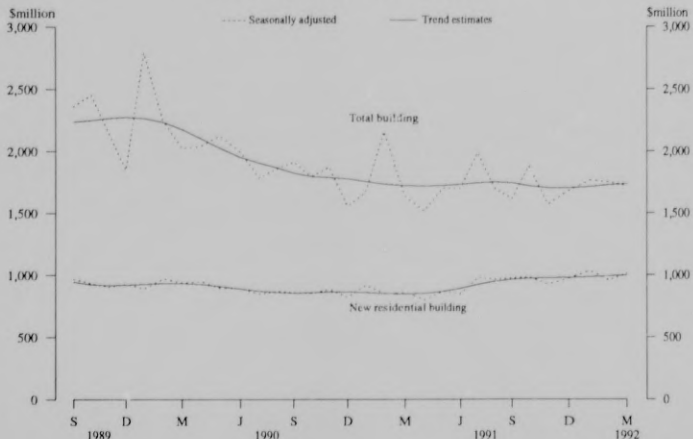


TABLE 1. NUMBER OF DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS, AUSTRALIA

Period	Houses			Other residential buildings			Total		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
1988-89	133,648	4,754	138,402	40,939	7,017	47,956	174,587	11,771	186,358
1989-90	96,637	4,146	100,783	32,412	6,821	39,233	129,049	10,967	140,016
1990-91	90,973	3,082	94,055	26,267	5,724	31,991	117,240	8,806	126,046
1990-91									
July-March	66,837	2,181	69,018	19,620	4,485	24,105	86,457	6,666	93,123
1991-92									
July-March	78,586	2,596	81,182	22,475	4,882	27,357	101,061	7,478	108,539
1991—									
January	6,760	333	7,093	1,757	339	2,096	8,517	672	9,189
February	6,932	374	7,306	2,199	355	2,554	9,131	729	9,860
March	6,932	245	7,177	2,313	280	2,593	9,245	525	9,770
April	7,438	377	7,815	1,926	304	2,230	9,364	661	10,025
May	9,138	246	9,384	2,721	463	3,184	11,859	749	12,608
June	7,560	278	7,838	2,000	472	2,472	9,560	750	10,310
July	9,519	181	9,700	2,550	490	3,040	12,069	671	12,740
August	9,113	251	9,364	2,529	394	2,923	11,642	645	12,287
September	8,763	328	9,091	2,560	485	3,045	11,323	813	12,136
October	9,892	449	10,341	2,409	482	2,891	12,301	931	13,232
November	8,791	366	9,157	2,449	355	2,804	11,240	721	11,961
December	7,463	336	7,799	2,254	663	2,917	9,717	999	10,716
1992—									
January	7,215	246	7,461	2,441	683	3,124	9,656	949	10,605
February	8,223	192	8,415	2,465	573	3,038	10,688	765	11,453
March	9,667	227	9,894	2,818	757	3,575	12,425	984	13,409

NOTE: The number of self-contained dwelling units approved as part of the construction of non-residential buildings and alterations and additions to existing buildings (including conversions to dwelling units) are excluded from this table. There were 97 such dwelling units approved in March 1992.

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					
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
1989-90	8,163.9	272.0	8,435.9	2,327.7	395.2	2,722.9	10,491.5	667.2	11,158.7	1,901.8	9,926.0	13,199.7	22,289.3	26,260.3
1990-91	7,792.2	206.6	7,998.8	1,895.1	359.4	2,254.5	9,687.3	566.0	10,253.3	1,894.9	6,232.3	8,957.4	17,793.3	21,105.6
1991—														
January	583.7	22.9	606.7	151.4	27.5	178.9	735.1	50.5	785.6	146.0	366.5	569.5	1,246.5	1,501.0
February	592.5	23.6	616.1	162.4	22.0	184.4	754.9	45.5	800.5	137.4	808.5	976.7	1,699.3	1,914.6
March	592.5	14.8	607.3	202.6	16.6	219.2	795.1	31.3	826.4	141.8	358.7	554.0	1,295.0	1,522.2
April	631.9	25.1	657.0	126.3	15.6	141.9	788.2	40.7	798.9	152.7	438.4	564.5	1,348.4	1,516.1
May	776.6	15.7	792.3	192.3	27.3	219.7	969.0	43.0	1,012.0	186.9	567.0	891.7	1,720.6	2,090.6
June	641.9	18.3	660.2	170.0	26.9	196.8	811.9	45.1	857.0	146.8	420.8	671.0	1,379.1	1,674.8
July	810.8	13.5	824.3	178.5	33.0	211.6	989.3	46.5	1,035.8	170.6	501.5	700.5	1,657.7	1,907.0
August	770.7	18.3	789.0	164.5	21.3	185.8	935.2	39.6	974.8	156.7	411.2	657.6	1,502.6	1,789.1
September	754.6	22.7	777.3	154.7	26.7	181.4	909.3	49.4	958.7	179.9	381.0	485.1	1,470.6	1,621.6
October	848.0	31.4	879.4	165.0	29.5	194.5	1,013.0	60.9	1,073.9	193.1	596.2	788.1	1,800.7	2,055.2
November	753.4	25.0	778.4	153.4	26.8	180.1	906.8	51.7	958.5	171.0	340.8	493.5	1,426.9	1,623.1
December	636.6	24.3	660.9	157.7	53.4	211.1	794.3	77.7	871.9	145.8	377.8	532.5	1,316.3	1,550.3
1992—														
January	616.4	23.5	639.9	163.0	46.6	209.5	779.3	70.0	849.4	141.6	397.2	587.3	1,316.8	1,578.2
February	690.3	14.7	705.0	170.4	42.4	212.7	860.6	57.0	917.7	147.7	322.1	490.0	1,329.2	1,555.4
March	814.6	17.4	832.0	193.2	51.2	244.4	1,007.8	68.6	1,076.4	170.9	378.4	548.7	1,556.3	1,795.9

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			
1991—							
January	7,690	8,140	9,833	10,669	918.5	163.5	1,667.2
February	7,500	7,926	9,622	10,441	851.9	152.2	2,159.9
March	7,284	7,664	9,463	10,234	861.3	148.1	1,637.6
April	7,586	7,847	9,436	10,261	803.7	157.4	1,516.6
May	7,979	8,208	10,574	11,234	870.0	166.3	1,702.6
June	9,014	9,099	9,725	10,209	850.7	154.5	1,700.6
July	8,937	9,152	11,407	12,024	975.8	161.5	1,968.9
August	8,748	9,062	11,465	11,883	963.0	144.3	1,700.0
September	8,923	9,448	11,241	12,198	977.2	182.0	1,615.8
October	8,526	8,971	11,109	12,002	981.7	163.5	1,882.1
November	8,526	8,971	11,000	11,367	929.2	161.0	1,571.0
December	8,238	8,511	10,872	12,177	974.9	171.0	1,685.2
1992—							
January	8,379	8,764	11,528	12,833	1,035.2	164.8	1,765.9
February	8,772	9,031	11,193	11,882	957.1	157.7	1,750.9
March	9,281	9,575	11,530	12,707	1,015.1	169.9	1,722.2

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

Period	Number of dwelling units				Value(\$m)			
	Houses		Total		New residential building	Alterations and additions to residential buildings	Non-residential building	Total building
	Private sector	Total	Private sector	Total				
1991—								
January	7,506	7,847	9,676	10,395	862.1	157.3	756.1	1,759.2
February	7,461	7,816	9,600	10,354	854.1	156.8	737.6	1,736.3
March	7,492	7,828	9,621	10,381	848.7	156.3	724.2	1,725.2
April	7,636	7,924	9,794	10,514	851.6	156.0	706.7	1,719.9
May	7,896	8,126	10,115	10,782	867.6	156.5	688.6	1,723.0
June	8,221	8,418	10,509	11,125	894.3	157.9	r 670.8	r 1,733.6
July	8,523	8,727	10,856	11,447	923.4	159.8	r 652.4	r 1,744.3
August	8,729	8,982	11,102	11,723	949.8	161.8	r 637.1	r 1,752.5
September r	8,779	9,094	11,207	11,900	964.3	163.6	617.7	1,745.9
October r	8,711	9,076	11,202	11,992	973.4	165.0	589.9	1,721.0
November r	8,616	9,000	11,169	12,053	975.7	165.8	575.0	1,704.9
December r	8,567	8,940	11,161	12,120	979.1	165.8	574.3	1,705.5
1992—								
January r	8,602	8,950	11,210	12,227	985.5	165.3	n.a.	1,715.2
February r	8,695	9,014	11,287	12,352	993.0	165.1	n.a.	1,728.5
March	8,817	9,105	11,376	12,454	999.1	163.6	n.a.	1,737.2

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

TABLE 5. TOTAL NUMBER OF DWELLING UNITS APPROVED, STATES(a)
SEASONALLY ADJUSTED SERIES

Period	NSW	Vic.	Qld	SA	WA	Tas.
1991—						
January	3,228	2,072	2,542	995	1,117	301
February	2,924	1,965	2,855	949	1,262	295
March	2,991	1,804	2,735	1,034	1,116	293
April	2,985	1,798	2,913	927	1,219	301
May	3,215	1,873	3,009	1,011	1,213	312
June	3,020	1,744	3,026	811	1,262	261
July	3,938	2,216	3,050	954	1,396	273
August	3,546	1,992	3,156	1,027	1,510	389
September	3,799	2,131	3,199	852	1,536	329
October	3,439	2,261	3,471	928	1,401	319
November	3,169	2,080	3,341	858	1,302	276
December	3,701	1,887	3,384	839	1,405	335
1992—						
January	3,338	2,070	3,176	1,206	1,596	386
February	3,310	2,163	3,677	781	1,325	319
March	3,573	2,476	3,247	896	1,771	340

(a) Seasonally adjusted data are not available for Northern Territory or Australian Capital Territory.

TABLE 6. VALUE OF BUILDING APPROVED AT AVERAGE 1984.85 PRICES (a), AUSTRALIA
ORIGINAL AND SEASONALLY ADJUSTED SERIES
(\$ million)

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
ORIGINAL									
1988-89	7,031.1	7,234.3	2,115.5	9,349.8	1,259.9	7,745.5	9,696.4	17,871.9	20,306.1
1989-90	5,148.3	5,323.6	1,816.6	7,140.2	1,183.4	6,760.3	9,004.3	14,687.6	17,327.9
1990-91	4,789.8	4,917.0	1,497.2	6,414.2	1,145.3	4,301.3	6,183.0	11,562.9	13,742.5
1990—									
Sept. qtr.	1,239.9	1,269.8	365.1	1,634.9	304.5	1,264.5	1,636.7	3,114.5	3,576.1
Dec. qtr.	1,211.3	1,234.4	366.9	1,601.3	292.6	969.8	1,593.4	2,780.3	3,487.3
1991—									
Mar. qtr.	1,082.5	1,120.3	389.8	1,510.1	256.3	1,067.4	1,461.6	2,770.5	3,228.0
June qtr.	1,256.1	1,292.5	375.4	1,667.9	291.9	999.6	1,491.3	2,897.6	3,451.1
Sept. qtr.	1,431.9	1,464.9	395.4	1,860.3	306.7	936.7	1,329.2	3,037.5	3,496.2
Dec. qtr.	1,368.1	1,416.0	409.7	1,825.7	308.1	1,975.0	1,328.3	3,309.0	3,462.1
SEASONALLY ADJUSTED									
1990—									
Sept. qtr.	1,217.3	1,247.2	n.a.	1,616.8	292.1	n.a.	n.a.	3,048.0	3,599.7
Dec. qtr.	1,186.0	1,213.7	n.a.	1,598.6	289.4	n.a.	n.a.	2,807.3	3,396.5
1991—									
Mar. qtr.	1,172.3	1,216.7	n.a.	1,647.3	279.6	n.a.	n.a.	3,037.5	3,572.5
June qtr.	1,220.1	1,250.9	n.a.	1,578.2	287.0	n.a.	n.a.	2,711.1	3,214.8
Sept. qtr.	1,400.4	1,431.6	n.a.	1,826.9	295.0	n.a.	n.a.	2,951.6	3,486.3
Dec. qtr.	1,331.6	1,381.8	n.a.	1,814.1	299.4	n.a.	n.a.	3,049.1	3,402.3

(a) See paragraphs 22-24 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up to date information on prices and commodity compositions becomes available.

TABLE 7. DETAILS OF BUILDING APPROVED, MARCH 1992

State	New residential building					Value (\$m)														Total building	
	Houses		Other residential buildings		Total	Alterations and additions to residential buildings	Non-residential building														
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)			Hotels, etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous					
PRIVATE SECTOR																					
NSW	2,406	243.1	1,149	87.9	3,555	331.0	76.4	3.6	51.3	23.3	12.2	24.4	7.4	1.9	10.1	9.6	4.2	148.0	555.3		
Vic.	1,970	167.2	170	11.3	2,140	178.4	47.3	1.5	9.5	30.7	9.6	11.1	4.5	4.2	8.1	2.7	1.1	83.1	308.8		
Qld	2,512	207.4	892	58.1	3,404	265.5	16.5	2.6	7.5	4.9	37.8	4.6	0.8	0.6	0.5	1.0	8.2	68.5	350.4		
SA	822	56.5	83	5.0	905	61.5	10.0	0.1	5.2	25.7	3.1	5.2	4.0	1.3	3.9	0.2	0.1	48.9	120.4		
WA	1,324	94.0	289	15.3	1,613	109.3	11.7	0.9	3.4	0.9	3.4	4.4	0.2	1.3	3.2	0.3	0.5	20.3	141.4		
Tas.	249	16.8	105	5.5	354	22.3	2.5	—	0.2	—	0.6	0.3	0.1	—	2.4	0.5	—	4.1	28.8		
NT	48	3.6	3	0.2	51	3.8	0.9	0.1	0.4	0.1	0.1	0.5	0.1	—	—	—	—	1.3	5.9		
ACT	276	26.1	127	9.9	403	36.1	4.9	—	0.7	0.2	2.4	0.2	0.4	—	0.3	—	—	4.2	45.2		
Australia	9,607	814.6	2,818	193.2	12,425	1,007.8	170.1	8.9	78.0	85.8	69.2	50.8	17.6	9.3	30.4	14.2	14.2	378.4	1,556.3		
PUBLIC SECTOR																					
NSW	111	9.8	245	22.6	356	32.4	—	—	1.2	0.4	6.0	0.7	14.6	—	1.2	6.2	1.6	32.1	64.5		
Vic.	38	2.1	227	14.0	265	16.1	—	0.2	0.1	0.7	0.7	0.8	3.3	—	12.0	3.0	9.7	30.6	46.7		
Qld	34	2.5	102	4.9	136	7.3	—	—	0.5	0.3	2.9	—	—	—	—	0.5	2.3	6.5	13.8		
SA	26	1.3	73	3.7	99	5.0	0.1	—	0.1	0.1	4.6	45.1	6.9	—	0.9	0.1	8.3	66.1	71.2		
WA	11	0.6	110	6.1	121	6.6	—	—	—	—	5.4	0.1	8.5	—	—	0.9	1.3	16.2	22.9		
Tas.	1	0.2	—	—	1	0.2	—	—	—	1.5	0.1	0.2	5.5	—	2.9	—	0.1	10.4	10.5		
NT	2	0.3	—	—	2	0.3	0.2	—	0.1	—	—	—	0.1	—	1.0	0.1	—	1.2	1.7		
ACT	4	0.8	—	—	4	0.8	0.3	—	0.2	—	6.9	—	—	—	0.2	—	—	7.2	8.3		
Australia	227	17.4	757	51.2	984	68.6	0.7	0.2	2.3	3.1	26.6	47.0	38.9	—	18.2	10.8	23.2	170.3	239.6		
TOTAL																					
NSW	2,517	252.8	1,394	110.5	3,911	363.3	76.4	3.6	52.5	23.7	18.2	25.2	22.1	1.9	11.4	15.8	5.7	180.1	619.8		
Vic.	2,008	169.2	397	25.3	2,405	194.5	47.3	1.7	9.6	31.4	10.4	11.9	7.9	4.2	20.1	5.7	10.8	113.7	355.5		
Qld	2,546	209.9	994	62.9	3,540	272.8	16.5	2.6	8.0	5.2	40.8	4.6	0.8	0.6	0.5	1.5	10.4	75.0	364.2		
SA	848	57.8	156	8.7	1,004	66.6	10.1	0.1	5.3	25.8	7.7	50.3	10.9	1.3	4.8	0.3	8.5	114.9	191.6		
WA	1,335	94.6	399	21.3	1,734	116.0	11.7	0.9	3.4	0.9	8.8	4.5	8.7	1.3	5.2	1.2	1.8	36.5	164.3		
Tas.	250	16.9	105	5.5	355	22.4	2.5	—	0.2	1.5	0.7	0.5	5.7	—	5.3	0.5	0.1	14.4	39.3		
NT	50	3.9	3	0.2	53	4.0	1.1	0.1	0.5	0.1	0.1	0.5	0.2	—	1.0	0.1	—	2.5	7.7		
ACT	280	26.9	127	9.9	407	36.8	5.2	—	0.8	0.2	9.3	0.2	0.4	—	0.4	—	—	11.4	53.5		
Australia	9,834	832.0	3,575	244.4	13,409	1,076.4	170.9	9.1	80.3	88.8	95.8	97.7	56.6	9.3	48.6	25.1	37.4	548.7	1,795.9		

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

Class of building	July March						
	1989-90	1990-91		1991-92	1992		
		1990-91	1991-92		January	February	March
PRIVATE SECTOR							
New houses	8,163.9	7,792.2	5,741.7	6,695.4	616.4	690.3	814.6
New other residential buildings	2,327.7	1,895.1	1,406.5	1,500.3	163.0	170.4	193.2
Total new residential building	10,491.5	9,687.3	7,148.2	8,195.7	779.3	860.6	1,007.8
Alterations and additions to residential buildings	1,871.8	1,873.6	1,390.8	1,464.4	140.2	146.5	170.1
Hotels, etc.	900.8	513.0	430.9	368.1	51.7	10.4	8.9
Shops	1,863.7	1,204.6	872.6	566.8	63.8	39.5	78.0
Factories	1,415.1	943.7	723.6	511.4	56.5	48.7	85.8
Offices	3,398.4	1,512.9	1,199.4	958.1	77.5	95.6	69.2
Other business premises	1,165.3	792.1	616.9	415.8	42.9	41.2	50.8
Educational	247.2	294.8	229.1	179.1	26.5	17.9	17.6
Religious	72.7	76.1	59.4	57.4	5.0	7.2	9.3
Health	264.3	215.2	180.1	188.7	11.4	16.5	30.4
Entertainment and recreational	384.6	431.7	311.2	295.3	29.7	28.7	14.2
Miscellaneous	213.9	248.3	182.8	156.3	32.4	16.3	14.2
Total non-residential building	9,926.0	6,232.3	4,806.2	3,717.1	397.2	322.1	378.4
Total	22,289.3	17,793.3	13,345.1	13,377.2	1,316.8	1,219.2	1,556.3
PUBLIC SECTOR							
New houses	272.0	206.6	147.5	190.6	23.5	14.7	17.4
New other residential buildings	395.2	359.4	289.6	330.8	46.6	42.4	51.2
Total new residential building	667.2	566.0	437.1	521.5	70.0	57.0	68.6
Alterations and additions to residential buildings	30.0	21.3	17.8	12.9	1.4	1.2	0.7
Hotels, etc.	28.8	13.0	12.5	6.9	1.7	0.6	0.2
Shops	53.9	51.6	42.8	21.1	1.3	0.6	2.3
Factories	60.8	168.0	155.3	30.6	2.4	2.8	3.1
Offices	854.8	870.4	644.5	335.6	36.0	21.7	26.6
Other business premises	469.5	262.2	207.0	170.3	9.7	4.6	47.0
Educational	822.8	633.3	456.1	522.8	40.5	80.5	38.9
Religious	0.9	—	—	—	—	—	—
Health	342.9	311.1	180.2	211.6	72.9	23.6	18.2
Entertainment and recreational	160.8	104.3	86.1	106.6	19.9	16.3	10.8
Miscellaneous	478.5	311.1	239.5	160.8	5.7	17.3	23.2
Total non-residential building	3,273.7	2,725.1	2,024.0	1,566.2	190.1	167.9	170.3
Total	3,970.9	3,312.4	2,479.0	2,100.6	261.5	226.1	239.6
TOTAL							
New houses	8,435.9	7,998.8	5,889.3	6,886.0	639.9	705.0	832.0
New other residential buildings	2,722.9	2,254.5	1,696.1	1,831.1	209.5	212.7	244.4
Total new residential building	11,158.7	10,253.3	7,585.3	8,717.2	849.4	917.7	1,076.4
Alterations and additions to residential buildings	1,901.8	1,894.9	1,408.6	1,477.3	141.6	147.7	170.9
Hotels, etc.	929.6	526.0	443.3	375.0	53.4	11.0	9.1
Shops	1,917.6	1,256.2	915.4	587.9	65.0	40.0	80.3
Factories	1,475.8	1,111.7	878.9	562.1	58.9	51.6	88.8
Offices	4,253.3	2,383.3	1,844.0	1,293.7	113.5	117.3	95.8
Other business premises	1,634.7	1,054.3	823.9	586.0	52.6	45.8	97.7
Educational	1,070.0	928.1	685.2	702.0	67.0	98.4	56.6
Religious	73.6	76.1	59.4	57.4	5.0	7.2	9.3
Health	607.2	526.2	360.4	400.3	84.3	40.1	48.6
Entertainment and recreational	545.5	536.0	397.3	401.8	49.6	45.0	25.1
Miscellaneous	692.4	559.4	422.3	317.1	38.1	33.6	37.4
Total non-residential building	13,199.7	8,957.4	6,830.2	5,283.3	587.3	490.0	548.7
Total	26,260.3	21,105.6	15,824.1	15,477.8	1,578.2	1,555.4	1,795.9

TABLE 9. NON-RESIDENTIAL BUILDING JOBS APPROVED, BY CLASS OF BUILDING AND VALUE SIZE GROUPS

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1992 January	17	1.6	13	3.8	5	3.2	5	11.9	1	32.9	41	53.4
February	15	1.6	12	3.6	4	2.6	2	3.2	—	—	33	11.0
March	21	2.1	6	1.9	4	2.4	2	2.6	—	—	33	9.1
SHOPS												
1992 January	131	11.1	44	12.8	13	8.3	7	12.8	1	20.0	196	65.0
February	152	13.8	29	8.1	14	9.6	7	8.5	—	—	202	40.0
March	152	13.1	45	12.7	14	8.9	7	14.5	2	31.0	220	80.3
FACTORIES												
1992 January	70	7.5	24	7.1	7	4.1	7	18.2	1	22.0	109	58.9
February	55	5.5	35	10.5	5	3.7	5	9.8	1	22.0	101	51.6
March	76	7.8	30	8.8	7	4.9	9	14.6	5	52.7	127	88.8
OFFICES												
1992 January	130	13.4	58	17.3	24	15.3	18	25.8	4	41.8	234	113.5
February	137	13.7	58	17.4	16	9.8	15	27.0	4	49.3	230	117.3
March	133	12.7	44	13.4	12	8.3	18	34.9	1	26.5	208	95.8
OTHER BUSINESS PREMISES												
1992 January	68	6.4	29	9.3	12	7.9	5	11.7	2	17.3	116	52.6
February	55	4.9	32	9.2	14	9.7	10	22.0	—	—	111	45.8
March	90	8.0	24	6.8	8	5.0	12	26.3	3	51.6	137	97.7
EDUCATIONAL												
1992 January	46	4.9	20	6.4	7	4.6	15	31.0	2	20.0	90	67.0
February	39	3.9	19	6.8	14	10.3	21	45.7	5	31.6	98	98.4
March	40	3.6	29	8.4	11	8.0	13	30.9	1	5.7	94	56.6
RELIGIOUS												
1992 January	11	1.1	6	1.7	3	2.1	—	—	—	—	20	5.0
February	9	0.8	5	1.6	1	0.7	3	4.1	—	—	18	7.2
March	13	1.5	8	2.2	2	1.0	3	4.5	—	—	26	9.3
HEALTH												
1992 January	21	2.0	9	3.0	4	2.5	7	15.0	3	61.8	44	84.3
February	24	2.3	8	2.3	5	3.4	10	21.0	1	11.1	48	40.1
March	23	2.2	9	2.7	11	7.9	17	29.1	1	6.8	61	48.6
ENTERTAINMENT AND RECREATIONAL												
1992 January	40	4.1	17	5.0	5	3.2	6	9.9	3	27.3	71	49.6
February	51	4.8	14	4.0	6	3.9	11	24.9	1	7.5	83	45.0
March	43	3.9	11	3.3	4	2.1	8	15.7	—	—	66	25.1
MISCELLANEOUS												
1992 January	36	3.3	11	3.1	9	6.0	12	25.7	—	—	68	38.1
February	39	4.0	25	7.5	6	3.8	7	18.3	—	—	77	33.6
March	48	4.5	12	3.7	4	2.6	5	10.2	2	16.4	71	37.4
TOTAL NON-RESIDENTIAL BUILDING												
1992 January	570	55.6	231	69.4	89	57.3	82	162.0	17	243.1	989	587.3
February	576	55.3	237	70.9	85	57.4	91	184.8	12	121.5	1,001	490.0
March	639	59.6	218	63.9	77	51.1	94	183.3	15	190.7	1,043	548.7

TABLE 10. SUMMARY OF BUILDING APPROVED

<i>Period</i>	<i>NSW</i>	<i>Vic.</i>	<i>Qld</i>	<i>SA</i>	<i>WA</i>	<i>Tas.</i>	<i>NT</i>	<i>ACT</i>	<i>Australia</i>
NUMBER OF DWELLING UNITS									
1990-91	37,868	23,251	32,514	11,407	14,446	3,483	927	2,150	126,046
1991—									
March	2,948	1,585	2,701	1,093	1,082	275	43	43	9,770
December	3,213	1,832	2,938	813	1,219	305	140	256	10,716
1992—									
January	2,941	1,734	2,850	956	1,338	324	187	275	10,605
February	3,050	2,016	3,496	712	1,398	297	164	320	11,433
March	3,911	2,405	3,540	1,004	1,734	355	53	407	13,409
VALUE OF NEW RESIDENTIAL BUILDING (\$m)									
1990-91	1,407.7	1,936.7	2,591.1	755.1	1,034.4	242.3	78.5	207.6	10,253.3
1991—									
March	274.4	129.6	253.1	67.5	75.4	18.7	3.4	4.3	826.4
December	284.9	158.0	236.7	54.6	79.8	21.5	13.3	23.0	871.9
1992—									
January	265.1	155.0	219.9	63.4	83.4	20.5	18.4	23.6	849.4
February	277.5	168.0	271.4	50.0	89.6	20.9	12.5	27.8	917.7
March	363.3	194.5	272.8	66.6	116.0	22.4	4.0	36.8	1,076.4
VALUE OF ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDINGS (\$m)									
1990-91	900.4	491.2	172.7	119.2	126.2	28.6	17.0	39.6	1,894.9
1991—									
March	68.5	36.2	14.4	8.6	9.7	2.3	0.8	1.2	141.8
December	67.6	38.1	16.1	10.1	7.8	2.7	0.8	2.6	145.8
1992—									
January	67.1	36.1	13.6	7.4	9.5	2.3	1.5	4.0	141.6
February	60.4	44.0	14.8	10.0	10.5	3.0	2.2	2.8	147.7
March	76.4	47.3	16.5	10.1	11.7	2.5	1.1	5.2	170.9
VALUE OF NON-RESIDENTIAL BUILDING (\$m)									
1990-91	3,750.2	1,678.2	1,472.2	590.6	894.4	135.8	152.0	284.1	8,957.4
1991—									
March	222.0	102.0	145.4	29.9	38.9	6.8	1.0	8.0	554.0
December	179.3	143.2	101.3	58.3	24.9	6.0	8.2	11.1	1,532.5
1992—									
January	168.4	146.2	101.5	64.1	61.0	11.7	4.3	30.1	587.3
February	196.4	123.6	63.0	41.3	39.9	8.2	6.4	11.2	490.0
March	180.1	113.7	75.0	114.9	36.5	14.4	2.5	11.4	548.7
VALUE OF TOTAL BUILDING (\$m)									
1990-91	8,058.2	4,106.1	4,236.0	1,464.9	2,055.0	406.7	247.5	531.2	21,105.6
1991—									
March	564.9	267.8	413.0	105.9	124.1	27.9	5.2	13.5	1,522.2
December	1,531.8	339.4	354.1	123.1	112.6	30.2	22.3	36.7	1,550.3
1992—									
January	500.7	337.3	335.0	134.9	153.9	34.5	24.1	57.7	1,578.2
February	534.2	335.6	349.2	101.3	140.0	32.1	21.1	41.8	1,555.4
March	619.8	355.5	364.2	191.6	164.3	39.3	7.7	53.5	1,795.9

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 from this publication, but can be found in *Engineering Construction Activity, Australia* (8762.0).

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

4. From July 1990, the statistics cover:

- (a) all approved new residential building jobs valued at \$10,000 or more.
- (b) approved alterations and additions to residential buildings valued at \$10,000 or more.
- (c) all approved non-residential building jobs valued at \$50,000 or more.

Definitions

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

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

7. A *residential building* is defined as a building predominantly consisting of one or more dwelling units.

Residential buildings can be either *houses* or *other residential buildings* as follows:

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

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

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

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

Building classification

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

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

General

12. For purposes of comparison, it should be noted that statistics of building approvals are affected from month to

month by large projects (such as blocks of flats and multi storey office buildings) approved in particular months and also by the administrative arrangements of government authorities.

Seasonal adjustment

13. Seasonally adjusted building statistics are shown in Tables 3 and 5. In these series, account has been taken of normal seasonal factors and 'trading day' effects (arising from the varying numbers of Sundays, Mondays, Tuesdays etc. in the month) and the effect of movement in the date of Easter which may, in successive years, affect figures for different months. Details of the methods used in seasonally adjusting the series are available on request.

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

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

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

17. The seasonally adjusted series can, however, be smoothed to reduce the impact of the irregular component in the adjusted series. This smoothed seasonally adjusted series is called a trend estimate. There are a number of ways of accomplishing this, depending on the intended uses of the trend estimate. If importance is attached to measuring the underlying change in the most recent periods, moving averages employing appropriate weighting patterns should be adopted; the choice of averaging technique will determine in part the degree of smoothness of the derived series. For example, a 23-term moving average will generally even out more of the short term fluctuation in a series (and therefore appear 'smoother')

than will a 13-term moving average. However, the longer the term of the moving average the longer the time series affected by revisions resulting from more recent data. In order to ensure that the underlying trend-cycle of a series is reflected in the trend estimate, the degree of smoothness alone cannot always be used as the sole criterion in determining which moving average is appropriate.

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

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

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

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

Estimates at constant prices

22. Estimates of the quarterly value of building approvals at average 1984-85 prices are presented in original and seasonally adjusted terms for Australia in Table 6. (Note: monthly value data at constant prices are not available).

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

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

Unpublished data and related publications

25. The ABS can also make available certain building approvals data which are not published. Where it is not practicable to provide the required information by telephone, data can be provided in the following forms:

microfiche, photocopy, computer printout, floppy disk and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

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

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

Building Activity, Australia (8752.0) — issued quarterly

Engineering Construction Activity, Australia (8762.0) — issued quarterly

Construction Activity at Constant Prices, Australia (8782.0) — issued quarterly

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

Symbols and other usages

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

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

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