Australian Bureau of Statistics

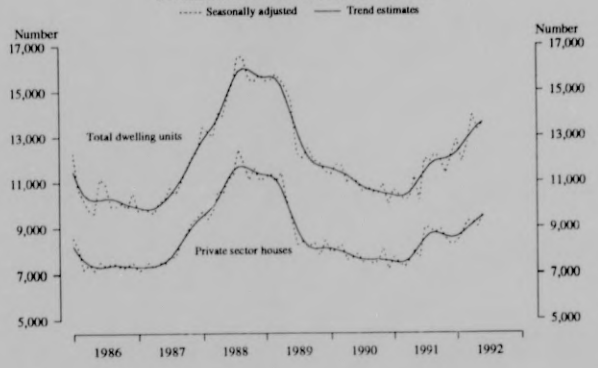
CATALOGUE NO. 8731.0
EMBARGOED UNTIL 11.30 A.M. 30 JULY 1992

BUILDING APPROVALS, AUSTRALIA, JUNE 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, June 1992

The total number of dwelling units approved (seasonally adjusted) rose by 1.9 per cent in June 1992 to 13,565, following a 4.5 per cent fall in May 1992. Private sector house approvals rose by a significant 6.9 per cent in June 1992 to 9,670, offsetting two small falls in April (-0.6%) and May (-1.9%). The June 1992 estimate for private house approvals was the highest since May 1989.

The trend estimates (which largely remove the month-to-month volatility in the seasonally adjusted series) for total dwelling unit approvals continue to grow to June 1992. There would need to be a fall in the order of 6 per cent in seasonally adjusted total dwelling unit approvals in July for the trend to level out. The trend series for private sector house approvals also displayed growth to June 1992. There would need to be a fall of the order of 9 per cent in seasonally adjusted private house approvals (more than twice the average monthly movement for this series), for this trend to flatten out.

DWELLING UNITS APPROVED, JUNE 1992

		Percentage change	
	Number	*From previous month*	*From corresponding month of previous year*
Private sector houses—			
Original	10,106	5.3	33.7
Seasonally adjusted	9,670	6.9	25.9
Total dwelling units—			
Original	14,679	5.7	42.4
Seasonally adjusted	13,565	1.9	32.9

Total dwelling unit approvals (seasonally adjusted) rose in all States between May and June 1992, and in all the respective States were between 20 and 40 per cent greater than in June 1991.

In original terms, the 14,679 dwelling units approved in June 1992 was the highest since June 1989. The total number of public sector dwelling units approved in June 1992 (1,795) rose by 53.4 per cent over May 1992, and was the highest monthly figure recorded since April 1983.

Number of dwelling units approved, 1991-92

In original terms, the total number of dwelling units approved increased by 19.2 per cent between 1990-91 and 1991-92 to 150,201. Private sector and public sector dwelling unit approvals increased by 17.9 per cent and 36.2 per cent respectively. Total house approvals rose by 17.9 per cent and total other residential (townhouses, flats, apartments, etc.) rose by 23.0 per cent. The increased contribution of the public sector and other residential dwelling components is noticeable.

On a State by State basis, percentage movements between 1990-91 and 1991-92 in the number of dwelling units approved were:

	NSW	*Vic.*	*Qld*	*SA*	*WA*	*Tas.*	*NT*	*ACT*	*Aust.*
Total Dwellings	14.4	11.9	28.8	-1.3	28.6	12.1	57.4	76.0	19.2

Only South Australia failed to record a substantial increase in dwelling unit approvals during 1991-92. However, dwelling unit approvals in South Australia have been relatively stable over the last four years and did not experience the same decline as in most other States during 1989 and 1990.

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 office.
- *for information about other ABS statistics and services* please contact Information Services on Canberra (06) 252 6627, 252 5402, 252 6007 or any ABS State office.

Value of building approved, June 1992

In seasonally adjusted terms, the value of *total building* approved in June 1992 was $1,698.9m, a 0.2 per cent decrease from May 1992. The trend estimates for the value of *total building* approved to June 1992 are falling. It will require an increase of around 6 per cent in the seasonally adjusted estimate in July 1992 for the trend to flatten out. The component trend series continue to show patterns consistent with those of recent months: the trend for *new residential building* is rising gradually and the trend for *non-residential building* continues to decline.

Value of building approved, 1991-92

In original terms, the value of total building approved in 1991-92 ($21,018.5m) decreased by 0.4 per cent from 1990-91. Increases of 17.1 per cent in new residential building approved and 4.2 per cent in approved alterations and additions to residential building were offset by a 21.4 per cent decrease in non-residential building approved.

On a State by State basis, percentage movements between 1990-91 and 1991-92 for the value of building approved were:

	NSW	*Vic.*	*Qld*	*SA*	*WA*	*Tas.*	*NT*	*ACT*	*Aust.*
Residential(a)	11.2	10.6	24.9	0.6	15.6	8.1	55.0	57.1	15.1
Non-residential	-33.8	-12.2	4.0	6.1	-43.5	-22.0	-38.7	-22.5	-21.4
Total Building	-9.7	1.3	17.6	2.8	-10.1	-1.9	-2.5	14.6	-0.4

(a) New dwellings plus alterations and additions to residential dwellings.

The value of residential building approved increased substantially in all States and Territories except South Australia, in 1991-92. However, the value of non-residential building approved decreased in all States and Territories except Queensland (+4.0%) and South Australia (+6.1%).

The fall in the value of non-residential building approved between 1990-91 and 1991-92 of 21.4 per cent, came on top of a fall of 32.1 per cent between 1989-90 and 1990-91 (where all States except Tasmania recorded substantial declines).

The decline in non-residential building approvals in 1991-92 was most noticeable in the mainly 'commercial' categories of Hotels (-22.8%), Shops (-29.5%), Factories (-36.6%), Offices (-26.7%) and Other business premises (-26.5%). Only the Educational (+0.2%) and Religion (+4.3%) categories recorded any growth in building approvals during the year. Since 1989-90, the value of Office approvals has fallen by nearly 60 per cent while the declines in the Hotels (-56%), Shops (-54%) and Factories (-52%) categories have also been substantial.

VALUE OF BUILDING APPROVED, AUSTRALIA

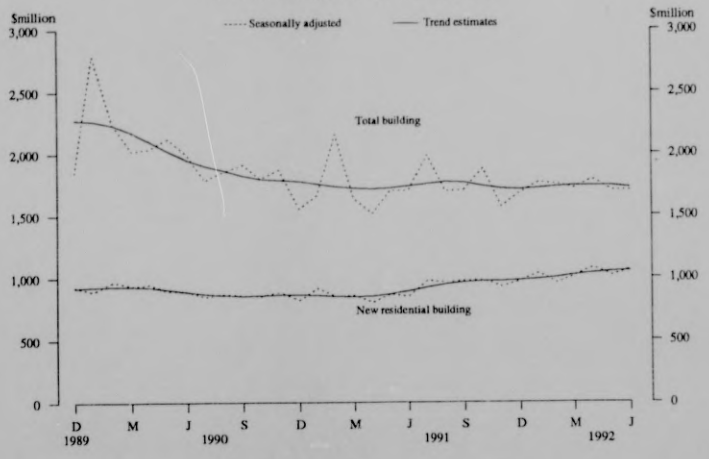


TABLE 1. NUMBER OF DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS, AUSTRALIA

	Houses			*Other residential buildings*			*Total*		
Period	*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—									
April	7,438	377	7,815	1,926	304	2,230	9,364	681	10,045
May	9,138	246	9,384	2,721	463	3,184	11,859	709	12,568
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	266	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

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 94 such dwelling units approved in June 1992.

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

	New residential building									*Alterations and additions to residential buildings*	*Non-residential building*		*Total building*	
	Houses			*Other residential buildings*			*Total*							
Period	*Private sector*	*Public sector*	*Total*	*Private sector*	*Public sector*	*Total*	*Private sector*	*Public sector*	*Total*		*Private sector*	*Total*	*Private 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	12,005.9	1,973.9	4,745.4	7,038.7	17,873.5	21,018.5
1991—														
April	631.9	25.1	657.0	126.3	15.6	141.9	758.2	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	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	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
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

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

	Number of dwelling units				*Value($m)*		
	Houses		*Total*				
Period	*Private sector*	*Total*	*Private sector*	*Total*	*New residential building*	*Alterations and additions to residential buildings*	*Total building (a)*
1991—							
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	7,683	7,876	9,725	10,209	850.7	154.5	1,700.6
July	9,014	9,099	11,407	12,024	975.8	161.5	1,988.9
August	8,937	9,152	11,465	11,883	963.0	144.3	1,700.0
September	8,748	9,062	11,241	12,198	977.2	182.0	1,708.4
October	8,923	9,448	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
April	9,224	9,619	12,041	13,934	1,079.0	180.7	1,792.4
May	9,048	9,354	12,126	13,307	1,017.9	150.1	1,702.3
June	9,670	9,821	12,326	13,565	1,067.1	166.0	1,698.9

(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)

	Number of dwelling units				*Value($m)*			
	Houses		*Total*					
Period	*Private sector*	*Total*	*Private sector*	*Total*	*New residential building*	*Alterations and additions to residential buildings*	*Non-residential building*	*Total building*
1991—								
April	7,636	7,924	9,794	10,514	851.6	156.0	704.1	1,717.3
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	677.0	1,739.6
July	8,523	8,727	10,856	11,447	923.4	159.8	666.3	1,758.0
August	8,729	8,982	11,102	11,723	949.8	161.8	657.4	1,772.4
September	8,779	9,094	11,207	11,900	966.3	163.6	640.3	1,768.1
October	8,708	9,072	11,196	11,970	972.6	164.7	611.3	1,740.0
November	8,608	8,993	11,145	12,008	974.4	165.8	591.0	1,716.5
December r	8,550	8,931	11,134	12,095	978.6	166.4	582.2	1,711.2
1992—								
January r	8,599	8,956	11,217	12,280	988.3	166.3	579.6	1,720.5
February r	8,759	9,089	11,412	12,575	1,003.5	166.1	573.2	1,732.6
March r	8,960	9,270	11,641	12,894	1,019.5	166.1	558.1	1,738.8
April r	9,159	9,452	11,867	13,188	1,034.1	165.8	n.a.	1,739.8
May r	9,337	9,612	12,077	13,445	1,047.3	165.1	n.a.	1,738.0
June	9,491	9,750	12,257	13,611	1,055.4	163.9	n.a.	1,723.7

(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—						
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
April	4,151	2,419	3,826	999	1,780	334
May	3,534	2,076	4,127	895	1,705	260
June	3,816	2,123	4,156	1,062	1,788	364

(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)

	New residential building				*Alterations and additions to residential buildings*	*Non-residential building*		*Total building*	
	Houses								
Period	*Private sector*	*Total*	*Other residential buildings*	*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	1,497.0	6,414.0	1,145.3	4,308.5	6,192.7	11,571.0	13,752.0
1990—									
Dec. qtr.	1,211.3	1,234.4	366.9	1,601.3	292.6	970.7	1,594.7	2,781.4	3,488.6
1991—									
Mar. qtr.	1,082.5	1,120.3	389.7	1,510.0	256.3	1,069.9	1,464.2	2,773.1	3,230.5
June qtr.	1,256.1	1,292.5	375.3	1,667.8	291.9	1,003.4	1,497.1	2,902.0	3,456.8
Sept. qtr.	1,431.9	1,464.9	395.4	1,860.3	306.7	938.9	1,400.9	3,039.4	3,567.9
Dec. qtr.	1,368.1	1,416.0	409.8	1,825.8	308.1	976.2	1,330.2	3,010.4	3,464.1
1992—									
Mar. qtr.	1,300.8	1,335.0	474.2	1,809.2	278.6	821.5	1,199.4	2,802.6	3,287.2
				SEASONALLY ADJUSTED					
1990—									
Dec. qtr.	1,186.0	1,213.7	n.a.	1,598.6	289.4	n.a.	n.a.	2,808.4	3,397.8
1991—									
Mar. qtr.	1,172.3	1,216.7	n.a.	1,647.2	279.6	n.a.	n.a.	3,040.4	3,575.3
June qtr.	1,220.1	1,250.9	n.a.	1,578.1	287.0	n.a.	n.a.	2,715.2	3,220.1
Sept. qtr.	1,400.4	1,431.6	n.a.	1,826.9	295.0	n.a.	n.a.	2,953.4	3,557.8
Dec. qtr.	1,331.6	1,381.8	n.a.	1,814.2	299.4	n.a.	n.a.	3,050.5	3,404.3
1992—									
Mar. qtr.	1,384.9	1,424.3	n.a.	1,913.5	298.1	n.a.	n.a.	2,992.0	3,493.6

(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, JUNE 1992

State	New residential building: Houses: Number of dwelling units	New residential building: Houses: Value ($m)	New residential building: Other residential buildings: Number of dwelling units	New residential building: Other residential buildings: Value ($m)	New residential building: Total: Number of dwelling units	New residential building: Total: Value ($m)	Value ($m): Alterations and additions to residential buildings	Value ($m): Non-residential building: Hotels, etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total	Total building
PRIVATE SECTOR																			
NSW	2,499	249.7	1,066	74.9	3,565	324.7	79.1	2.9	19.8	16.8	50.8	19.6	4.8	1.9	3.6	6.4	3.3	129.8	533.5
Vic.	2,124	183.3	125	9.3	2,249	192.6	40.5	3.7	8.4	9.0	11.9	7.9	4.0	0.6	0.6	5.3	2.3	53.6	286.7
Qld	2,686	227.6	789	49.7	3,475	277.3	18.1	1.1	14.0	13.1	3.2	13.4	4.8	0.6	3.3	7.7	1.9	63.2	358.5
SA	893	62.2	118	7.5	1,011	69.7	9.5	1.0	6.9	1.3	1.7	5.4	0.6	0.3	1.6	0.7	0.4	19.9	99.0
WA	1,375	94.7	397	19.6	1,772	114.3	9.5	3.0	14.4	2.2	3.5	3.6	2.2	4.8	0.3	0.4	5.2	39.6	163.3
Tas.	243	16.1	119	5.8	362	22.0	2.4	0.4	0.7	1.1	0.3	0.6	0.9	0.1	0.1	0.2	—	4.3	28.7
NT	55	3.7	13	0.8	68	4.5	1.2	—	0.2	0.2	0.1	2.0	—	—	0.2	—	—	2.6	8.3
ACT	231	23.1	151	9.2	382	32.2	4.1	0.5	1.1	—	0.2	0.2	—	0.4	—	—	—	2.5	38.8
Australia	*10,106*	*860.5*	*2,778*	*176.7*	*12,884*	*1,037.2*	*164.3*	*12.7*	*65.5*	*43.7*	*71.8*	*52.6*	*17.3*	*8.6*	*9.5*	*20.7*	*13.1*	*315.5*	*1,517.1*
PUBLIC SECTOR																			
NSW	97	8.2	374	28.6	471	36.8	—	—	64.5	0.2	12.6	0.4	6.4	—	6.2	1.3	1.7	93.2	130.0
Vic.	77	3.3	35	2.6	112	5.9	—	—	0.6	0.8	5.6	0.1	3.4	—	3.2	6.4	3.0	23.1	29.1
Qld	86	6.8	615	36.4	701	43.2	0.1	0.2	—	—	2.3	4.4	12.6	—	—	1.9	2.7	24.1	67.4
SA	55	2.5	108	4.2	163	6.8	—	—	8.2	0.2	3.1	2.0	0.8	—	0.5	—	0.2	14.9	21.7
WA	28	2.0	237	12.8	265	14.7	0.7	—	—	—	2.3	0.1	16.3	—	—	0.3	0.5	19.5	35.0
Tas.	10	0.9	—	—	10	0.9	—	—	—	—	0.2	0.3	5.2	—	—	—	0.3	6.0	6.9
NT	—	—	10	0.6	10	0.6	—	—	—	—	0.1	—	4.4	—	—	—	—	4.5	5.0
ACT	—	—	63	5.9	63	5.9	—	—	0.1	—	0.9	—	6.4	—	8.0	2.9	1.5	19.8	25.7
Australia	*353*	*23.7*	*1,442*	*91.1*	*1,795*	*114.8*	*0.9*	*0.2*	*73.3*	*1.1*	*27.0*	*7.3*	*55.5*	—	*17.9*	*12.8*	*9.9*	*205.1*	*320.7*
TOTAL																			
NSW	2,596	257.9	1,440	103.5	4,036	361.4	79.1	2.9	84.3	16.9	63.4	19.9	11.2	1.9	9.7	7.7	4.9	223.0	663.5
Vic.	2,201	186.7	160	11.9	2,361	198.6	40.5	3.7	9.0	9.8	17.5	8.0	7.4	0.6	3.8	11.7	5.3	76.7	315.8
Qld	2,772	234.4	1,404	86.1	4,176	320.5	18.1	1.3	14.0	13.1	5.5	17.8	17.4	0.6	3.3	9.6	4.7	87.3	426.0
SA	948	64.7	226	11.7	1,174	76.4	9.5	1.0	15.1	1.5	4.8	7.3	1.3	0.3	2.1	0.7	0.6	34.8	120.7
WA	1,403	96.7	634	32.4	2,037	129.0	10.2	3.0	14.4	2.2	5.8	3.7	18.5	4.8	0.3	0.8	5.7	59.1	198.3
Tas.	253	17.0	119	5.8	372	22.8	2.5	0.4	0.7	1.1	0.5	0.9	6.1	0.1	0.1	0.2	0.3	10.3	35.6
NT	55	3.7	23	1.4	78	5.1	1.2	—	0.2	0.2	0.2	2.0	4.4	—	0.2	—	—	7.1	13.4
ACT	231	23.1	214	15.1	445	38.1	4.1	0.5	1.2	—	1.1	0.2	6.4	0.4	8.0	2.9	1.5	22.3	64.6
Australia	**10,459**	**884.2**	**4,220**	**267.8**	**14,679**	**1,152.0**	**165.2**	**12.8**	**138.9**	**44.8**	**98.8**	**59.8**	**72.8**	**8.6**	**27.4**	**33.6**	**23.0**	**520.6**	**1,837.8**

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

Class of building	1989-90	1990-91	1991-92	1992 March	1992 April	1992 May	1992 June
PRIVATE SECTOR							
New houses	8,163.9	7,792.2	9,113.0	814.6	746.3	810.8	860.5
New other residential buildings	2,327.7	1,895.1	2,060.3	193.2	171.1	212.1	176.7
Total new residential building	*10,491.5*	*9,687.3*	*11,173.3*	*1,007.8*	*917.4*	*1,022.9*	*1,037.2*
Alterations and additions to residential buildings	1,871.8	1,873.6	1,954.8	170.1	165.2	160.9	164.3
Hotels, etc.	900.8	513.0	399.0	8.9	5.1	13.2	12.7
Shops	1,863.7	1,204.6	787.7	78.0	69.8	85.4	65.5
Factories	1,415.1	943.7	651.9	83.8	30.0	46.7	43.7
Offices	3,398.4	1,512.9	1,196.0	69.2	99.7	66.3	71.8
Other business premises	1,165.3	792.1	566.6	50.8	33.4	64.9	52.6
Educational	247.2	294.8	237.2	17.6	21.6	19.2	17.3
Religious	72.7	76.1	79.4	9.3	6.0	7.4	8.6
Health	264.3	215.2	249.4	30.4	5.9	46.1	9.5
Entertainment and recreational	384.6	431.7	371.0	14.2	20.9	34.1	20.7
Miscellaneous	213.9	248.3	207.3	14.2	24.7	13.2	13.1
Total non-residential building	*9,926.0*	*6,232.3*	*4,745.4*	*376.4*	*316.1*	*396.7*	*315.5*
Total	**22,289.3**	**17,793.3**	**17,873.5**	**1,556.3**	**1,398.7**	**1,580.5**	**1,517.1**
PUBLIC SECTOR							
New houses	272.0	206.6	275.6	17.4	41.0	20.3	23.7
New other residential buildings	395.2	359.4	557.1	51.2	73.1	62.0	91.1
Total new residential building	*667.2*	*566.0*	*832.7*	*68.6*	*114.1*	*82.3*	*114.8*
Alterations and additions to residential buildings	30.0	21.3	19.1	0.7	4.7	0.6	0.9
Hotels, etc.	28.8	13.0	7.3	0.2	0.2	—	0.2
Shops	53.9	51.6	97.6	2.3	0.5	2.6	73.3
Factories	60.8	168.0	53.0	3.1	20.1	1.2	1.1
Offices	854.8	870.4	549.7	26.6	38.9	148.2	27.0
Other business premises	469.5	262.2	208.1	47.0	9.6	20.9	7.3
Educational	822.8	633.3	693.1	38.9	53.0	61.8	55.5
Religious	0.9	—	—	—	—	—	—
Health	342.9	311.1	248.2	18.2	9.1	9.6	17.9
Entertainment and recreational	160.8	104.3	135.6	10.8	9.6	6.6	12.8
Miscellaneous	478.5	311.1	300.7	23.2	18.8	18.3	9.9
Total non-residential building	*3,273.7*	*2,725.1*	*2,293.3*	*170.3*	*159.8*	*269.2*	*205.1*
Total	**3,970.9**	**3,312.4**	**3,145.1**	**239.6**	**278.7**	**352.1**	**320.7**
TOTAL							
New houses	8,435.9	7,998.8	9,388.5	832.0	787.2	831.1	884.2
New other residential buildings	2,722.9	2,254.5	2,617.4	244.4	244.3	274.2	267.8
Total new residential building	*11,158.7*	*10,253.3*	*12,005.9*	*1,076.4*	*1,031.5*	*1,105.2*	*1,152.0*
Alterations and additions to residential buildings	1,901.8	1,894.9	1,973.9	170.9	169.9	161.5	165.2
Hotels, etc.	929.6	526.0	406.3	9.1	5.3	13.2	12.8
Shops	1,917.6	1,256.2	885.2	80.3	70.4	88.1	138.9
Factories	1,475.8	1,111.7	704.9	88.8	50.1	47.9	44.8
Offices	4,253.3	2,383.3	1,745.7	95.8	138.6	214.6	98.8
Other business premises	1,634.7	1,054.3	774.7	97.7	43.0	85.8	59.8
Educational	1,070.0	928.1	930.3	56.6	74.6	81.0	72.8
Religious	73.6	76.1	79.4	9.3	6.0	7.4	8.6
Health	607.2	526.2	497.5	48.6	14.1	55.7	27.4
Entertainment and recreational	545.5	536.0	506.6	25.1	30.5	40.7	33.6
Miscellaneous	692.4	559.4	508.0	37.4	43.5	31.4	23.0
Total non-residential building	*13,199.7*	*8,957.4*	*7,038.7*	*548.7*	*476.0*	*665.8*	*520.6*
Total	**26,260.3**	**21,105.6**	**21,018.5**	**1,795.9**	**1,677.4**	**1,932.5**	**1,837.8**

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 April	18	2.0	8	2.7	1	0.6	—	—	—	—	27	5.3
May	24	2.4	9	2.5	1	0.6	4	7.7	—	—	38	13.2
June	31	3.5	8	2.4	4	2.4	3	4.6	—	—	46	12.8
SHOPS												
1992 April	142	12.9	43	13.1	8	4.8	8	22.1	1	17.5	202	70.4
May	128	12.3	41	12.2	17	11.0	13	24.6	4	28.0	203	88.1
June	163	15.1	62	19.2	16	10.2	9	13.8	4	80.7	254	138.9
FACTORIES												
1992 April	77	7.4	33	9.9	4	2.7	3	3.6	2	26.5	119	50.1
May	84	8.9	27	8.0	12	7.5	7	15.6	1	8.0	131	47.9
June	81	8.7	44	12.4	15	10.7	4	5.3	1	7.8	145	44.8
OFFICES												
1992 April	134	14.6	51	14.3	19	11.4	11	23.0	6	75.8	221	138.6
May	126	12.0	50	15.3	20	12.2	13	20.8	3	154.3	212	214.6
June	144	14.3	47	14.3	20	14.9	18	28.7	2	26.7	231	98.8
OTHER BUSINESS PREMISES												
1992 April	89	9.6	32	9.3	9	6.4	9	17.7	—	—	139	43.0
May	108	10.4	39	11.8	19	12.4	14	25.0	4	26.3	184	85.8
June	116	10.9	30	8.3	25	16.2	6	17.4	1	7.0	178	59.8
EDUCATIONAL												
1992 April	25	2.4	16	5.2	9	6.0	16	35.2	4	25.8	70	74.6
May	45	4.5	16	5.4	15	10.2	15	29.0	4	31.8	95	81.0
June	51	5.1	40	11.7	14	9.9	15	27.9	3	18.2	123	72.8
RELIGIOUS												
1992 April	16	1.6	5	1.7	2	1.1	1	1.5	—	—	24	6.0
May	15	2.0	4	1.2	5	3.2	1	1.0	—	—	25	7.4
June	10	1.3	9	2.5	—	—	2	4.8	—	—	21	8.6
HEALTH												
1992 April	13	1.5	12	3.5	2	1.3	3	7.8	—	—	30	14.1
May	30	2.8	12	3.7	7	4.8	8	15.3	3	29.2	60	55.7
June	23	2.3	10	2.8	4	3.1	7	11.2	1	8.0	45	27.4
ENTERTAINMENT AND RECREATIONAL												
1992 April	35	3.4	16	4.4	3	1.5	5	8.1	2	13.1	61	30.5
May	46	4.5	18	5.6	6	4.0	8	14.2	2	12.4	80	40.7
June	53	4.9	24	7.7	8	5.3	8	15.6	—	—	93	33.6
MISCELLANEOUS												
1992 April	40	4.0	16	5.0	2	1.5	5	12.9	3	20.1	66	43.5
May	62	6.0	17	5.9	2	1.5	9	18.0	—	—	90	31.4
June	53	4.7	18	5.7	6	4.5	4	8.0	—	—	81	23.0
TOTAL NON-RESIDENTIAL BUILDING												
1992 April	589	58.9	232	69.0	59	37.4	61	131.9	18	178.8	959	476.0
May	668	65.7	233	71.5	104	67.5	92	171.2	21	290.0	1,118	665.8
June	725	70.8	292	86.9	112	77.2	76	137.4	12	148.3	1,217	520.6

TABLE 10. SUMMARY OF BUILDING APPROVED

Period	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Australia
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—									
June	2,999	1,749	2,772	867	1,344	251	82	246	10,310
1992—									
March	3,911	2,405	3,540	1,004	1,734	355	53	407	13,409
April	3,749	2,345	3,393	958	1,666	320	218	451	13,100
May	3,864	2,291	4,168	889	1,977	319	83	292	13,883
June	4,036	2,361	4,176	1,174	2,037	372	78	445	14,679
VALUE OF NEW RESIDENTIAL BUILDING ($m)									
1991-92	3,890.2	2,170.9	3,245.7	755.6	1,217.9	260.3	130.2	335.1	12,005.9
1991—									
June	295.8	147.1	216.1	58.3	94.8	17.5	5.7	21.7	857.0
1992—									
March	363.3	194.5	272.8	66.6	116.0	22.4	4.0	36.8	1,076.4
April	324.5	194.2	257.3	64.6	107.3	21.1	23.3	39.1	1,031.5
May	355.7	188.2	317.0	59.4	129.9	21.1	7.9	26.0	1,105.2
June	361.4	198.6	320.5	76.4	129.0	22.8	5.1	38.1	1,152.0
VALUE OF ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDINGS ($m)									
1991-92	902.2	514.1	205.8	123.8	124.2	32.6	17.8	53.3	1,973.9
1991—									
June	69.5	39.3	15.1	9.3	8.1	1.7	1.2	2.5	146.8
1992—									
March	76.4	47.3	16.5	10.1	11.7	2.5	1.1	5.2	170.9
April	77.1	41.1	17.9	11.0	9.1	2.7	1.4	9.7	169.9
May	72.4	44.3	16.3	10.1	10.6	2.1	1.8	3.8	161.5
June	79.1	40.5	18.1	9.5	10.2	2.5	1.2	4.1	165.2
VALUE OF NON-RESIDENTIAL BUILDING ($m)									
1991-92	2,483.7	1,473.7	1,530.7	626.6	504.9	105.9	93.2	220.2	7,038.7
1991—									
June	341.5	76.8	169.6	25.3	28.5	7.8	2.4	19.1	671.0
1992—									
March	180.1	113.7	75.0	114.9	36.5	14.4	2.5	11.4	548.7
April	205.0	90.1	59.5	28.2	41.4	3.1	11.2	37.9	476.0
May	310.1	94.5	116.8	68.2	54.8	6.9	9.6	4.9	665.8
June	223.0	76.7	87.3	34.8	59.1	10.3	7.1	22.3	520.6
VALUE OF TOTAL BUILDING ($m)									
1991-92	7,275.8	4,158.8	4,982.1	1,506.0	1,847.0	398.9	241.3	608.6	21,018.5
1991—									
June	706.8	263.2	400.8	92.9	131.4	27.1	9.3	43.3	1,674.8
1992—									
March	619.8	355.5	364.2	191.6	164.3	39.3	7.7	53.5	1,795.9
April	606.3	325.4	334.6	103.8	157.8	26.8	35.8	86.7	1,677.4
May	738.2	327.0	450.1	137.7	195.3	30.1	19.2	34.8	1,932.5
June	663.5	315.8	426.0	120.7	198.3	35.6	13.4	64.6	1,837.8

EXPLANATORY NOTES

Scope and coverage

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

(a) Permits issued by local government authorities in areas subject to building control by those authorities; and

(b) Contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities.

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

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