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AUSTRALIAN BUREAU OF STATISTICS
CANBERRA

4 NOVEMBER 1974

Reference No. 3.5

BUILDING STATISTICS, AUSTRALIA : NUMBER OF DWELLINGS
SEPTEMBER QUARTER 1974 (PRELIMINARY ESTIMATES)
(ISSUED NOON 1 NOVEMBER 1974)

CORRIGENDA

Table 1 : Number of dwellings under construction (ORIGINAL)
for 91,007 read 92,688

Table 2 : Number of houses under construction :
Queensland - for 5,616 read 6,710
Australia - for 56,134 read 57,228

Table 3 : Number of other dwellings under construction :
Queensland - for 3,686 read 4,273
Australia - for 34,873 read 35,460

Table 4 : Number of dwellings under construction :
Queensland - for 9,302 read 10,983
Australia - for 91,007 read 92,688

Table 5 : Number of houses (by type of builder) and other
dwellings under construction : PRIVATE
Houses, owner built - for 12,892 read 13,986
Houses, total - for 45,508 read 46,602
Other dwellings - for 30,476 read 31,063
Total dwellings - for 75,984 read 77,665

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NOTE: Inquiries concerning these statistics may be made in Canberra by telephoning Mr D. Michaels on 490211 extension 341 or, in each State capital, by telephoning the office of the Australian Bureau of Statistics.



Reference No. 3.5

**BUILDING STATISTICS, AUSTRALIA : NUMBER OF DWELLINGS
SEPTEMBER QUARTER 1974 (PRELIMINARY ESTIMATES)**

Preliminary estimates of the number of dwellings commenced, completed and under construction during the quarter ended 30 September 1974 are shown in the following tables together with comparisons for previous periods and seasonally adjusted figures. Also shown are the latest available statistics of the number of dwellings approved. These figures were previously published on 25 October 1974 in the monthly statement *Building Approvals : Australia* (Reference No. 3.2).

2. The estimated totals shown for the quarter ended 30 September 1974 have been based on returns obtained from most large builders and a substantial proportion of small builders and owner-builders. Figures for this quarter should be regarded as tentative only and will be revised when final figures are published in greater detail in the quarterly bulletin *Building Statistics* (Reference No. 3.6), which will be published about the end of December 1974.

3. Because of the increasing activity in constructing dwellings not readily classifiable as houses or flats, the term 'new houses and flats' was replaced in September 1973 with 'dwellings'. In building statistics the term 'dwelling' is used in a limited sense; that it is contained in a building, is private (i.e. not generally accessible to the public) and self-contained (i.e. includes bathing and cooking facilities). The scope of buildings included under each term is statistically comparable.

4. Dwellings have been classified uniformly in all States and Territories as either 'houses' or 'other dwellings'. For this purpose, a house is defined as a building which has been designed or adapted so that its prime purpose is a single self-contained dwelling unit which is completely detached from other buildings, and occupies (except in such cases as dwellings built for employees or families of the owner or lessee of the land) a separate titled block of land. Dwellings described as flats, semi-detached, home units, villa units, duplexes, etc., are classified as 'other dwellings'. Non-self-contained dwelling units such as might be found in motels, hostels and institutions, are not included as dwellings. Temporary or makeshift dwellings are excluded from building statistics. In most States and Territories the introduction of these concepts lead to insignificant changes in the statistical series. However, in South Australia and Western Australia a break in continuity arose because of the previous practice of classifying dwellings such as semi-detached, home units, villa units, duplexes, etc. as 'houses'. The number of "other dwellings" shown relates to individual living units.

5. New buildings valued at less than \$2,000 and alterations and additions valued at less than \$10,000 are excluded. Alterations and additions of \$10,000 and over are included with "houses" or "other dwellings" as appropriate.

6. Details of the methods used in seasonally adjusting these and other series, are given in *Seasonally Adjusted Indicators 1974* (Reference No. 1.10).

7. Some of the statistics for 1970-71, 1971-72 and 1972-73 have been revised in this issue because of a change in methodology to ensure better statistical comparability. The extent of the revision is less than 1 per cent at the Australia level.

TABLE 1. - NUMBER OF DWELLINGS : AUSTRALIA

Quarter ended	Approved		Commenced		Completed		Under construction at end of period
	Total	Private	Total	Private	Total	Private	Total
ORIGINAL							
September 1972r	44,675	40,634	41,236	37,998	37,985	33,991	71,032
December 1972r	44,959	41,150	39,949	36,028	40,334	36,398	70,315
March 1973r	46,467	42,340	42,434	39,326	34,757	32,062	77,590
June 1973r	52,283	47,450	46,892	42,033	37,534	34,361	86,627
September 1973	r55,932	r51,274	47,770	43,833	39,411	36,424	94,606
December 1973	48,762	44,987	40,824	37,372	41,337	38,468	93,700
March 1974	38,517	35,425	41,328	37,943	34,127	31,911	100,194
June 1974	41,173	37,929	r38,769	r35,232	r38,627	r35,264	r90,705
September 1974	33,440	28,884	p30,153	p26,572	p36,815	p33,533	p91,007
SEASONALLY ADJUSTED							
September 1972r	42,408	38,468	39,719	36,423	37,316	33,551	
December 1972r	44,714	41,379	41,037	37,425	37,236	33,773	
March 1973r	49,807	45,327	43,423	40,072	38,812	35,030	
June 1973r	52,186	47,258	46,351	41,509	37,442	34,587	
September 1973	r53,163	r48,498	46,001	41,963	38,661	35,919	
December 1973	47,628	44,486	42,015	38,914	38,198	35,736	
March 1974	42,192	38,651	42,273	38,648	38,088	34,819	
June 1974	41,369	37,858	r38,293	r34,778	r38,559	r35,519	
September 1974	31,320	26,944	p29,033	p25,422	p36,088	p33,052	

p - Preliminary estimates, subject to revision. r - Revised.

TABLE 2. - NUMBER OF HOUSES : STATES AND TERRITORIES

<i>Period</i>	<i>N.S.W.</i>	<i>Vic.</i>	<i>Qld</i>	<i>S.A.</i>	<i>W.A.</i>	<i>Tas.</i>	<i>N.T.</i>	<i>A.C.T.</i>	<i>Aust.</i>
APPROVED									
Year ended -									
June 1971	r31,947	24,679	16,381	8,745	11,825	2,581	1,123	3,645	r100,926
June 1972	r30,929	28,418	19,728	8,350	12,805	2,484	932	3,625	r107,271
June 1973	r36,955	36,333	24,638	10,954	16,996	3,058	920	4,649	r134,503
June 1974	36,321	32,574	22,443	11,014	12,931	3,331	1,578	4,132	124,324
Quarter ended -									
June 1973	r10,433	9,655	6,669	2,942	4,720	841	202	1,293	r36,755
September 1973	11,292	10,189	7,299	3,434	4,099	984	258	1,315	38,870
December 1973	9,291	8,780	6,213	3,054	3,312	822	282	869	32,623
March 1974	7,795	6,394	3,955	2,087	2,387	713	551	957	24,839
June 1974	7,943	7,211	4,976	2,439	3,133	812	487	991	27,992
September 1974	6,390	6,383	3,306	2,339	2,440	641	231	1,011	22,741
COMMENCED									
Year ended -									
June 1971	r30,233	24,771	15,486	8,769	12,043	2,546	1,071	3,673	r98,592
June 1972	r30,645	27,600	18,262	8,884	12,578	2,231	1,372	3,720	r105,292
June 1973	r32,574	32,998	22,549	10,319	15,998	2,795	993	4,306	r122,532
June 1974r	32,920	31,291	21,778	9,859	13,043	3,159	1,362	4,222	117,634
Quarter ended -									
June 1973	r9,045	9,068	5,960	2,745	4,795	773	171	1,153	r33,710
September 1973	9,088	9,111	6,145	2,950	3,972	854	280	1,155	33,555
December 1973	8,299	7,508	5,593	2,468	3,176	752	194	948	28,938
March 1974	8,119	7,882	4,987	2,426	2,835	761	281	1,088	28,379
June 1974r	7,414	6,790	5,053	2,015	3,060	792	607	1,031	26,762
September 1974p	5,897	6,152	3,491	2,255	2,434	682	510	892	22,313
COMPLETED									
Year ended -									
June 1971	r29,766	25,179	14,685	8,308	11,921	2,263	855	3,169	r96,146
June 1972	r31,060	25,627	17,476	9,061	13,287	2,261	1,491	3,719	r103,982
June 1973	r30,001	28,260	20,696	8,977	13,780	2,384	973	3,683	r108,754
June 1974r	30,825	27,624	20,664	9,045	12,695	2,837	959	3,597	108,246
Quarter ended -									
June 1973	r7,541	7,230	5,175	2,274	3,521	683	179	858	r27,461
September 1973	7,800	7,319	5,612	2,332	3,091	598	332	966	28,050
December 1973	8,546	7,285	5,694	2,540	3,413	759	217	962	29,416
March 1974	6,893	6,146	4,564	2,033	2,952	628	214	775	24,205
June 1974r	7,586	6,874	4,794	2,140	3,239	852	196	894	26,575
September 1974p	6,863	7,039	4,660	2,160	3,129	639	227	889	25,606
UNDER CONSTRUCTION AT END OF PERIOD									
Quarter ended -									
June 1971	r13,213	10,368	4,134	4,142	5,177	1,393	888	2,001	r41,316
June 1972	r12,468	11,960	4,925	3,940	4,441	1,337	792	1,975	r41,838
June 1973	r14,752	16,396	6,770	5,258	6,668	1,735	793	2,521	r54,893
September 1973	15,921	18,037	7,299	5,338	6,177	1,986	731	2,700	58,189
December 1973	15,564	18,153	7,200	5,158	5,907	1,974	723	2,684	57,363
March 1974	16,643	19,742	7,620	5,497	5,750	2,090	790	2,978	61,110
June 1974r	16,315	19,443	7,879	5,364	5,488	2,016	1,182	3,101	60,788
September 1974p	12,193	18,432	5,616	5,470	4,793	2,066	1,765	3,099	56,134

p - Preliminary estimates, subject to revision. r - Revised.

TABLE 3 - NUMBER OF OTHER DWELLINGS : STATES AND TERRITORIES

Period		N.S.W.	Vic.	Qld	S.A.	W.A.	Tas.	N.T.	A.C.T.	Aust.
APPROVED										
Year ended -										
June	1971	r18,604	9,671	4,438	5,169	1,893	610	247	246	r40,878
June	1972	r19,540	10,303	6,122	4,675	1,255	909	639	545	r43,988
June	1973	r24,148	13,669	9,311	3,806	1,145	768	492	542	r53,881
June	1974	25,760	12,916	9,609	5,743	3,899	r899	454	780	r60,060
Quarter ended -										
June	1973	r7,175	3,600	2,871	1,148	379	142	122	91	r15,528
September	1973	6,908	4,025	2,344	1,731	1,284	r394	97	279	r17,062
December	1973	6,793	3,628	2,384	1,845	929	142	64	354	16,139
March	1974	5,675	2,679	2,917	1,274	725	228	73	107	13,678
June	1974	6,384	2,584	1,964	893	961	135	220	40	13,181
September	1974	5,273	1,827	1,551	1,097	571	211	74	95	10,599
COMMENCED										
Year ended -										
June	1971	r18,936	10,312	3,639	4,282	1,759	747	435	310	r40,420
June	1972	r19,545	10,335	5,324	4,405	1,340	860	634	412	r42,855
June	1973	r21,239	12,548	7,083	4,112	1,236	765	535	461	r47,979
June	1974r	21,038	12,154	8,184	4,450	3,226	767	437	801	51,057
Quarter ended -										
June	1973	r5,751	3,389	2,065	897	494	204	205	176	r13,182
September	1973	5,776	3,616	2,047	1,189	1,009	250	143	185	14,215
December	1973	4,969	2,780	2,004	959	750	133	86	205	11,886
March	1974	5,476	3,033	2,153	1,174	608	196	49	260	12,949
June	1974r	4,817	2,725	1,980	1,128	859	188	159	151	12,007
September	1974p	2,657	1,922	1,201	970	644	224	146	76	7,840
COMPLETED										
Year ended -										
June	1971	r20,374	12,087	3,159	4,000	5,013	667	367	333	r46,000
June	1972	r18,012	10,091	4,495	4,184	1,595	767	488	192	r39,824
June	1973	r19,378	9,923	5,743	4,217	920	781	448	446	r41,856
June	1974r	19,426	10,065	6,826	3,963	3,564	705	446	261	45,256
Quarter ended -										
June	1973	r4,519	2,413	1,359	947	416	105	156	158	r10,073
September	1973	4,888	2,419	1,780	927	917	184	128	118	11,361
December	1973	5,034	2,777	1,908	1,173	764	155	86	24	11,921
March	1974	4,087	2,277	1,446	814	941	168	137	52	9,922
June	1974r	5,417	2,592	1,692	1,049	942	198	95	67	12,052
September	1974p	4,748	2,177	1,839	760	1,186	144	140	215	11,209
UNDER CONSTRUCTION AT END OF PERIOD										
Quarter ended -										
June	1971	r11,391	6,398	1,379	2,344	1,115	482	302	274	r23,685
June	1972	r12,751	6,400	2,204	2,541	834	605	397	494	r26,226
June	1973	r14,320	8,885	3,552	2,334	1,094	599	441	509	r31,734
September	1973	15,121	9,970	3,837	3,204	2,594	665	447	579	36,417
December	1973	14,990	9,983	3,937	2,995	2,594	639	439	760	36,337
March	1974	16,259	10,603	4,621	3,328	2,286	667	351	969	39,084
June	1974r	15,641	10,686	4,911	3,363	2,203	650	417	1,046	38,917
September	1974p	13,465	10,428	3,686	3,575	1,661	728	423	907	34,873

p - Preliminary estimates, subject to revision. r - Revised.

TABLE 4. — NUMBER OF DWELLINGS : STATES AND TERRITORIES

Period	N.S.W.	Vic.	Qld	S.A.	W.A.	Tas.	N.T.	A.C.T.	Aust.
APPROVED									
Year ended —									
June 1971	r50,551	34,350	20,819	13,914	13,718	3,191	1,370	3,891	r141,804
June 1972	r50,469	38,721	25,850	13,025	14,060	3,393	1,571	4,170	r151,259
June 1973	r61,103	50,002	33,949	14,760	18,141	3,826	1,412	5,191	r168,364
June 1974	62,081	45,490	32,052	16,757	16,830	r4,230	2,032	4,912	r184,384
Quarter ended —									
June 1973	r17,601	13,255	9,540	4,090	5,099	983	324	1,384	r52,283
September 1973	18,200	14,214	9,643	5,165	5,383	r1,378	355	1,594	r55,932
December 1973	16,084	12,408	8,597	4,899	4,241	964	346	1,222	48,762
March 1974	13,470	9,073	6,872	3,361	3,112	941	624	1,064	38,517
June 1974	14,327	9,795	6,940	3,332	4,094	947	707	1,031	41,173
September 1974	11,663	8,210	4,857	3,436	3,011	852	305	1,106	33,440
COMMENCED									
Year ended —									
June 1971	r49,169	35,083	19,125	13,051	13,802	3,293	1,506	3,983	r139,012
June 1972	r50,190	37,935	23,586	13,289	13,918	3,091	2,006	4,132	r148,147
June 1973	r53,813	45,546	29,632	14,431	17,234	3,560	1,528	4,767	r170,511
June 1974	53,958	43,445	29,962	14,309	16,269	3,926	1,799	5,023	168,691
Quarter ended —									
June 1973	r14,797	12,457	8,025	3,642	5,289	977	376	1,329	r46,892
September 1973	14,864	12,727	8,192	4,139	4,981	1,104	423	1,340	47,770
December 1973	13,268	10,288	7,597	3,427	3,926	885	280	1,153	40,824
March 1974	13,595	10,915	7,140	3,600	3,443	957	330	1,348	41,328
June 1974	12,231	9,515	7,033	3,143	3,919	980	766	1,182	38,769
September 1974p	8,554	8,074	4,692	3,225	3,078	906	656	968	30,153
COMPLETED									
Year ended —									
June 1971	r50,140	37,266	17,844	12,308	16,934	2,930	1,222	3,502	r142,146
June 1972	r49,072	35,718	21,971	13,245	14,882	3,028	1,979	3,911	r143,806
June 1973	r49,379	38,183	26,439	13,194	14,700	3,165	1,421	4,129	r150,610
June 1974	50,251	37,689	27,490	13,008	16,259	3,542	1,405	3,858	153,502
Quarter ended —									
June 1973	r12,060	9,643	6,534	3,221	3,937	788	335	1,016	r37,534
September 1973	12,688	9,738	7,392	3,259	4,008	782	460	1,084	39,411
December 1973	13,580	10,062	7,602	3,713	4,177	914	303	986	41,337
March 1974	10,980	8,423	6,010	2,847	3,893	796	351	827	34,127
June 1974	13,003	9,466	6,486	3,189	4,181	1,050	291	961	38,627
September 1974p	11,611	9,216	6,499	2,920	4,315	783	367	1,104	36,815
UNDER CONSTRUCTION AT END OF PERIOD									
Quarter ended —									
June 1971	r24,604	16,766	5,513	6,486	6,292	1,875	1,190	2,275	r65,001
June 1972	r25,219	18,360	7,129	6,481	5,275	1,942	1,189	2,469	r68,064
June 1973	r29,072	25,281	10,322	7,592	7,762	2,334	1,234	3,030	r86,627
September 1973	31,042	28,007	11,136	8,542	8,771	2,651	1,178	3,279	94,606
December 1973	30,554	28,136	11,137	8,153	8,501	2,613	1,162	3,444	93,700
March 1974	32,902	30,345	12,241	8,825	8,036	2,757	1,141	3,947	100,194
June 1974	31,956	30,129	12,790	8,727	7,691	2,666	1,599	4,147	99,705
September 1974p	28,658	28,860	9,302	9,045	6,454	2,794	1,888	4,006	91,007

p — Preliminary estimates, subject to revision. r — Revised.

TABLE 5. - NUMBER OF HOUSES (BY TYPE OF BUILDER) AND OTHER DWELLINGS, BY OWNERSHIP : AUSTRALIA

Private									
Period	Houses				Government				
	Contract-built	Owner built	Total	Other dwellings	Total	Houses	Other dwellings	Total	
APPROVED									
Year ended -									
June 1971r	..	..	86,108	37,016	123,124	14,818	3,862	18,680	
June 1972r	..	..	96,776	40,908	137,684	10,495	3,080	13,575	
June 1973r	..	..	121,384	50,190	171,574	13,119	3,691	16,810	
June 1974	..	..	112,964	56,651	169,615	11,360	3,409	14,769	
Quarter ended -									
June 1973r	..	..	33,221	14,229	47,450	3,534	1,299	4,833	
September 1973	..	..	35,529	15,745	51,274	3,341	1,317	4,658	
December 1973	..	..	29,571	15,416	44,987	3,052	723	3,775	
March 1974	..	..	22,577	12,848	35,425	2,262	830	3,092	
June 1974	..	..	25,287	12,642	37,929	2,705	539	3,244	
September 1974	..	..	19,422	9,462	28,884	3,319	1,237	4,556	
COMMENCED									
Year ended -									
June 1971r	72,028	11,695	83,723	36,835	120,558	14,869	3,585	18,454	
June 1972r	80,518	13,039	93,557	39,501	133,058	11,735	3,354	15,089	
June 1973r	94,400	16,521	110,921	44,464	155,385	11,611	3,515	15,126	
June 1974r	88,523	18,146	106,669	47,711	154,380	10,965	3,346	14,311	
Quarter ended -									
June 1973r	25,287	4,699	29,986	12,047	42,033	3,724	1,135	4,859	
September 1973	25,971	4,584	30,555	13,278	43,833	3,000	937	3,937	
December 1973	21,704	4,635	26,339	11,033	37,372	2,599	853	3,452	
March 1974	21,447	4,536	25,983	11,960	37,943	2,396	989	3,385	
June 1974r	19,401	4,391	23,792	11,440	35,232	2,970	567	3,537	
September 1974p	15,291	4,172	19,463	7,109	26,572	2,850	731	3,581	
COMPLETED									
Year ended -									
June 1971r	70,496	11,443	81,939	42,265	124,204	14,207	3,735	17,942	
June 1972r	78,080	12,224	90,304	36,052	126,356	13,678	3,772	17,450	
June 1973r	83,822	14,361	98,183	38,629	136,812	10,571	3,227	13,798	
June 1974r	84,472	15,892	100,364	41,703	142,067	7,882	3,553	11,435	
Quarter ended -									
June 1973r	21,169	3,744	24,913	9,448	34,361	2,548	625	3,173	
September 1973	22,477	3,586	26,063	10,361	36,424	1,987	1,000	2,987	
December 1973	22,629	4,661	27,290	11,178	38,468	1,776	743	2,869	
March 1974	18,874	3,744	22,618	9,293	31,911	1,587	629	2,216	
June 1974r	20,492	3,901	24,393	10,871	35,264	2,182	1,181	3,363	
September 1974p	20,109	3,234	23,343	10,190	33,533	2,263	1,019	3,282	
UNDER CONSTRUCTION AT END OF PERIOD									
Quarter ended -									
June 1971r	22,793	9,388	32,181	19,893	52,074	9,135	3,792	12,927	
June 1972r	24,906	9,736	34,642	22,857	57,499	7,196	3,369	10,565	
June 1973r	35,077	11,569	46,646	28,090	74,736	8,247	3,644	11,891	
September 1973	37,749	12,324	50,073	31,579	81,652	8,116	4,838	12,954	
December 1973	36,637	12,251	48,888	31,356	80,244	8,475	4,981	13,456	
March 1974	38,969	12,885	51,854	33,766	85,620	9,256	5,318	14,574	
June 1974r	37,558	13,201	50,759	34,220	84,979	10,029	4,697	14,726	
September 1974p	32,616	12,892	45,508	30,476	75,984	10,626	4,397	15,023	

p - Preliminary estimates, subject to revision. r - Revised.

Australian Bureau of Statistics
Canberra, A.C.T. 2600

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NOTE. Inquiries concerning these statistics may be made in Canberra by telephoning Mr D. Michaels on 490211 extension 341 or, in each State capital, by telephoning the office of the Australian Bureau of Statistics.