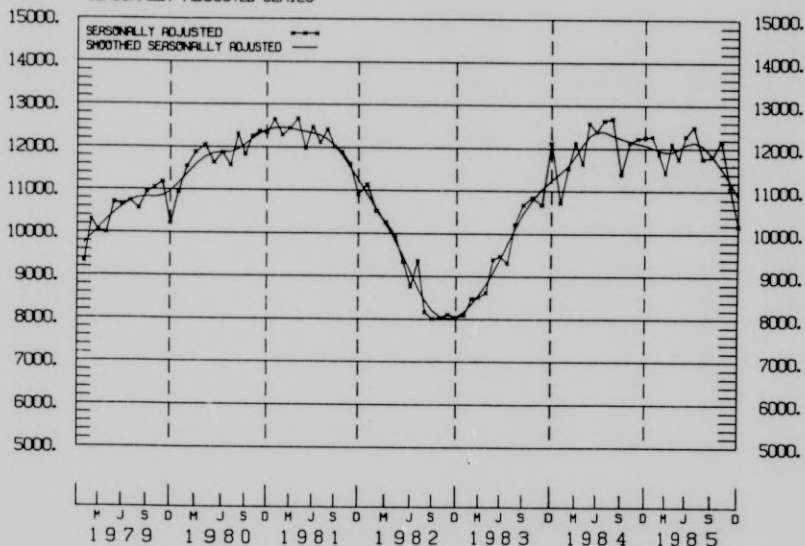


BUILDING APPROVALS, AUSTRALIA, DECEMBER 1985

PHONE INQUIRIES *for more information about these statistics—contact Graham Phillips on Canberra (062) 52 5537 or any of our State offices.*
other inquiries including copies of publications—contact Information Services on Canberra (062) 52 6627 or in any of our State offices.

MAIL INQUIRIES *write to Information Services, ABS, P.O. Box 10, Belconnen, A.C.T. 2616 or any of our State offices.*

MAIN FEATURES

PRIVATE SECTOR DWELLING UNITS APPROVED, AUSTRALIA
SEASONALLY ADJUSTED SERIES

Seasonally adjusted December 1985 approvals for private sector dwelling units at 10,183 were around 8 per cent lower than November 1985 approvals, the lowest number recorded since July 1983. Month to month movements can be extremely volatile and for that reason a smoothed seasonally adjusted series is also published (see paragraphs 16-19). The smoothed seasonally adjusted series, with the availability of December data, now shows a marked fall in approvals for private sector dwelling units over recent months.

Seasonally adjusted approvals for total dwelling units in December 1985 at 11,762 show a decrease of around 5 per cent compared with November 1985 and were the lowest since November 1983.

Although there was a decline between November and December 1985, the value of private sector non-residential building approvals for the six months ending December 1985 show an increase of around 39 per cent compared with the six months ending December 1984.

EXPLANATORY NOTES

Scope and Coverage

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

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

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

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

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

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

Definitions

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

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

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

- (a) A *house* is defined as a detached building predominantly used for long term residential

purposes and consisting of only one dwelling unit. Thus, detached 'granny flats' and detached dwelling units (such as caretakers' residences) associated with non-residential buildings are defined as houses for the purpose of these statistics.

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

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

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

Building classification

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

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

General

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

Seasonal adjustment

13. Original and seasonally adjusted building statistics are shown in Tables 1 and 2. In the seasonally adjusted

series, account has been taken of normal seasonal factors and 'trading day' effects (arising from the varying numbers of Sundays, Mondays, Tuesdays etc. in the month) and the effect of movement in the date of Easter which may, in successive years, affect figures for different months. Details of the methods used in seasonally adjusting these statistics are given in *Seasonally Adjusted Indicators, Australia* (1308.0).

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

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

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

17. The seasonally adjusted series can, however, be smoothed to reduce the impact of the irregular component in the adjusted series. There are a number of ways of accomplishing this, depending on the intended uses of the smoothed series. If importance is attached to measuring the underlying change in the most recent periods, moving averages employing appropriate weighting patterns should be adopted; the choice of averaging technique will determine in part the degree of smoothness of the derived series. For example, a 23-term moving average will generally even out more of the short term fluctuation in a series (and therefore appear 'smoother') than will a 13-term moving average. However, the longer the term of the moving average the longer the time series affected by revisions resulting from more recent data. In order to ensure that the underlying trend-cycle of a series is reflected in the smoothed seasonally adjusted series, the

degree of smoothness alone cannot always be used as the sole criterion in determining which moving average is appropriate.

18. Smoothed seasonally adjusted building statistics are shown in Table 7. The smoothed seasonally adjusted estimates (often referred to as trend-cycle estimates) have been derived by applying a 13-term Henderson-weighted moving average to the series.

19. While this technique enables smoothed data for the latest period to be produced, it does result in revisions to the smoothed series for the most recent months as additional observations become available. There may also be revisions as a result of changes in the original data, and as a result of the re-estimation of the seasonal factors. Details of other trend-cycle weighting patterns can be found in Appendix D of *Seasonally Adjusted Indicators, Australia* 1983 (1308.0).

Unpublished data and related publications

20. The ABS can also make available certain building approvals data which are not published. Where it is not practicable to provide the required information by telephone, data can be provided in the following forms: microfiche, photocopy, computer printout and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

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

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

Building Activity, Australia, Summary (8751.0)—issued quarterly

Building Activity, Australia (8752.0)—issued quarterly (\$1.20, \$2.10 incl. postage)

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

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

Symbols and other usages

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

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

A. R. BAGNALL
Acting Australian Statistician

TABLE 1. NUMBER OF DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS, ORIGINAL AND SEASONALLY ADJUSTED: AUSTRALIA

Period	Private sector					Public sector			Total				
	Houses		Other residential buildings	Total		Houses	Other residential buildings	Total	Houses		Other residential buildings	Total	
	Original	Seasonally adjusted		Original	Seasonally adjusted				Original	Seasonally adjusted		Original	Seasonally adjusted
1982-83	78,956	..	23,822	102,778	..	7,764	5,827	13,591	86,720	..	29,649	116,369	..
1983-84	109,225	..	25,663	134,888	..	8,927	6,932	15,859	118,152	..	32,595	150,747	..
1984-85	113,519	..	31,126	144,645	..	9,000	6,770	15,770	122,519	..	37,896	160,415	..
1984—													
October	10,168	9,525	2,766	12,934	12,144	707	390	1,097	10,875	10,164	3,156	14,031	12,975
November	10,168	9,552	2,845	13,013	12,234	711	883	1,594	10,879	10,348	3,728	14,607	13,676
December	8,093	9,235	2,479	10,572	12,263	531	811	1,342	8,624	9,741	3,290	11,914	13,525
1985—													
January	8,171	10,030	2,147	10,318	12,278	649	591	1,240	8,820	10,663	2,738	11,558	13,737
February	8,663	9,521	2,562	11,225	11,875	435	634	1,069	9,098	10,001	3,196	12,294	13,473
March	9,142	9,093	2,710	11,852	11,434	956	572	1,528	10,098	10,073	3,282	13,380	13,085
April	9,076	9,280	2,651	11,727	12,107	1,148	548	1,696	10,224	10,211	3,199	13,423	13,444
May	10,397	9,237	2,565	12,962	11,751	1,144	523	1,667	11,541	10,125	3,088	14,629	13,161
June	9,295	9,393	2,777	12,072	12,287	731	466	1,197	10,026	10,174	3,243	13,269	13,362
July	10,423	9,812	2,579	13,002	12,501	542	272	814	10,965	10,232	2,851	13,816	13,262
August	9,793	9,187	2,612	12,405	11,757	900	776	1,676	10,693	10,452	3,388	14,081	13,539
September	9,359	9,128	2,498	11,857	11,808	510	469	979	9,869	9,617	2,967	12,836	13,106
October	10,540	9,641	2,841	13,381	12,164	674	718	1,392	11,214	10,454	3,559	14,773	13,364
November	8,968	8,867	2,171	11,139	11,058	427	1,207	1,632	9,395	9,315	3,376	12,771	12,408
December	7,469	8,237	1,824	9,293	10,183	627	904	1,531	8,096	8,872	2,728	10,824	11,762

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. 90 such dwelling units were approved in December 1985.

TABLE 2. VALUE OF BUILDING APPROVED, ORIGINAL AND SEASONALLY ADJUSTED : AUSTRALIA
(\$ million)

Period	New residential building										Alterations and additions to residential buildings		Non-residential building(a)		Total building		
	Private sector			Public sector			Total								Total		
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Original	Seasonally adjusted	Original	Seasonally adjusted	Private sector	Total	Private sector	Original	Seasonally adjusted
1982-83	3,475.1	979.2	4,454.3	279.5	169.1	448.7	3,754.6	1,148.3	4,902.9	..	627.6	..	2,444.8	3,804.2	7,519.5	9,334.7	..
1983-84	4,942.2	943.4	5,885.7	317.3	238.4	555.7	5,259.5	1,181.9	6,441.4	..	753.8	..	3,031.4	4,796.0	9,657.0	11,991.2	..
1984-85	5,671.0	1,205.0	6,875.9	356.4	282.0	638.4	6,027.4	1,486.9	7,514.3	..	891.7	..	4,756.4	6,665.8	12,509.9	15,071.9	..
1984—																	
October	493.1	100.7	593.9	28.8	14.3	43.1	521.9	115.0	636.9	593.3	84.1	73.1	374.6	495.3	1,051.2	1,216.4	1,140.3
November	501.3	104.2	605.4	28.5	34.5	63.0	529.8	138.7	668.5	630.6	84.9	81.7	421.2	705.1	1,110.7	1,458.5	1,378.8
December	400.4	112.2	512.7	23.9	39.1	63.0	424.4	151.3	575.7	644.4	64.4	75.0	338.1	607.3	914.4	1,247.4	1,337.6
1985—																	
January	411.0	74.8	485.7	26.8	20.4	47.3	437.8	95.2	533.0	646.3	62.3	76.4	311.0	414.8	858.3	1,010.1	1,250.1
February	438.0	96.7	534.7	16.4	32.2	48.6	454.4	128.9	583.3	655.7	68.4	78.2	378.4	491.7	980.6	1,143.4	1,281.4
March	466.3	100.8	567.0	37.3	23.4	60.7	503.6	124.1	627.7	616.0	77.1	77.9	539.8	656.8	1,181.2	1,361.7	1,345.8
April	466.4	99.1	565.5	44.9	27.4	72.3	511.3	126.5	637.8	641.5	75.4	78.0	440.9	567.7	1,080.8	1,281.0	1,344.0
May	542.0	100.3	642.3	48.6	21.3	70.0	590.6	121.6	712.2	632.0	89.5	84.1	451.6	701.6	1,182.8	1,503.3	1,313.0
June	485.9	106.2	592.1	31.0	22.3	53.3	517.0	128.5	645.5	636.2	75.2	74.6	564.1	703.2	1,230.6	1,423.8	1,414.8
July	559.6	99.3	658.9	22.2	10.0	32.3	581.8	109.3	691.1	654.9	89.4	85.5	435.6	597.0	1,183.5	1,377.5	1,267.3
August	528.0	96.4	624.4	40.6	35.7	76.3	568.6	132.2	700.7	668.9	86.1	79.3	482.7	836.7	1,189.9	1,623.4	1,564.0
September	507.0	97.9	604.9	21.9	20.8	42.7	528.9	118.7	647.6	665.5	86.4	83.1	525.2	728.7	1,214.9	1,462.7	1,466.9
October	571.0	112.0	683.0	32.2	33.5	65.7	603.2	145.5	748.7	682.2	102.4	84.2	467.7	651.6	1,252.4	1,502.7	1,406.4
November	501.8	88.7	590.6	19.0	57.0	76.1	520.9	145.8	666.6	652.7	89.9	87.6	626.0	802.0	1,306.0	1,558.5	1,556.3
December	422.5	75.1	497.6	27.7	45.8	73.5	450.2	120.9	571.1	611.4	76.3	85.6	349.2	614.0	919.8	1,261.3	1,284.1

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

NOTE: The value of alterations and additions to residential buildings, valued from \$2,000 to \$9,999 approved in December 1985 was \$28.5m.

The value of non-residential building (new, plus alterations and additions) valued from \$2,000 to \$9,999 approved in December 1985 was \$5.6m.

TABLE 3. DETAILS OF BUILDING APPROVED, DECEMBER 1985

State	New residential building					Value (\$ m)													Total building
	Houses		Other residential buildings		Total	Alterations and additions to residential buildings	Non-residential building												
	Number	Value (\$ m)	Number of dwelling units	Value (\$ m)			Hotels, etc	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total		
PRIVATE SECTOR																			
N.S.W.	1,844	111.9	429	17.5	2,273	129.4	30.0	4.9	14.3	27.5	21.9	33.1	2.3	0.9	2.0	4.9	4.5	116.4	275.7
Vic.	2,191	133.4	482	18.4	2,673	151.8	25.0	4.2	13.3	12.0	13.0	10.8	3.8	0.2	0.9	4.6	2.4	65.3	242.1
Qld	1,610	78.9	399	19.3	2,009	98.2	4.8	9.9	26.2	8.6	12.5	9.8	3.0	0.8	5.4	2.0	1.8	80.1	183.2
S.A.	527	28.3	199	8.6	726	36.8	5.9	2.6	1.7	3.1	4.8	5.6	0.2	0.2	1.0	0.8	2.1	22.2	64.9
W.A.	947	51.2	177	6.3	1,124	57.5	4.7	0.7	1.9	2.1	22.4	4.7	1.7	0.9	2.1	0.5	1.4	38.4	100.6
Tas.	210	10.3	98	3.3	308	13.6	1.2	0.5	0.3	0.4	0.4	0.3	—	0.3	0.2	0.5	0.1	2.9	17.7
N.T.	31	1.8	14	0.6	45	2.5	0.3	3.0	—	0.2	1.3	1.8	—	0.1	—	0.3	0.2	6.9	9.7
A.C.T.	109	6.8	26	1.1	135	7.9	1.2	3.8	0.1	6.9	4.5	0.7	0.8	—	—	0.2	—	16.9	25.9
Australia	7,469	422.5	1,824	75.1	9,293	497.6	73.0	29.6	57.9	60.9	80.8	66.9	11.8	3.3	11.6	13.6	12.6	349.2	919.8
PUBLIC SECTOR																			
N.S.W.	169	6.8	687	37.3	856	44.1	1.8	—	—	7.7	70.8	31.0	12.0	—	0.5	2.5	1.0	125.5	171.5
Vic.	225	9.9	—	—	225	9.9	—	—	0.1	3.2	30.2	2.4	5.5	—	29.1	0.9	6.6	77.9	87.9
Qld	60	3.0	63	2.9	123	5.9	—	—	—	2.6	4.2	27.5	—	—	—	0.1	3.1	37.5	43.4
S.A.	31	1.3	45	1.8	76	3.1	0.1	—	—	0.6	0.9	0.6	9.2	—	—	—	0.4	11.8	15.1
W.A.	89	3.6	50	1.4	139	5.0	—	0.1	—	—	0.6	0.2	8.0	—	—	—	1.4	10.2	15.2
Tas.	—	—	22	1.0	22	1.0	—	—	—	—	0.3	1.0	—	—	0.1	—	—	1.5	2.4
N.T.	53	3.1	37	1.4	90	4.4	1.3	—	—	—	0.1	0.1	0.1	—	—	—	—	0.3	6.0
A.C.T.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Australia	627	27.7	904	45.8	1,531	73.5	3.2	0.1	0.1	11.4	105.4	39.6	62.3	—	29.7	3.5	12.6	264.8	341.5
TOTAL																			
N.S.W.	2,013	118.7	1,116	54.8	3,129	173.5	31.8	4.9	14.3	35.2	92.7	64.2	14.3	0.9	2.6	7.3	5.6	241.9	447.2
Vic.	2,416	143.3	482	18.4	2,898	161.7	25.0	4.2	13.4	15.2	43.2	13.2	9.3	0.2	30.0	5.5	9.0	143.3	330.0
Qld	1,670	81.9	462	22.3	2,132	104.1	4.8	9.9	26.2	8.6	15.1	14.0	30.5	0.8	5.4	2.1	4.9	117.6	226.6
S.A.	558	29.6	244	10.4	802	40.0	6.0	2.6	1.7	3.8	5.7	6.3	9.4	0.2	1.0	0.8	2.6	34.0	79.9
W.A.	1,036	54.8	227	7.7	1,263	62.5	4.7	0.8	1.9	2.1	23.0	4.9	9.7	0.9	2.1	0.5	2.8	48.7	115.9
Tas.	210	10.3	120	4.3	330	14.5	1.2	0.5	0.3	0.4	0.6	1.3	—	0.3	0.3	0.5	0.1	4.4	20.1
N.T.	84	4.9	51	2.0	135	6.9	1.6	3.0	—	0.2	1.4	1.9	0.1	0.1	—	0.3	0.2	7.2	15.7
A.C.T.	109	6.8	26	1.1	135	7.9	1.2	3.8	0.1	6.9	4.5	0.7	0.8	—	—	0.2	—	16.9	26.0
Australia	8,096	450.2	2,728	120.9	10,824	571.1	76.3	29.7	58.0	72.4	186.3	106.5	74.2	3.3	41.3	17.1	25.2	614.0	1,261.3

TABLE 4. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
(\$ million)

Class of building	1983-84	1984-85	Six months ended December		1985		
			1984-85	1985-86	October	November	December
PRIVATE SECTOR							
New houses	4,942.2	5,671.0	2,861.4	3,089.9	571.0	501.8	422.5
New other residential buildings	943.4	1,205.0	627.0	569.5	112.0	88.7	75.1
Total new residential building	5,885.7	6,875.9	3,488.4	3,659.3	683.0	590.6	497.6
Alterations and additions to residential buildings	739.9	877.5	436.4	520.9	101.7	89.5	73.0
Hotels, etc.	377.1	714.7	232.6	219.9	68.3	20.0	29.6
Shops	655.8	945.8	427.4	660.3	96.7	101.7	57.9
Factories	364.7	500.8	239.8	385.4	79.9	68.5	60.9
Offices	771.1	1,410.3	638.7	914.6	80.0	344.9	80.8
Other business premises	320.4	430.3	198.6	345.8	76.2	44.1	66.9
Educational	124.1	155.7	75.8	99.5	20.3	16.0	11.8
Religious	34.7	44.0	27.1	23.5	6.3	2.8	3.3
Health	102.4	132.5	63.5	60.8	16.0	2.7	11.6
Entertainment and recreational	157.9	264.2	93.8	98.0	14.5	16.3	13.6
Miscellaneous	123.4	158.1	73.4	78.6	9.7	9.2	12.6
Total non-residential building	3,031.4	4,736.4	2,070.7	2,886.4	467.7	626.0	349.2
Total	9,657.0	12,509.9	5,995.5	7,066.6	1,252.4	1,306.0	919.8
PUBLIC SECTOR							
New houses	317.3	356.4	151.2	163.7	32.2	19.0	27.7
New other residential buildings	238.4	282.0	135.0	202.9	33.5	57.0	45.8
Total new residential building	555.7	638.4	286.2	366.6	65.7	76.1	73.5
Alterations and additions to residential buildings	13.9	14.2	7.5	9.5	0.7	0.3	3.2
Hotels, etc.	24.7	13.5	5.7	3.1	0.1	1.1	0.1
Shops	85.1	65.0	48.7	35.3	0.7	31.0	0.1
Factories	57.5	46.5	16.2	32.9	3.5	4.3	11.4
Offices	290.4	495.1	306.4	423.6	22.9	21.6	105.4
Other business premises	273.4	192.2	94.8	169.6	63.7	5.0	39.6
Educational	508.0	588.1	293.6	305.9	58.6	65.7	62.3
Religious	—	—	—	—	—	—	—
Health	275.9	233.5	138.3	127.3	5.4	3.9	29.7
Entertainment and recreational	127.3	104.8	61.2	183.8	15.8	34.0	3.5
Miscellaneous	122.2	170.7	94.4	62.1	13.1	9.4	12.6
Total non-residential building	1,764.5	1,909.4	1,059.3	1,343.5	183.9	176.1	264.8
Total	2,334.2	2,562.0	1,353.0	1,719.6	250.3	252.5	341.5
TOTAL							
New houses	5,259.5	6,027.4	3,012.6	3,253.6	603.2	520.9	450.2
New other residential buildings	1,181.9	1,486.9	762.0	772.3	145.5	145.8	120.9
Total new residential building	6,441.4	7,514.3	3,774.6	4,025.9	748.7	666.6	571.1
Alterations and additions to residential buildings	753.8	891.7	443.9	530.4	102.4	89.9	76.3
Hotels, etc.	401.8	728.2	238.3	223.0	68.4	21.1	29.7
Shops	740.9	1,010.8	476.2	695.6	97.5	132.7	58.0
Factories	422.2	547.3	256.0	418.4	83.4	72.7	72.4
Offices	1,061.4	1,905.4	945.1	1,338.1	102.8	366.5	186.3
Other business premises	593.8	622.5	293.4	515.4	139.9	49.1	106.5
Educational	632.0	743.9	369.4	405.4	78.9	81.7	74.2
Religious	34.7	44.0	27.1	23.5	6.3	2.8	3.3
Health	378.3	366.0	201.8	188.0	21.4	6.6	41.3
Entertainment and recreational	285.2	369.0	155.0	281.8	30.3	50.2	17.1
Miscellaneous	245.6	328.8	167.8	140.7	22.7	18.6	25.2
Total non-residential building	4,796.0	6,665.8	3,130.0	4,229.8	651.6	802.0	614.0
Total	11,991.2	15,071.9	7,348.5	8,786.2	1,502.7	1,558.5	1,261.3

TABLE 5. NON-RESIDENTIAL BUILDING JOBS APPROVED, BY CLASS OF BUILDING AND VALUE SIZE GROUPS

Period	\$10,000 to \$199,999		\$200,000 to \$499,999		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1985 October	56	3.8	11	3.3	5	4.1	r8	r12.3	1	45.0	r81	r68.4
November	68	4.3	22	6.3	4	2.8	5	7.7	—	—	99	21.1
December	55	2.8	16	5.3	3	1.5	10	20.1	—	—	84	29.7
SHOPS												
1985 October	605	26.7	r39	r10.7	16	9.4	13	32.6	2	18.0	r675	r97.5
November	446	17.0	37	10.0	11	6.6	4	7.9	5	91.1	503	132.7
December	347	14.5	27	7.5	7	3.8	7	9.2	3	23.0	391	56.0
FACTORIES												
1985 October	320	20.5	44	13.0	17	11.1	13	26.8	1	12.0	395	83.4
November	274	16.4	52	14.3	16	11.3	9	20.3	1	10.4	352	72.7
December	208	13.8	42	12.9	12	9.1	6	13.1	3	23.5	271	72.4
OFFICES												
1985 October	r413	r23.5	57	15.8	23	16.1	15	30.5	2	16.9	r510	r102.8
November	430	21.0	48	13.6	24	16.9	15	32.6	13	282.3	530	366.5
December	272	13.0	44	13.9	24	16.8	17	32.2	5	110.4	362	186.3
OTHER BUSINESS PREMISES												
1985 October	r404	r20.5	44	13.1	14	9.9	13	24.8	3	71.6	r478	r140.0
November	363	19.1	45	12.9	17	10.5	5	6.6	—	—	430	49.1
December	317	15.7	35	10.5	16	10.8	10	24.2	3	45.2	381	106.5
EDUCATIONAL												
1985 October	115	8.4	36	10.5	16	11.3	15	27.2	2	21.5	184	78.9
November	131	10.0	29	9.5	11	7.8	9	18.4	5	36.0	185	81.7
December	121	8.7	32	10.1	15	10.1	20	32.2	2	13.0	190	74.2
RELIGIOUS												
1985 October	39	2.7	9	2.5	2	1.1	—	—	—	—	50	6.3
November	27	1.6	4	1.2	—	—	—	—	—	—	31	2.8
December	27	1.6	3	1.1	1	0.7	—	—	—	—	31	3.3
HEALTH												
1985 October	49	3.1	10	2.8	5	3.4	7	12.0	—	—	71	21.4
November	48	2.0	6	2.0	4	2.7	—	—	—	—	58	6.6
December	44	2.6	7	2.1	6	4.5	5	10.7	1	21.3	63	41.3
ENTERTAINMENT AND RECREATIONAL												
1985 October	114	6.9	14	4.1	2	1.2	3	7.5	1	10.6	134	30.3
November	60	6.0	22	6.3	7	4.8	4	9.2	2	24.0	150	50.2
December	89	4.7	7	2.1	7	4.8	3	5.5	—	—	106	17.1
MISCELLANEOUS												
1985 October	r209	8.2	16	3.8	r8	r5.5	2	5.3	—	—	r235	r22.7
November	216	7.9	16	4.2	2	1.5	5	6.0	—	—	238	18.6
December	204	8.0	18	5.7	3	1.9	5	9.6	—	—	230	25.2
TOTAL NON-RESIDENTIAL BUILDING												
1985 October	2,324	124.2	280	79.7	108	72.9	89	179.1	12	195.6	2,813	651.6
November	2,118	105.3	281	80.2	96	65.0	55	107.6	26	443.9	2,576	802.0
December	1,684	85.5	231	71.2	94	64.0	83	156.8	17	236.4	2,109	614.0

TABLE 6. SUMMARY OF BUILDING APPROVED

Period	N.S.W.	Vic.	Qld	S.A.	W.A.	Tas.	N.T.	A.C.T.	Australia
NUMBER OF DWELLING UNITS									
1984-85	42,407	40,997	31,788	15,053	19,279	4,370	2,889	3,632	160,415
1984 December	3,407	2,479	2,494	1,602	1,273	261	82	316	11,914
1985 July	3,605	3,610	3,021	918	1,846	372	179	265	13,816
August	3,653	3,891	2,725	1,069	1,802	343	128	470	14,081
September	3,550	3,294	2,551	970	1,613	323	99	436	12,836
October	3,892	3,954	3,015	1,160	1,539	423	214	576	14,773
November	3,543	3,310	2,370	825	1,688	413	215	407	12,771
December	3,129	2,898	2,132	802	1,263	330	135	135	10,824
VALUE OF NEW RESIDENTIAL BUILDING (\$m)									
1984-85	2,119.6	2,057.8	1,372.5	671.6	776.3	186.3	136.8	193.5	7,514.3
1984 December	174.8	127.4	114.9	73.1	54.0	11.3	3.8	16.4	575.7
1985 July	198.2	189.7	135.7	44.9	81.6	16.1	10.8	14.2	691.1
August	193.7	203.2	126.4	52.9	77.0	15.8	7.7	24.0	700.7
September	185.7	179.1	115.9	50.6	73.5	14.7	4.9	23.1	647.6
October	208.0	215.8	133.3	58.7	69.6	19.7	12.9	30.7	748.7
November	192.2	189.1	106.6	42.0	82.0	19.1	11.2	24.4	666.6
December	173.5	161.7	104.1	40.0	62.5	14.5	6.9	7.9	571.1
VALUE OF ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDINGS(\$m)									
1984-85	389.6	263.8	64.7	72.2	53.4	13.2	7.3	27.4	891.7
1984 December	30.6	18.2	3.7	5.8	3.3	0.8	0.4	1.5	64.4
1985 July	40.8	25.6	6.3	6.6	6.6	0.8	0.4	2.2	89.4
August	37.6	25.7	5.6	6.7	5.7	1.2	1.2	2.5	86.1
September	36.8	25.5	5.9	7.8	5.3	1.3	0.9	2.9	86.4
October	43.0	32.0	7.1	7.9	6.6	2.1	0.6	3.2	102.4
November	39.3	27.8	5.3	7.8	5.6	1.5	0.4	2.1	89.9
December	31.8	25.0	4.8	6.0	4.7	1.2	1.6	1.2	76.3
VALUE OF NON-RESIDENTIAL BUILDING (\$m)									
1984-85	1,958.8	1,478.5	1,348.2	550.0	819.5	141.8	181.1	187.9	6,665.8
1984 December	156.4	97.0	204.1	39.6	95.6	5.1	3.8	5.8	607.3
1985 July	179.5	139.3	127.7	31.7	79.2	16.9	17.2	5.4	597.0
August	342.0	213.7	86.0	76.3	90.4	11.9	5.3	10.9	836.7
September	277.8	165.6	127.5	82.0	41.9	6.4	8.9	18.8	728.7
October	165.2	139.1	151.3	59.5	49.9	11.1	13.1	62.3	651.6
November	224.3	155.2	178.3	34.8	76.7	6.9	10.0	115.8	802.0
December	241.9	143.3	117.6	34.0	48.7	4.4	7.2	16.9	614.0
VALUE OF TOTAL BUILDING (\$m)									
1984-85	4,468.0	3,800.3	2,785.4	1,293.8	1,649.2	341.3	325.2	408.8	15,071.9
1984 December	361.8	242.6	322.7	118.5	152.9	17.1	7.9	23.8	1,247.4
1985 July	418.4	354.6	269.7	83.3	167.4	33.8	28.5	21.8	1,377.5
August	573.3	442.6	218.0	136.0	173.1	28.9	14.2	37.4	1,623.4
September	500.3	370.2	249.3	140.4	120.7	22.4	14.7	44.9	1,462.7
October	416.2	386.9	291.7	126.1	126.1	32.8	26.7	96.2	1,502.7
November	455.8	372.0	290.2	84.6	164.3	27.6	21.6	142.4	1,558.5
December	447.2	330.0	226.6	79.9	115.9	20.1	15.7	26.0	1,261.3

TABLE 7. DETAILS OF BUILDING APPROVED, AUSTRALIA
SMOOTHED SEASONALLY ADJUSTED SERIES^(a)
(TREND-CYCLE ESTIMATES)

Period	Number of dwelling units				Value(\$m)		
	Houses		Total		New residential building	Alterations and additions to residential buildings	Total building
	Private sector	Total	Private sector	Total			
1984—							
October	9,548	10,260	12,162	13,415	621.9	72.5	1,204.6
November	9,512	10,176	12,112	13,422	627.8	74.8	1,252.2
December	9,505	10,141	12,074	13,450	633.6	76.6	1,290.2
1985—							
January	9,484	10,141	12,014	13,467	637.8	77.7	1,315.8
February	9,446	10,152	11,956	13,453	639.7	78.2	1,325.3
March	9,400	10,167	11,919	13,395	638.6	78.5	1,324.4
April	9,357	10,167	11,920	13,320	636.3	78.9	1,328.2
May	9,353	10,188	11,992	13,303	637.8	79.6	1,344.8
June r	9,391	10,222	12,101	13,344	645.1	80.3	1,375.5
July r	9,427	10,224	12,147	13,366	654.4	81.1	1,407.8
August r	9,402	10,157	12,056	13,303	661.3	82.1	1,433.8
September r	9,282	9,996	11,825	13,127	662.8	83.2	1,449.0
October r	9,114	9,789	11,529	12,888	659.7	84.4	1,451.1
November r	8,924	9,559	11,208	12,616	653.7	85.4	1,442.6
December	8,723	9,324	10,861	12,329	645.6	86.7	1,424.3

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

