



Australian Bureau of Statistics

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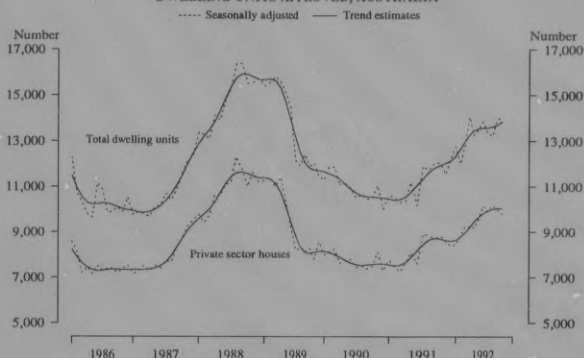
EMBARGOED UNTIL 11.30 A.M. 8 JANUARY 1993

BUILDING APPROVALS, AUSTRALIA, NOVEMBER 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

DWELLING UNITS APPROVED, AUSTRALIA



Number of dwelling units approved

Following a period of five months where the growth in the trend in total dwelling unit approvals flattened out, the trend has begun to grow more strongly again following the availability of the November 1992 estimates. Conversely, the trend for private sector houses approved is showing signs of flattening out in November 1992 after displaying consistent growth since December 1991.

The trend growth in total approvals is such that it would require a decrease of 5.3 per cent in seasonally adjusted total dwelling units approved for December 1992 to cause the trend series to flatten out. (The average monthly movement in the seasonally adjusted series has been 4.6%). For private sector house approvals, it will require a 4.7 per cent increase in the seasonally adjusted series for December 1992 in order to maintain the trend at its current levels. (The average monthly movement in the seasonally adjusted series is 4.1%).

In seasonally adjusted terms, the total number of dwelling units approved rose by 1.0 per cent in November 1992, following a 5.5 per cent rise in October. Conversely, the number of private sector houses approved in November 1992 decreased by 1.9 per cent, the second consecutive month of decline for this series.

DWELLING UNITS APPROVED, NOVEMBER 1992

	Number	Percentage change	
		From previous month	From corresponding month of previous year
Private sector houses —			
Trend estimate	10,046	0.0	16.5
Seasonally adjusted	9,800	-1.9	14.4
Original	10,157	-5.1	15.5
Total dwelling units —			
Trend estimate	13,847	1.0	15.1
Seasonally adjusted	14,086	1.0	22.1
Original	14,600	1.4	22.1

Total dwelling unit approvals (seasonally adjusted), rose in all States except South Australia and Western Australia in November 1992. Although the falls in Western Australia and South Australia were relatively large (18.4% and 13.1% respectively), they fell from a high base in October 1992. The 4,188 dwelling units approved in New South Wales was the highest monthly total since March 1989. The 2,620 dwelling units approved in Victoria was the highest monthly level of approvals since March 1990, and the 397 dwelling units approved in Tasmania was the highest since August 1986.

In original terms, the growth of 1.4 per cent in the number of total dwelling units approved during November 1992 was solely due to an increase in the number of public sector dwelling unit approvals which more than offset a fall in private sector approvals. Most of this increase related to the approval of public sector medium density housing (flats, townhouses, apartments, etc.).

INQUIRIES

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

* for information about other ABS statistics and services please refer to the back page of this publication.

Value of building approved

It should be noted that the value of non-residential building approved for January 1992 has been significantly revised due to the inclusion of a large entertainment and recreation project in New South Wales. While project approval has not been advised to the Australian Bureau of Statistics, work has been underway for some time. This revision has impacted subsequent trend data for both non-residential building and total building approved.

The provisional trend series for the value of *total building* approved is showing moderate growth to November 1992, with all three components contributing to the growth.

The provisional trend series for the value of *new residential building* approved continues to display slow growth to November 1992, as it has done since March 1991. It would require a fall of 4.6 per cent in the seasonally adjusted value of residential building approved in December

to cause the trend to flatten out (the average monthly movement is 5.1%). The provisional trend series for the value of *alterations and additions to residential buildings* also continues to display slow growth to November 1992, as it has done since January 1992.

The provisional trend estimates for the value of *non-residential building* approved to August 1992 indicate that the series has bottomed out following nearly three years of decline and is now showing signs of growth. However, because of the volatile nature of the series, care needs to be taken in interpreting recent data. In original terms, the value of non-residential building approved in November 1992 decreased by 16.1 per cent from the October 1992 figure (which was boosted by the approval of a large public sector hospital). Private sector non-residential building approved rose by 34.6 per cent in November, while those for the public sector fell by 48.1 per cent.

VALUE OF BUILDING APPROVED, AUSTRALIA

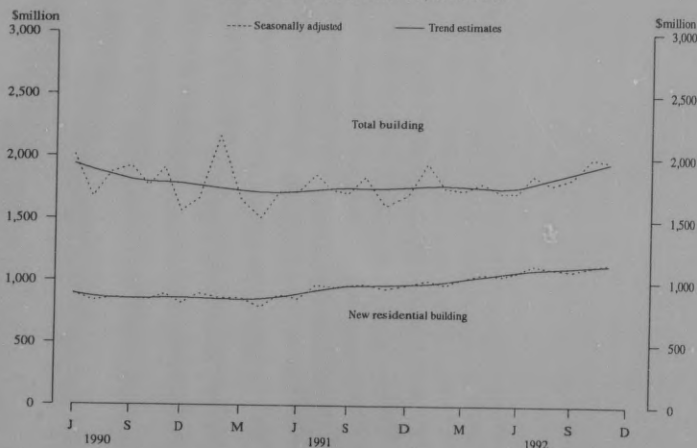


TABLE 1. NUMBER OF DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS, AUSTRALIA

Period	Houses			Other residential buildings			Total		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
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
1991-92	107,171	3,693	110,864	31,038	8,299	39,337	138,209	11,992	150,201
1991-92									
July-November	46,078	1,575	47,653	12,497		14,703	58,575	3,781	62,356
1992-93									
July-November	52,231	861	53,092	15,901		18,213	68,132	3,173	71,305
1991—									
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	265	7,481	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	9,607	227	9,834	2,818	757	3,575	12,425	984	13,409
April	8,882	477	9,359	2,669	1,072	3,741	11,551	1,549	13,100
May	9,597	267	9,864	3,116	903	4,019	12,713	1,170	13,883
June	10,106	353	10,459	2,778	1,442	4,220	12,884	1,795	14,679
July	10,855	135	10,990	2,976	570	3,546	13,831	705	14,536
August	9,853	74	9,927	3,249	352	3,601	13,102	426	13,528
September	10,666	130	10,796	3,092	361	3,453	13,758	491	14,249
October	10,700	187	10,887	3,187	318	3,505	13,887	505	14,392
November	10,157	335	10,492	3,397	711	4,108	13,554	1,046	14,600

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 80 such dwelling units approved in November 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					
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
1991-92	9,113.0	275.6	9,388.5	2,060.3	557.1	2,617.4	11,173.3	832.7	12,006.0	1,973.9	4,745.4	7,208.7	17,873.5	21,188.5
1991—														
September	754.6	22.7	777.3	154.7	26.7	181.4	909.3	49.4	958.7	179.9	383.0	578.1	1,470.6	1,716.6
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	349.8	493.5	1,426.9	1,623.1
December	636.6	24.3	660.9	157.7	53.4	211.1	794.3	77.7	871.9	145.8	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	757.3	1,316.8	1,748.2
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
April	746.3	41.0	787.2	171.1	73.1	244.3	917.4	114.1	1,031.5	169.9	316.1	476.0	1,398.7	1,677.4
May	810.8	20.3	831.1	212.1	62.0	274.2	1,022.9	82.3	1,105.2	161.5	396.7	665.8	1,580.5	1,932.5
June	860.5	23.7	884.2	176.7	91.1	267.8	1,037.2	114.8	1,152.0	165.2	315.5	520.6	1,517.1	1,837.8
July	933.5	13.8	947.3	204.9	36.9	241.8	1,138.4	50.8	1,189.1	187.8	343.5	515.8	1,669.3	1,892.8
August	850.4	6.3	856.7	206.6	25.5	232.1	1,057.0	31.7	1,088.8	163.8	409.5	509.8	1,629.9	1,762.3
September	903.8	11.4	915.1	216.0	23.5	239.5	1,119.8	34.9	1,154.7	197.7	424.3	557.9	1,741.2	1,910.3
October	918.6	13.4	932.1	202.6	18.8	221.4	1,121.3	32.2	1,153.5	187.0	303.5	785.0	1,611.2	2,125.5
November	872.6	23.4	896.0	238.3	42.7	280.9	1,110.9	64.1	1,176.9	178.0	408.5	658.6	1,896.0	2,013.5

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 (a)
	Private sector	Total	Private sector	Total			
1991—							
September	8,701	9,026	11,171	12,071	969.1	180.5	1,709.7
October	8,817	9,270	11,115	12,006	979.3	163.0	1,843.3
November	8,565	8,974	11,050	11,539	938.7	161.5	1,610.1
December	8,391	8,719	10,979	12,223	974.4	168.6	1,699.4
1992—							
January	8,473	8,895	11,497	12,756	1,007.9	163.4	1,951.8
February	8,804	9,076	11,303	12,000	973.0	159.1	1,756.0
March	9,241	9,475	11,651	12,812	1,018.9	168.3	1,732.8
April	9,264	9,574	12,027	14,061	1,059.4	179.7	1,791.5
May	9,188	9,530	12,056	13,258	1,043.7	155.8	1,718.5
June	9,582	9,803	12,323	13,515	1,133.1	166.0	1,716.7
July	10,155	10,307	13,070	13,849	1,075.7	178.7	1,857.9
August	9,908	9,879	13,227	13,374	1,107.7	160.1	1,781.9
September	10,178	10,227	12,821	13,220	1,188.7	180.7	1,834.5
October	9,991	10,361	13,395	13,950	1,123.3	164.5	1,994.7
November	9,800	10,111	13,166	14,086	1,153.0	176.8	1,967.8

(a) Includes the value of non-residential building approved which is not separately available in seasonally adjusted terms.

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—								
September	8,717	9,033	11,153	11,835	962.5	162.9	r 631.3	r 1,756.2
October	8,682	9,044	11,176	11,944	968.7	163.8	r 620.5	r 1,749.7
November	8,624	9,007	11,165	12,026	970.9	164.7	r 619.3	r 1,749.7
December	8,600	8,980	11,187	12,149	975.6	165.4	r 623.4	r 1,761.0
1992—								
January	8,646	9,003	11,266	12,348	984.1	165.3	r 622.8	r 1,771.7
February	8,787	9,118	11,429	12,650	999.0	165.5	r 610.3	r 1,776.2
March	8,983	9,284	11,652	12,984	1,018.8	166.0	r 584.0	r 1,771.3
April	9,217	9,497	11,920	13,273	1,041.3	167.0	r 548.7	r 1,760.8
May r	9,461	9,697	12,215	13,459	1,062.4	167.7	517.1	1,753.1
June r	9,671	9,860	12,504	13,544	1,080.7	168.4	504.6	1,759.8
July r	9,830	9,987	12,761	13,575	1,095.6	169.1	520.9	1,790.7
August r	9,945	10,091	12,967	13,587	1,107.1	169.9	551.2	1,831.9
September r	10,015	10,173	13,123	13,638	1,117.3	171.1	n.a.	1,875.3
October r	10,045	10,234	13,238	13,715	1,126.6	172.1	n.a.	1,917.3
November	10,046	10,273	13,320	13,847	1,135.7	174.0	n.a.	1,958.7

(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—						
September	3,628	2,099	3,215	882	1,483	334
October	3,459	2,192	3,366	924	1,415	318
November	3,243	2,094	3,352	877	1,330	291
December	3,592	2,003	3,417	863	1,437	328
1992—						
January	3,363	2,087	3,283	1,202	1,561	351
February	3,390	2,162	3,642	804	1,329	317
March	3,583	2,374	3,282	903	1,749	334
April	4,120	2,385	3,817	992	1,749	326
May	3,617	2,141	4,066	898	1,759	294
June	3,862	2,194	4,138	954	1,859	337
July	4,024	2,488	3,584	937	1,823	352
August	3,573	2,443	3,871	1,005	1,782	364
September	3,859	2,348	3,556	968	1,778	375
October	3,984	2,368	3,618	1,045	2,135	338
November	4,188	2,620	3,707	908	1,743	397

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

TABLE 6. NEW DWELLING UNITS APPROVED, BY TYPE AND STATE, NOVEMBER 1992

State	Other residential building									Total residential building
	Houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of					
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total	Total	
NUMBER OF DWELLING UNITS										
NSW	2,559	340	155	495	998	169	357	1,524	2,019	4,578
Vic.	2,254	86	137	223	—	112	—	112	335	2,589
Qld	2,911	434	224	658	190	39	21	250	908	3,819
SA	821	142	19	161	—	—	—	—	161	982
WA	1,332	348	29	377	—	—	—	—	377	1,709
Tas.	321	98	—	98	—	—	—	—	98	419
NT	88	17	—	17	—	—	—	—	17	105
ACT	206	73	111	184	9	—	—	9	193	399
Australia	10,492	1,538	675	2,213	1,197	320	378	1,895	4,108	14,600
VALUE (\$m)										
NSW	254.5	23.6	12.5	36.1	63.6	11.3	40.0	114.9	150.9	405.5
Vic.	194.4	4.7	9.3	14.0	—	7.8	—	7.8	21.8	216.2
Qld	245.1	25.5	13.6	39.0	12.5	3.6	1.8	17.9	56.9	302.1
SA	58.8	7.7	1.4	9.2	—	—	—	—	9.2	68.0
WA	91.3	18.6	2.2	20.8	—	—	—	—	20.8	112.1
Tas.	23.4	5.0	—	5.0	—	—	—	—	5.0	28.4
NT	6.7	1.6	—	1.6	—	—	—	—	1.6	8.3
ACT	21.8	5.3	8.8	14.1	0.5	—	—	0.5	14.7	36.4
Australia	896.0	92.0	47.8	139.8	76.6	22.7	41.8	141.1	280.9	1,176.9

TABLE 7. 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									
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	4,779.5	4,906.3	1,497.1	6,403.4	1,143.2	4,308.4	6,192.7	11,558.7	13,739.3
1991-92	5,552.6	5,718.8	1,820.2	7,539.0	1,187.2	3,448.1	5,088.9	11,714.0	13,815.1
1991—									
June qtr.	1,250.1	1,286.2	375.4	1,661.6	290.7	1,003.4	1,497.1	2,895.8	3,449.4
Sept. qtr.	1,424.9	1,457.8	395.6	1,853.4	305.3	935.9	1,396.9	3,029.7	3,555.6
Dec. qtr.	1,361.0	1,408.7	407.9	1,816.6	306.7	965.9	1,317.0	2,989.9	3,440.3
1992—									
Mar. qtr.	1,293.7	1,327.7	467.2	1,794.9	277.3	802.8	1,175.5	2,766.7	3,247.7
June qtr.	1,473.0	1,524.6	549.5	2,074.1	297.9	743.5	1,199.5	2,927.7	3,571.5
Sept. qtr.	1,638.5	1,657.7	497.6	2,155.3	329.8	867.6	1,162.2	3,303.9	3,647.3
SEASONALLY ADJUSTED									
1991—									
June qtr.	1,211.2	1,249.9	n.a.	1,582.0	288.7	n.a.	n.a.	2,747.9	3,234.7
Sept. qtr.	1,377.6	1,411.0	n.a.	1,805.1	292.4	n.a.	n.a.	2,926.5	3,484.6
Dec. qtr.	1,331.1	1,382.9	n.a.	1,809.1	296.6	n.a.	n.a.	2,993.0	3,390.5
1992—									
Mar. qtr.	1,377.2	1,416.6	n.a.	1,893.6	295.8	n.a.	n.a.	2,944.2	3,459.4
June qtr.	1,444.4	1,483.8	n.a.	2,004.8	300.8	n.a.	n.a.	2,819.7	3,426.6
Sept. qtr.	1,580.5	1,599.9	n.a.	2,090.6	311.9	n.a.	n.a.	3,169.2	3,587.6

(a) See paragraphs 26-28 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.

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

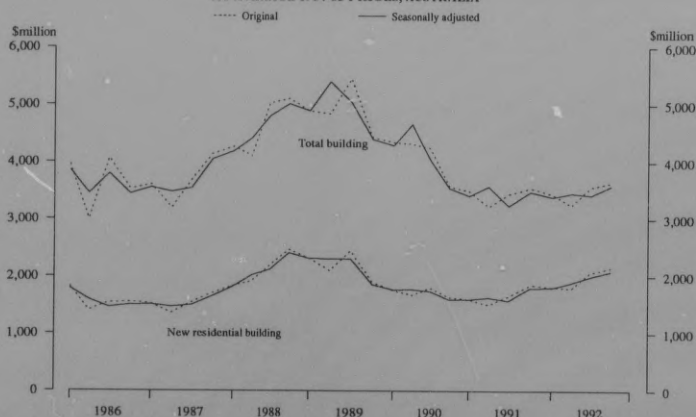


TABLE 8. DETAILS OF BUILDING APPROVED, NOVEMBER 1992

State	New residential building						Value (\$m)														Total building
	Houses		Other residential buildings		Total	Alterations and additions to residential buildings	Non-residential building								Entertainment and recreational						
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Value (\$m)		Hotels, etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health					Miscellaneous		
PRIVATE SECTOR																					
NSW	2,496	248.9	1,664	129.0	4,160	377.9	83.1	70.0	37.0	17.6	39.3	32.2	5.6	3.9	7.5	11.4	2.0	226.3	687.3		
Vic.	2,091	184.4	731	15.2	2,322	199.6	47.0	2.7	13.7	11.0	8.9	14.9	4.7	2.0	5.0	4.5	1.4	68.7	315.3		
Qld	2,851	240.4	834	52.9	3,685	293.3	18.5	0.8	10.4	2.7	8.1	15.7	4.5	1.3	4.6	5.3	4.9	58.4	370.1		
SA	793	57.5	132	8.0	925	65.4	9.4	1.4	2.0	1.1	3.4	1.3	0.9	0.5	0.1	0.2	0.2	11.0	85.9		
WA	1,319	90.1	252	13.6	1,571	103.8	10.0	2.2	4.8	3.4	4.8	5.7	3.4	0.4	0.7	1.8	4.5	31.6	145.4		
Tas.	313	22.8	74	3.4	387	26.1	2.6	1.5	0.1	0.4	0.8	1.4	0.4	0.1	0.1	0.5	—	5.1	33.8		
NT	88	6.7	17	1.6	105	8.3	1.7	—	0.1	0.2	0.2	0.2	—	—	—	—	—	0.7	10.7		
ACT	206	21.8	193	14.7	399	36.4	4.4	0.1	0.5	—	0.5	0.6	0.1	0.6	2.1	2.3	—	6.7	47.5		
Australia	10,157	872.6	3,397	238.3	13,554	1,110.9	176.6	78.6	68.5	36.4	65.9	72.0	19.6	8.8	19.9	25.9	12.9	408.5	1,696.0		
PUBLIC SECTOR																					
NSW	63	5.6	355	22.0	418	27.6	—	0.2	2.1	0.1	4.0	1.9	36.5	15.0	27.2	13.6	1.3	101.8	129.4		
Vic.	163	10.0	104	6.6	267	16.6	—	2.1	0.3	—	0.7	0.5	0.1	—	1.0	15.8	3.8	24.2	40.8		
Qld	60	4.7	74	4.1	134	8.8	—	—	0.1	0.3	9.2	0.5	2.3	—	—	—	1.6	14.1	22.9		
SA	28	1.3	29	1.2	57	2.5	0.3	—	0.1	—	26.5	0.1	6.2	—	—	0.3	1.4	34.7	37.5		
WA	13	1.1	125	7.2	138	8.3	—	0.1	—	—	24.7	1.1	3.8	—	—	3.4	0.4	33.5	41.8		
Tas.	8	0.6	24	1.6	32	2.2	—	—	—	—	1.6	—	2.1	—	0.1	0.1	—	3.8	6.1		
NT	—	—	—	—	—	—	1.1	—	—	—	—	—	0.1	—	0.1	—	—	0.2	1.3		
ACT	—	—	—	—	—	—	—	—	—	0.1	6.8	1.0	9.6	—	0.5	0.3	19.5	37.8	37.8		
Australia	335	23.4	711	42.7	1,046	66.1	1.4	2.3	2.6	0.4	73.4	5.1	60.8	15.0	28.8	33.5	28.0	250.0	317.5		
TOTAL																					
NSW	2,559	254.5	2,019	150.9	4,578	405.5	83.1	70.1	39.0	17.7	43.2	34.1	42.2	18.9	34.7	25.0	3.3	328.1	816.6		
Vic.	2,254	194.4	835	21.8	2,589	216.2	47.0	4.8	14.0	11.0	9.5	15.4	4.8	2.0	5.9	20.2	5.2	93.0	356.2		
Qld	2,911	245.1	908	56.9	3,819	302.1	18.5	0.8	10.5	3.0	17.3	16.1	6.8	1.3	4.6	5.3	6.6	72.4	393.0		
SA	821	58.8	161	9.2	982	68.0	9.7	1.4	2.1	1.1	30.0	1.4	7.1	0.5	0.1	0.5	1.5	45.7	123.3		
WA	1,332	91.3	277	20.8	1,709	112.1	10.0	2.3	4.8	3.4	29.4	6.8	7.2	0.4	0.7	5.2	4.8	65.1	187.2		
Tas.	321	23.4	98	5.0	419	28.4	2.6	1.5	0.1	0.4	2.4	1.4	2.5	0.1	0.1	0.5	—	8.9	39.9		
NT	88	6.7	17	1.6	105	8.3	2.7	—	0.1	0.2	0.2	0.2	0.1	—	0.1	—	—	0.8	11.9		
ACT	206	21.8	193	14.7	399	36.4	4.4	0.1	0.5	0.1	7.3	1.6	9.7	0.6	2.6	2.6	19.5	44.5	85.3		
Australia	10,492	896.0	4,108	280.9	14,600	1,176.9	178.0	80.9	71.2	36.8	139.3	77.1	84.4	23.8	48.8	59.4	40.9	658.6	2,013.5		

TABLE 9. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
(\$ million)

Classes of building	1990-91	July-November		1992			
		1991-92	1992-93	September	October	November	
PRIVATE SECTOR							
New houses	7,792.2	9,113.0	3,937.5	4,478.9	903.8	918.6	872.6
New other residential buildings	1,895.1	2,060.3	816.1	1,068.4	216.0	202.6	238.3
Total new residential building	9,687.3	11,173.3	4,753.7	5,547.3	1,119.8	1,121.3	1,110.9
Alterations and additions to residential buildings	1,873.6	1,954.8	863.4	910.9	197.1	186.4	176.6
Hotels, etc.	513.0	399.0	286.6	118.3	8.8	7.4	78.6
Shops	1,204.6	787.7	318.3	394.3	116.3	57.7	68.5
Factories	943.7	651.9	269.3	335.6	60.3	48.3	36.4
Offices	1,512.9	1,196.0	631.1	311.1	60.2	62.6	65.9
Other business premises	792.1	566.6	244.8	290.9	56.5	69.3	72.0
Educational	294.8	237.2	101.6	123.0	32.1	18.7	19.6
Religious	76.1	79.4	30.6	31.1	5.3	6.5	8.8
Health	215.2	249.4	118.0	97.6	22.4	11.1	19.9
Entertainment and recreational	431.7	371.0	162.1	103.7	37.5	12.8	25.9
Miscellaneous	248.3	207.3	79.1	83.7	25.0	8.8	12.9
Total non-residential building	6,232.3	4,745.4	2,241.6	1,889.3	424.3	303.5	408.5
Total	17,933	17,873.5	7,858.6	8,347.5	1,741.2	1,611.2	1,696.0
PUBLIC SECTOR							
New houses	206.6	275.6	110.8	68.3	11.4	13.4	23.4
New other residential buildings	359.4	557.1	137.3	147.4	23.5	18.8	42.7
Total new residential building	566.0	832.7	248.1	215.7	34.9	32.2	66.1
Alterations and additions to residential buildings	21.3	19.1	8.0	3.5	0.6	0.6	1.4
Hotels, etc.	13.0	7.3	4.1	2.6	0.1	0.1	2.3
Shops	51.6	97.6	14.6	16.5	3.2	3.1	2.6
Factories	168.0	53.0	19.7	7.0	1.4	1.6	0.4
Offices	870.4	549.7	224.1	167.3	30.5	19.5	73.4
Other business premises	262.2	208.1	101.8	62.9	9.4	23.8	5.1
Educational	633.3	693.1	275.3	330.7	59.7	83.4	60.8
Religious	—	—	—	15.0	—	—	15.0
Health	311.1	248.2	95.4	362.1	5.1	306.0	28.8
Entertainment and recreational	104.3	r 305.6	50.0	78.7	5.1	20.7	33.5
Miscellaneous	31.1	300.7	191.2	95.0	19.0	23.5	28.0
Total non-residential building	2,725.1	r 2,463.3	976.3	1,137.7	133.6	481.5	250.0
Total	3,312.4	r 3,315.1	1,232.4	1,356.9	169.1	514.4	317.5
TOTAL							
New houses	7,998.3	9,388.5	4,048.3	4,547.2	915.1	932.1	896.0
New other residential buildings	2,254.5	2,617.4	953.4	1,215.8	239.5	221.4	280.9
Total new residential building	10,253.3	12,005.9	5,001.8	5,763.0	1,154.7	1,153.5	1,176.9
Alterations and additions to residential buildings	1,894.9	1,973.9	871.4	914.3	197.7	187.0	178.0
Hotels, etc.	526.0	406.3	290.8	120.8	8.9	7.5	80.9
Shops	1,256.2	885.2	332.9	410.8	119.5	60.8	71.2
Factories	1,111.7	704.9	289.0	342.6	61.7	49.9	36.8
Offices	2,383.3	1,745.7	855.2	478.4	90.7	82.1	139.3
Other business premises	1,054.3	774.7	346.6	353.8	65.9	93.2	77.1
Educational	928.1	930.3	377.0	453.7	91.8	102.1	80.4
Religious	76.1	79.4	30.6	46.1	5.3	6.5	23.8
Health	526.2	497.5	213.4	459.7	27.5	317.1	48.8
Entertainment and recreational	536.0	r 676.6	212.1	182.4	42.6	33.6	59.4
Miscellaneous	559.4	508.0	270.3	178.7	44.0	32.3	40.9
Total non-residential building	8,957.4	r 7,208.7	3,217.9	3,027.0	557.9	785.0	658.6
Total	21,185.4	r 21,188.5	9,091.8	9,704.4	1,910.3	2,125.5	2,013.5

TABLE 10. 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 September	22	2.1	14	4.2	4	2.6	—	—	—	—	40	8.9
October	27	2.5	8	2.4	2	1.6	1	1.1	—	—	38	7.5
November	23	2.3	7	2.0	6	3.4	5	8.2	1	65.0	42	80.9
SHOPS												
1992 September	249	21.0	61	19.1	13	8.1	7	12.5	3	58.8	333	119.5
October	214	19.1	47	13.1	17	10.5	5	8.3	1	9.7	284	60.8
November	215	18.6	28	7.8	10	6.4	13	22.8	2	15.5	268	71.2
FACTORIES												
1992 September	95	9.9	52	15.2	12	8.1	7	14.4	1	14.0	167	61.7
October	73	7.2	32	9.6	14	9.9	6	11.2	1	12.0	126	49.9
November	85	8.5	25	7.3	12	7.9	6	13.2	—	—	128	36.8
OFFICES												
1992 September	155	14.4	57	17.0	21	14.4	13	29.0	2	15.9	248	90.7
October	150	15.0	65	19.7	16	11.1	14	29.8	1	6.5	246	82.1
November	158	15.8	68	20.3	17	10.6	13	31.8	4	60.9	260	139.3
OTHER BUSINESS PREMISES												
1992 September	125	12.8	39	11.3	16	11.4	11	24.3	1	6.0	192	65.9
October	109	10.0	46	13.6	13	9.6	5	7.5	3	52.5	176	93.2
November	124	12.4	43	12.5	16	11.5	8	19.8	3	20.9	194	77.1
EDUCATIONAL												
1992 September	46	4.9	34	10.5	21	13.8	23	42.2	3	20.4	127	91.8
October	38	4.2	35	11.1	16	10.7	17	35.7	3	40.3	109	102.1
November	80	8.9	28	8.8	18	12.4	19	36.1	2	13.7	147	80.4
RELIGIOUS												
1992 September	18	2.1	7	2.0	—	—	1	1.3	—	—	26	5.3
October	17	1.8	7	2.2	2	1.3	1	1.3	—	—	27	6.5
November	15	1.4	15	4.0	4	2.5	1	1.0	1	15.0	36	23.8
HEALTH												
1992 September	27	2.8	7	1.9	7	4.8	4	10.1	1	7.9	46	27.5
October	26	2.7	11	3.5	1	0.6	4	6.3	2	304.0	44	317.1
November	26	2.5	12	3.5	5	3.6	8	15.7	1	23.5	52	48.8
ENTERTAINMENT AND RECREATIONAL												
1992 September	48	5.1	16	4.5	6	4.1	4	6.4	3	22.5	77	42.6
October	56	5.6	17	5.1	5	3.4	4	4.5	1	15.0	83	33.6
November	58	4.9	24	6.7	8	5.2	14	23.6	2	19.0	106	59.4
MISCELLANEOUS												
1992 September	54	5.7	23	7.4	9	5.5	8	18.0	1	7.4	95	44.0
October	49	4.5	14	4.3	4	2.6	3	4.2	2	16.7	72	32.3
November	58	6.0	22	6.7	8	5.4	3	5.9	1	17.0	92	40.9
TOTAL NON-RESIDENTIAL BUILDING												
1992 September	839	80.9	310	93.1	109	72.7	78	153.3	15	152.9	1,351	557.9
October	759	72.6	282	84.6	90	61.2	60	199.1	14	456.8	1,205	785.0
November	842	81.3	272	79.5	104	69.2	90	178.0	17	250.5	1,325	658.6

TABLE 11. 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									
1991-92	43,336	26,013	41,871	11,258	18,577	3,903	1,459	3,784	150,201
1991— November	3,524	2,047	3,511	862	1,360	310	154	193	11,961
1992— August	3,556	2,359	3,953	999	1,699	348	113	501	13,528
September	4,295	2,479	3,727	992	1,908	356	72	420	14,249
October	3,949	2,585	4,137	980	2,014	363	126	238	14,392
November	4,578	2,589	3,819	982	1,709	419	105	399	14,600
VALUE OF NEW RESIDENTIAL BUILDING (\$m)									
1991-92	3,890.2	2,170.9	3,245.7	755.6	1,217.9	260.3	130.2	335.1	12,005.9
1991— November	321.2	175.5	261.8	58.6	90.6	20.3	11.4	19.2	958.5
1992— August	326.0	195.5	311.6	70.4	113.6	22.1	11.5	38.0	1,088.8
September	395.7	205.9	294.3	66.1	127.0	22.3	5.8	37.6	1,154.7
October	344.1	220.3	334.7	66.4	130.6	23.2	9.9	24.3	1,153.5
November	405.5	216.2	302.1	68.0	112.1	28.4	8.3	36.4	1,176.9
VALUE OF ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDINGS (\$m)									
1991-92	902.2	514.1	205.8	123.8	124.2	32.6	17.8	53.3	1,973.9
1991— November	78.6	43.6	19.2	10.3	10.1	2.8	1.3	5.2	171.0
1992— August	78.1	40.1	17.6	10.3	9.8	2.1	1.3	4.5	163.8
September	96.0	47.4	19.7	13.3	11.0	3.1	1.5	5.7	197.7
October	81.6	50.2	20.5	10.9	13.5	3.6	1.9	4.9	187.0
November	83.1	47.0	18.5	9.7	10.0	2.6	2.7	4.4	178.0
VALUE OF NON-RESIDENTIAL BUILDING (\$m)									
1991-92	2,653.7	1,473.7	1,530.7	626.6	504.9	105.9	93.2	220.2	7,208.7
1991— November	198.7	75.6	118.8	41.2	28.2	4.1	11.1	15.8	493.5
1992— August	140.0	211.9	81.5	16.3	43.5	7.3	5.0	4.3	509.8
September	232.6	96.2	105.5	31.1	59.8	7.6	13.9	11.2	557.9
October	493.5	70.0	101.1	73.3	32.6	4.5	7.0	3.0	785.0
November	328.1	93.0	72.4	45.7	65.1	8.9	0.8	44.5	658.6
VALUE OF TOTAL BUILDING (\$m)									
1991-92	2,744.8	4,158.8	4,982.1	1,506.0	1,847.0	398.9	241.3	608.6	21,188.5
1991— November	598.5	294.6	399.7	110.1	128.9	27.2	23.8	40.1	1,623.1
1992— August	544.1	447.5	410.7	97.0	167.0	31.5	17.8	46.8	1,762.3
September	724.3	349.5	419.5	110.5	197.7	33.0	21.2	54.5	1,910.3
October	919.1	340.5	456.3	150.6	176.7	31.3	18.8	32.2	2,125.5
November	816.6	356.2	393.0	123.3	187.2	39.9	11.9	85.3	2,013.5

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.

12. From July 1992, an expanded functional classification of buildings based on the Dwelling Structure Classification (DSC) has been introduced by the ABS to

provide more detailed information on residential building approvals.

13. The DSC has been developed by the ABS to provide a standard classification of the different types of dwelling structures (houses, flats, townhouses, etc.). The DSC will be implemented across all major collections of housing data in the ABS. The DSC has the same overall scope as the classification used in previous collections but provides more detail than previously available to reflect the current interest in medium to high density housing.

14. In particular, for Building Approvals, DSC allows new *other residential building* to be classified as follows:

(a) *Semi-detached, row or terrace houses, townhouses, etc.* (dwellings having their own private grounds and no other dwellings above or below) with:

- one storey;
- two or more storeys.

(b) *Flats, units or apartments, etc.* dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell) in a building of:

- one or two storeys;
- three storeys;
- four or more storeys.

15. More details on the DSC are contained in the ABS Information Paper, *Dwelling Structure Classification (DSC)* (1296.0).

General

16. 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

17. 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.

18. 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.

19. 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.

20. 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.

21. 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.

22. 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.

23. 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.

24. 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.

25. 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

26. 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 7. (Note : monthly value data at constant prices are not available).

27. 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'.

28. 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

29. 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.

30. 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

31. 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

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

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