

SUMMARY OF FINDINGS

Series updated since the May 1995 issue are: population; labour force, industrial disputes; housing finance, building approvals, building commencements, engineering construction, price index of house building materials and of established houses; average weekly earnings; retail turnover and average retail prices; and new motor vehicle registrations.

Notable movements in this issue include:

- The estimated resident population of the ACT at 31 December 1994 was 301,700; an increase of 200 in the December quarter. This indicates the lowest quarterly growth over the year for the ACT, predominately due to a net migration loss of 615, compared to a loss of 114 in the previous quarter. The ACT's growth rate for 1993-94 was 0.7 per cent (not published in the *ACT Business Indicators*), a decrease of 0.84 per cent from the previous year and the lowest rate experienced in the ACT since 1941 at 0.02 per cent.
- ACT trend estimate for the number employed gradually decreased over the last seven months. In May 1994, 153,500 people were employed in the ACT (down 0.1%). The national trend for employment increased to 8,224,100; an increase of 0.3 per cent from the previous month. Unemployment for the ACT continued to increase for April 1995 to reach 12,300; the highest level of unemployment since December 1993 (12,400). The trend unemployment rate for the ACT rose to 7.4 per cent, while the participation rate remained steady at 72.1 per cent.
- The trend series for the value of housing commitments financed in the ACT continued to decline. The value of ACT financed housing commitments for March 1995 was \$68.5 million; a decrease of 6.7 per cent from the previous month. Seasonally adjusted, the value of commitments decreased by 1.2 per cent to \$66.3 million. The national trend recorded a 2.9 per cent decrease for the same period.
- The trend for the total number of ACT dwelling units approved in April 1995 was 173. This represented a decrease of 11.3 per cent from the previous month and is the highest monthly fall since May 1994 (16.0%). The trend estimate of ACT approvals has declined by 61.0 per cent since the housing boom in January 1994, which peaked at 444. Of all the States and Territories, ACT recorded the greatest fall for the last four consecutive months. The original estimates for the value of approvals for residential alterations and additions, and for non-residential buildings rose to \$4.4 million (12.8%) and \$29.2 million (78.0%) respectively, while the value of new residential buildings decreased to \$16.6 million (2.9%).
- The number of new dwelling units commenced in the ACT decreased by 29.7 per cent to 357 units in the December quarter 1994. In value terms, this represents a decrease of 23.2 per cent to \$41.0 million. Similarly, the value of non-residential building commencements and the value of total commencements for the ACT also decreased in the same quarter to \$72.9 million (28.8%) and \$172.9 million (15.7%), respectively.
- The value of engineering construction work done during the December quarter 1994 decreased by 4.4 per cent to \$51.8 million. This represented the second lowest fall across all States and Territories.
- Trend estimates of average weekly earnings for the ACT continued the steady upward movement apparent over the past two years. The average weekly earnings for February 1995 was \$601.60; an increase of 0.2 per cent from the previous month and 1.0 per cent over the past twelve months. Despite the higher increases reported for the national average weekly earnings (0.4% and 3.4% in the corresponding periods), the ACT level of average weekly earnings is still above the national level of \$544.40.
- An 0.8 per cent increase for April 1995 has raised retail turnover trend estimates to \$183.1 million in the ACT. This is the second strongest growth across all States and Territories and is also above the national trend retail turnover of 0.5 per cent. The largest increase in turnover for the ACT occurred within the clothing and soft good retailing industry (3.1%; not published in *ACT Business Indicators*), followed by the hospitality and services industry (3.0%). In the twelve months to April 1995, the retail turnover for the ACT showed a 5.7 per cent increase.
- In April 1995, 1,030 new motor vehicles were registered in the ACT, down 0.7 per cent from the previous month. In contrast there was a national increase of 0.5 per cent in the same month to reach a peak of 54,272 registrations since April 1990 (54,305). For the ACT this is the second consecutive fall in car registrations after six successive months of increases.

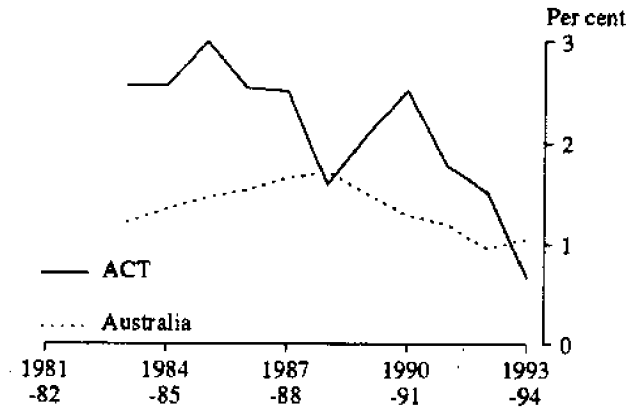
Dalma Jacobs
Statistician Australian Capital Territory

INQUIRIES

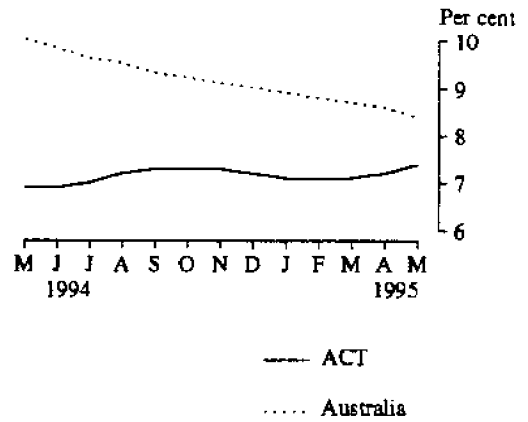
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SELECTED BUSINESS INDICATORS

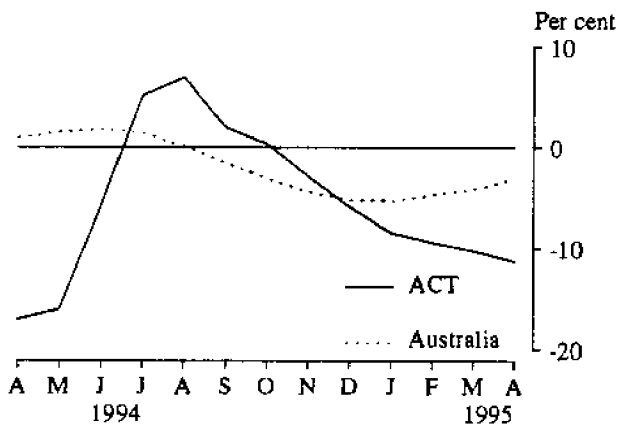
POPULATION
Growth Rate



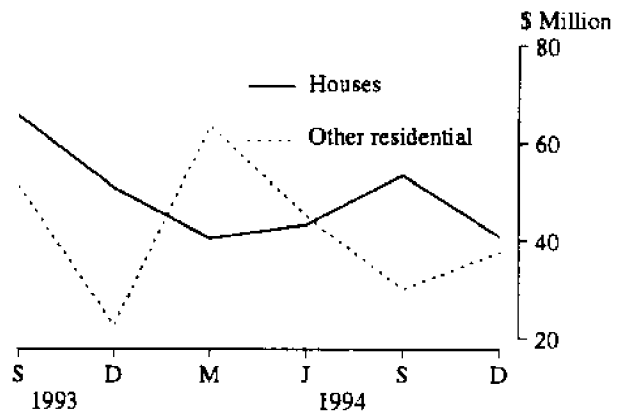
LABOUR FORCE - TREND
Unemployment rate



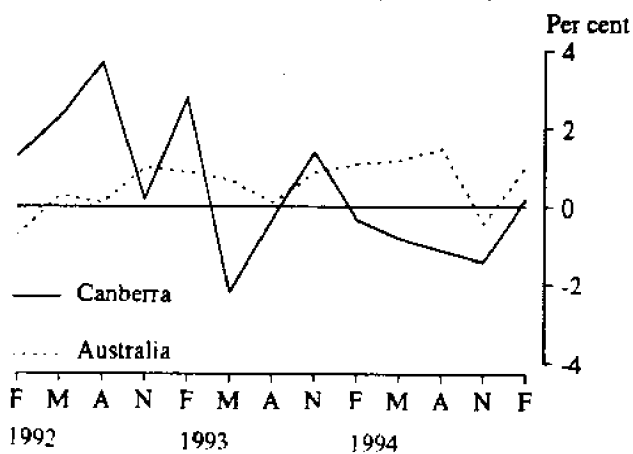
DWELLING UNITS APPROVED - TREND
Percentage change from previous month



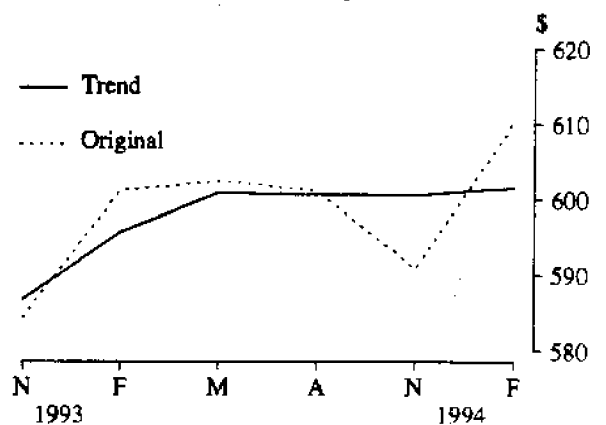
NEW BUILDING COMMENCEMENTS
Value



ESTABLISHED HOUSE PRICE INDEXES
Percentage change from previous quarter



AVERAGE WEEKLY EARNINGS OF EMPLOYEES
Total earnings



**TABLE 1. AUSTRALIAN BUSINESS EXPECTATIONS: SALES, JUNE
QUARTER 1995/MARCH QUARTER 1996
EXPECTED AGGREGATE CHANGE
(per cent)**

Period	Australian Capital Territory	Australia
Short-term		
Mar. qtr 1994-June qtr 1994	1.6	1.9
June qtr 1994-Sept. qtr 1994	1.3	1.9
Sept. qtr 1994-Dec. qtr 1994	1.1	3.6
Dec. qtr 1994-Mar. qtr 1995	-1.3	-0.5
Mar. qtr 1995-June qtr 1995	5.2	1.4
Medium-term		
Mar. qtr 1994-Mar. qtr 1995	3.8	3.9
June qtr 1994-June qtr 1995	6.2	3.3
Sept. qtr 1994-Sept. qtr 1995	1.5	2.9
Dec. qtr 1994-Dec. qtr 1995	3.5	3.3
Mar. qtr 1995-June qtr 1995	3.0	3.0

TABLE 2. AUSTRALIAN CAPITAL TERRITORY BUSINESS INDICATORS, JUNE 1995

Indicator	Unit	Australian Capital Territory			Australia		
		Latest figure	Change from previous period (%)	Change from same period previous year (%)	Latest figure	Change from previous period (%)	Change from same period previous year (%)
POPULATION, VITAL AND LABOUR							
POPULATION, December qtr 94	'000	301.7	0.1	0.8	17 938.5	0.2	1.1
Natural increase	no.	813	13.9	4.9	33 042	16.3	0.4
Net migration	no.	-615	439.5	17.6	8 798	-64.8	113.4
Total increase	no.	198	-67.0	-21.4	41 840	-21.7	13.0
LABOUR FORCE, May 95p							
Original series							
Employed	'000	154.4	0.1	0.1	8 230.8	—	4.5
Unemployed	'000	12.2	4.3	11.9	753.6	1.4	-11.3
Unemployment rate(a)	%	7.3	0.3	0.7	8.4	0.1	-1.3
Participation rate(a)	%	72.4	0.2	-0.1	63.7	-0.1	1.0
Long-term unemployed (Apr. 95)	no.	2 586	-15.4	-27.5	244 386	-7.1	-23.3
Long-term unemployed as percentage total unemployed (Apr. 95)(a)	%	22.1	-0.2	-8.3	32.9	0.6	-3.2
Trend series							
Employed	'000	153.9	-0.1	0.1	8 224.1	0.3	4.5
Unemployed	'000	12.3	2.5	7.9	759.0	-1.0	-12.9
Unemployment rate(a)	%	7.4	0.2	0.5	8.4	-0.2	-1.6
Participation rate(a)	%	72.1	—	-0.2	63.7	0.1	0.9
JOB VACANCIES, February 95	'000	1.3	-7.1	-13.3	57.2	-13.3	24.9
INDUSTRIAL DISPUTES IN PROGRESS, February 95							
Working days lost	'000	0.4	100.0	-33.3	51.2	290.8	11.8
Days lost per '000 employees (year ended Feb. 95)	no.	6	-25.0	-92.4	77	1.3	-23.8
BUILDING AND CONSTRUCTION							
HOUSING FINANCE, March 95							
Secured commitments to individuals for							
Original series							
Construction of dwellings	\$m	7.3	37.7	-34.8	608.2	22.3	-26.3
Purchase of new dwellings	\$m	12.8	11.3	-48.8	183.3	12.9	-23.7
Purchase of established dwellings	\$m	46.5	6.4	-45.0	2 791.6	15.6	-29.4
Total housing commitments	\$m	77.2	12.9	-42.0	3 583.2	16.5	-28.8
Seasonally adjusted series	\$m	66.3	-1.2	-41.7	3 118.3	-1.5	-27.1
Trend series	\$m	68.5	-6.7	-37.8	3 156.1	-2.9	-26.7
BUILDING APPROVALS, April 95							
Original series							
Dwelling units	no.	163	10.1	-34.0	10 570	-21.7	-25.5
Value of new residential	\$m	16.6	-2.9	-36.2	976.5	-21.6	-18.1
Value of residential alterations and additions	\$m	4.4	12.8	-31.3	186.2	-14.0	4.1
Value of non-residential	\$m	29.2	78.0	100.0	1 144.7	55.4	78.3
Value of total building	\$m	50.2	34.2	6.8	2 307.3	5.0	14.6
Trend series	no.	173	-11.3	-44.9	12 209	-3.1	-23.9
BUILDING COMMENCEMENTS, December qtr 94							
New houses	no.	357	-29.7	-14.4	31 835	-5.7	0.6
Value of houses commenced	\$m	41.0	-23.2	-19.1	3 041.8	-5.5	5.4
Value of non-residential building commenced	\$m	72.9	-28.8	109.5	2 087.2	10.0	-8.4
Value of total commencements	\$m	172.9	-15.7	38.3	7 097.8	-0.4	5.2

TABLE 2. AUSTRALIAN CAPITAL TERRITORY BUSINESS INDICATORS, JUNE 1995 — *continued*

Indicator	Unit	Australian Capital Territory			Australia		
		Latest figure	Change from previous period (%)	Change from same period previous year (%)	Latest figure	Change from previous period (%)	Change from same period previous year (%)
BUILDING AND CONSTRUCTION — <i>continued</i>							
PRICE INDEXES							
Established house price index, Mar. qtr 95	(1989-90=100.0)	130.8	0.2	-3.0	113.2	1.0	3.3
Price index of house building materials, Apr. 95	(b)	154.2	0.3	1.8	157.9	0.1	2.8
PRICES, WAGES AND CONSUMER SPENDING							
CONSUMER PRICE INDEX, December qtr 94 (1989-90=100.0)							
Food		113.6	1.2	2.0	110.9	0.5	1.3
Housing		102.8	3.1	3.6	97.5	2.7	4.2
Transportation		118.9	-0.6	1.2	116.8	-0.2	2.9
All groups		113.8	1.1	2.2	112.8	0.8	2.5
AVERAGE WEEKLY EARNINGS, February 95							
Original series							
Males	\$	708.00	1.3	-0.6	650.10	1.1	3.9
Females	\$	512.80	4.4	4.6	430.60	1.3	3.3
Total persons	\$	610.30	3.3	1.5	548.20	1.2	3.6
Trend series							
Males	\$	703.00	-0.3	-0.4	647.20	0.8	4.0
Females	\$	503.00	0.3	3.3	425.90	—	2.6
Total persons	\$	601.60	0.2	1.0	544.40	0.4	3.4
RETAIL TURNOVER, April 95							
Original series							
Food retailing	\$m	70.8	-4.3	12.9	3 704.8	-2.2	11.9
Department stores	\$m	23.8	11.7	5.8	906.1	11.7	8.9
Hospitality and services	\$m	29.7	-5.1	1.0	1 663.0	-0.4	11.0
All other retailing	\$m	54.2	1.1	4.2	2 920.0	-1.9	6.0
Total	\$m	178.5	-0.9	7.1	9 193.9	-0.6	9.5
Trend series							
Food retailing	\$m	72.8	0.8	11.8	3 748.2	0.5	9.6
Department stores	\$m	24.5	1.7	2.9	956.8	1.1	4.6
Hospitality and services	\$m	31.1	3.0	4.0	1 687.2	0.7	10.7
All other retailing	\$m	54.7	-0.7	0.4	3 118.7	0.3	4.5
Total	\$m	183.1	0.8	5.7	9 510.9	0.5	7.5
TOURISM AND TRANSPORT							
HOTELS, MOTELS AND GUEST HOUSE ACCOMMODATION, September qtr 94							
Original series							
Room nights	'000	213.9	7.4	7.1	8 924.8	8.9	6.7
Takings at current prices	\$m	18.8	9.3	13.3	759.9	12.7	13.0
Takings at 1989-90 prices	\$m	17.1	8.9	13.2	647.6	11.5	10.9
Seasonally adjusted series							
Room nights	'000	211.7	2.3	6.7	8 630.7	0.9	6.9
Takings at current prices	\$m	19.0	9.8	13.1	738.5	3.4	13.1
Takings at 1989-90 prices	\$m	17.2	8.9	12.4	622.8	1.8	11.1
Trend series							
Room nights	'000	210.2	0.1	7.8	8 610.4	0.2	6.2
Takings at current prices	\$m	18.6	3.9	11.4	732.7	1.4	11.6
Takings at 1989-90 prices	\$m	16.7	1.8	9.2	622.7	2.0	10.0
NEW MOTOR VEHICLE REGISTRATIONS, April 95							
Motor vehicles	no.	768	-35.6	-1.3	47 722	-16.6	8.3
Seasonally adjusted motor vehicles	no.	960	-11.4	4.7	57 895	14.8	13.0
Trend motor vehicles	no.	1 030	-0.7	2.7	54 272	0.5	9.0
AGGREGATE INDICATORS							
STATE ACCOUNTS, September qtr 94							
Original series							
Gross State product at average 1989-90 prices	\$m	2 122	1.3	5.8	102 726	2.9	6.6
Gross State product at current prices	\$m	2 315	-2.4	-0.1	111 038	2.5	7.8
State final demand at average 1989-90 prices	\$m	3 035	-1.8	6.6	101 834	1.3	8.0
Private final consumption expenditure	\$m	1 343	3.2	2.8	69 191	4.1	7.2
Private gross fixed capital expenditure	\$m	339	5.9	31.9	18 709	2.3	18.8
Trend series							
Gross State product at average 1989-90 prices	\$m	2 034	-0.1	1.5	102 948	1.4	5.7
Gross State product at current prices	\$m	2 363	1.1	5.2	112 075	2.2	7.7
State final demand at average 1989-90 prices	\$m	2 997	-0.3	2.8	101 426	1.6	7.1
Private final consumption expenditure	\$m	1 323	0.1	1.7	68 718	1.5	6.1
Private gross fixed capital expenditure	\$m	326	7.9	16.8	18 758	5.2	19.4

(a) Change shown in terms of percentage points. (b) ACT data 1986-87 = 100.00, Australia 1985-86 = 100.0.

Source: ABS Catalogue Nos: 3101.0, 5242.0, 5609.0, 6202.0, 6203.0, 6302.0, 6321.0, 6354.0, 6401.0, 6408.0, 6416.0, 8501.0, 8634.0, 8635.8, 8731.0, 8752.0, 9301.0.

TABLE 3. ACT IN RELATION TO THE REST OF AUSTRALIA

Indicator	Unit	Latest period	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
POPULATION	'000	Dec. qtr 94	6 081.2	4 487.0	3 233.9	1 471.9	1 715.3	472.6	172.7	301.7	17 938.5
LABOUR FORCE											
Employed persons (trend)	'000	May 95p	2 732.6	2 065.5	1 512.5	652.5	835.2	201.2	81.9	153.5	8 224.1
Unemployment rate (trend)	%	Apr. 95p	7.9	8.6	8.9	9.8	7.4	10.3	7.2	7.4	8.4
STATE ACCOUNTS											
Gross State product at 1989-90 prices (trend)	\$m	Sept. qtr 94	34 688	26 511	17 005	7 389	11 795	2 192	1 080	2 034	102 948
Gross State product at current prices (trend)	\$m	Sept. qtr 94	38 221	29 038	18 262	8 312	12 167	2 359	1 154	2 363	112 075
BUILDING APPROVALS											
Dwelling units approved	no.	Apr. 95	3 749	1 883	2 805	481	1 180	200	109	163	10 570
Dwelling units approved (trend)	no.	Apr 95	4 187	2 185	3 157	685	1 519	243	126	173	12 209
Value of non-residential building approved	\$m	Apr. 95	724.5	118.6	78.7	89.3	85.8	15.7	2.9	29.2	1 144.7
Value of all buildings approved	\$m	Apr. 95	1 164.0	335.9	371.1	132.2	193.9	35.4	24.5	50.2	2 307.3
ENGINEERING CONSTRUCTION											
Value of engineering construction work done	\$m	Dec. qtr 94	1 119.7	537.2	783.9	169.3	358.4	40.4	77.8	51.8	3 138.6
AVERAGE WEEKLY EARNINGS											
Full-time adult ordinary time (trend)	\$	Feb. qtr 94	661.80	631.30	593.50	612.60	636.60	600.90	657.40	721.30	636.00
RETAIL TRADE											
Retail turnover (trend)	\$m	Apr. 95	3 329.4	2 211.1	1 753.0	738.7	950.4	235.9	109.2	183.1	9 510.9
HOTELS, MOTELS & GUEST HOUSE ACCOMMODATION											
Room nights occupied (trend)	'000	Sept. qtr 94	2 929.6	1 359.6	2 303.5	480.0	789.1	273.6	264.8	210.2	8 610.4
NEW MOTOR VEHICLE REGISTRATIONS											
Trend	no.	Apr. 95	19 976	12 319	10 529	3 565	5 135	1 082	635	1 030	54 272
CONSUMER PRICE INDEX (1989-90=100.0)			Syd.	Melb.	Bris.	Adel.	Perth	Hobart	Darwin	Canberra	Aust.
Food		Dec. qtr 94	111.4	108.8	111.0	114.3	111.4	113.3	112.8	113.6	110.9
Housing		Dec. qtr 94	99.1	95.0	104.0	95.6	91.8	97.6	107.7	102.8	97.5
Transportation		Dec. qtr 94	114.9	118.5	115.4	119.8	117.2	115.0	114.5	118.9	116.8
All Groups		Dec. qtr 94	111.8	113.1	113.7	116.0	111.0	114.2	113.7	113.8	112.8
Average retail prices (cents)											
Milk, carton, supermarket sales	1 litre	Mar. qtr 95	107.0	111.0	111.0	104.0	108.0	117.0	99.0	109.0	n.a.
Bread, white loaf, sliced, supermarket sales	680 g	Mar. qtr 95	177.0	154.0	168.0	138.0	155.0	157.0	185.0	176.0	n.a.
Beef, rump steak	1 kg	Mar. qtr 95	1 267.0	1 068.0	1 130.0	1 139.0	1 142.0	1 155.0	1 226.0	1 152.0	n.a.
Chicken, frozen	1 kg	Mar. qtr 95	303.0	317.0	293.0	328.0	337.0	350.0	344.0	282.0	n.a.
Potatoes	1 kg	Mar. qtr 95	107.0	136.0	109.0	100.0	124.0	76.0	122.0	109.0	n.a.
Coffee, instant	150 g jar	Mar. qtr 95	583.0	581.0	574.0	572.0	556.0	636.0	514.0	593.0	n.a.
Scotch nip, public bar	30 ml	Mar. qtr 95	297.0	254.0	237.0	311.0	356.0	209.0	285.0	268.0	n.a.
Private motoring — petrol, leaded	1 litre	Mar. qtr 95	68.9	70.5	62.6	71.3	72.9	72.5	74.5	72.8	n.a.
Private motoring — petrol, unleaded	1 litre	Mar. qtr 95	66.9	68.5	60.6	69.1	70.9	70.5	72.5	70.8	n.a.

TABLE 4. ACT IN RELATION TO THE REST OF AUSTRALIA — PERCENTAGE CHANGES

Indicator	Latest period	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
POPULATION	Dec. qtr 94	0.2	0.1	0.5	0.1	0.3	—	0.5	0.1	0.2
LABOUR FORCE										
Employed persons (trend)	May 95p	0.2	0.6	0.4	0.3	0.5	0.6	-1.0	-0.1	0.3
Unemployment rate (trend)(a)	May 95p	-0.2	-0.2	0.1	-0.1	—	-0.2	0.1	0.2	-0.2
STATE ACCOUNTS										
Gross State product at 1989-90 prices (trend)	Sept. qtr 94	1.1	1.5	1.9	0.9	2.1	0.2	1.9	-0.1	1.4
Gross State product at current prices (trend)	Sept. qtr 94	1.9	2.1	2.3	2.1	2.2	0.9	2.8	1.1	2.2
BUILDING APPROVALS										
Dwelling units approved	Apr. 95	-10.0	-25.8	-21.0	-47.3	-33.0	-30.6	-19.3	10.1	-21.7
Dwelling units approved (trend)	Apr. 95	-0.3	-4.8	-1.8	-5.9	-6.1	-0.4	1.6	-11.3	-3.1
Value of non-residential building approved	Apr. 95	180.4	-10.2	-56.6	14.3	71.3	44.0	-67.4	78.0	55.4
Value of all buildings approved	Apr. 95	45.8	-18.8	-27.3	-17.8	-10.0	-2.7	-3.5	34.2	5.0
ENGINEERING CONSTRUCTION										
Value of engineering construction work done	Dec. qtr 94	14.4	-5.7	0.4	7.9	5.0	13.5	21.6	-4.4	5.3
AVERAGE WEEKLY EARNINGS										
Full-time adult ordinary time (trend)	Feb. qtr 95	1.3	0.9	0.7	1.2	1.1	0.5	1.4	0.5	1.0
RETAIL TRADE										
Retail turnover (trend)	Apr. 95	0.6	0.6	0.4	1.0	-0.1	0.9	0.3	0.8	0.5
HOTELS, MOTELS & GUEST HOUSE ACCOMMODATION										
Room nights occupied (trend)	Sept. qtr 94	1.2	0.2	-1.3	-1.3	-0.3	1.7	-0.3	0.1	0.2
NEW MOTOR VEHICLE REGISTRATIONS										
Trend	Apr. 95	1.3	-0.9	2.7	-0.5	-1.7	-1.8	-0.2	-0.7	0.5
		Syd.	Melb.	Bris.	Adel.	Perth	Hobart	Darwin	Canberra	Aust.
CONSUMER PRICE INDEX (1989-90=100.0)										
Food	Dec. qtr 94	1.1	0.2	0.3	-0.2	-0.2	-0.5	—	1.2	0.5
Housing	Dec. qtr 94	2.4	2.5	2.9	3.5	3.7	3.0	2.3	3.1	2.7
Transportation	Dec. qtr 94	-0.3	0.1	-0.3	0.2	-0.6	1.0	-0.3	-0.6	-0.2
All Groups	Dec. qtr 94	0.7	0.8	1.1	1.0	0.8	0.8	0.6	1.1	0.8
Average retail prices (cents)										
Milk, carton, supermarket sales	Mar. qtr 95	1.9	2.8	3.7	2.0	1.9	1.7	—	—	n.a.
Bread, white loaf, sliced, supermarket sales	Mar. qtr 95	4.1	-1.3	9.8	7.8	3.3	1.9	3.9	3.5	n.a.
Beef, rump steak	Mar. qtr 95	2.5	-1.6	-0.8	1.3	6.0	-1.2	-6.2	0.6	n.a.
Chicken, frozen	Mar. qtr 95	9.4	1.0	1.7	-0.9	8.0	5.1	-4.4	3.7	n.a.
Potatoes	Mar. qtr 95	-1.8	13.3	2.8	5.3	1.6	7.0	8.9	—	n.a.
Coffee, instant	Mar. qtr 95	10.8	8.6	7.5	9.8	6.7	5.8	-8.5	10.2	n.a.
Scotch nip, public bar	Mar. qtr 95	1.3	0.8	1.3	1.3	2.3	1.4	2.1	—	n.a.
Private motoring — petrol, leaded	Mar. qtr 95	1.6	1.6	3.8	0.7	5.3	-4.4	1.5	1.8	n.a.
Private motoring — petrol, unleaded	Mar. qtr 95	1.7	1.6	3.9	0.6	5.5	-4.5	1.5	1.9	n.a.

(a) Change shown in terms of percentage points.

Note: Figures in the above tables are either preliminary, final or revised to previously published figures. Users should check the latest relevant publication or with ABS Information Services if the status of the statistic is important. Symbols used in this publication: — nil or rounded to zero; n.a. - not available; p - preliminary data; n.p. - not available for publication.

