

Reference No. 3.2

BUILDING APPROVALS, SEPTEMBER 1974

Main Features

- * The seasonally adjusted value of buildings approved in Australia for September 1974 was \$302 million, a reduction of 6.6% compared with August 1974, and the lowest figure since August 1972.
- * The number of all dwellings (9,246) and private dwellings (7,475) approved fell on a seasonally adjusted basis by 2% and 11% respectively from the August 1974 level and were the lowest figures since February 1966 and December 1965 respectively.
- * On an unadjusted basis the value of building other than dwellings approved for September 1974 fell 16% from the level in August 1974, with the figure for the private sector falling 19%.
- * The value of all dwellings approved in Australia compared with August 1974 on an unadjusted basis fell by 3% with falls in N.S.W. (10%) Queensland (20%) and W.A. (2%) being largely offset by rises in Victoria (12%) South Australia (5%) Tasmania (4%) Northern Territory (6%) and the A.C.T. (36%).

EXPLANATORY NOTES

Statistics of building approvals have been compiled from (a) permits issued by local government authorities in the areas subject to building control by these authorities and (b) contracts let or work commenced and day labour projects authorised by government authorities. They relate only to approvals for building, as distinct from the construction of roads, bridges, railways, earthworks, water storages, etc. Building approvals valued at less than \$2,000 are excluded.

2. Values shown represent the estimated cost when completed (excluding cost of land) of new buildings and alterations and additions to existing buildings.
3. Building approvals have been classified as

'Private' or 'Government' according to the ownership of the building expected to be built as a result of the approval having been granted.

4. For purposes of comparison, it should be borne in mind that the value of building approvals is affected from month to month by the number of large projects, such as blocks of flats and multi-story office buildings, approved in particular months and also by the administrative arrangements of local government and semi-governmental authorities. Table 4 can be used to assess the effect of approvals of large non-residential buildings in the monthly series.

5. In building statistics the term dwelling is used in its 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). From July 1973, dwellings have been classified uniformly in all States and Territories as either 'houses' or 'other dwellings'.

6. 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 and the value of this building is included in the appropriate category of other buildings approved. Temporary or makeshift dwellings are excluded from building statistics. For South Australia and Western Australia, the introduction of these concepts has led to a break in the continuity of these statistical series.

7. Alterations and additions of \$10,000 and over are included with dwellings or other buildings as appropriate. Alterations and additions valued at \$2,000 to \$9,999 are shown separately.

8. Any discrepancies between totals and sums of components in tables are due to rounding.

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NOTE: Inquiries concerning these statistics may be made in Canberra by telephone Mr D. Michaels on 49 0211 extension 341 or, in each State capital, by telephoning the office of the Australian Bureau of Statistics.

TABLE 1. SUMMARY OF BUILDING APPROVED: ORIGINAL AND SEASONALLY ADJUSTED

Period	Dwellings (a)									Other buildings		Alterations and additions (b)	Total building approved	
	Private			Government			Total			Private	Total		Value (\$'000)	Value (\$'000)
	Number			Number			Number							
	Original	Seasonally adjusted (c)	Value (\$'000)	Number	Value (\$'000)	Original	Seasonally adjusted (c)	Value (\$'000)	Value (\$'000)	Value (\$'000)	Value (\$'000)	Original	Seasonally adjusted (c)	
1971-72	137,684	..	1,522,735	13,575	124,482	151,259	..	1,647,218	878,804	1,391,684	209,024	3,247,925	..	
1972-73	171,574	..	2,116,525	16,810	175,486	188,384	..	2,292,016	1,106,044	1,660,326	251,079	4,203,415	..	
1973-74	169,615	..	2,524,132	14,769	195,869	184,384	..	2,719,995	1,150,143	1,884,275	208,843	4,813,108	..	
1973 -														
August	17,615	15,962	245,572	1,561	18,485	19,176	17,512	264,056	95,539	151,758	18,300	434,114	422,064	
September	16,311	16,057	231,017	1,189	13,260	17,500	17,302	244,278	84,152	123,610	18,590	386,478	403,304	
October	16,983	15,504	242,927	1,865	21,624	18,848	16,845	264,549	94,272	177,063	20,411	462,022	411,308	
November	15,790	15,066	227,896	1,049	13,545	16,839	16,081	241,441	122,480	185,063	18,796	445,299	434,065	
December	12,214	13,916	183,346	861	11,677	13,075	14,702	195,021	88,272	137,020	14,622	346,661	399,738	
1974 -														
January	11,074	13,274	168,048	953	15,712	12,027	14,755	183,758	82,082	141,819	13,468	339,047	395,137	
February	11,703	12,978	179,232	889	12,426	12,592	13,952	191,656	95,046	169,010	16,194	376,860	407,893	
March	12,648	12,399	196,693	1,250	17,690	13,898	13,485	214,383	84,130	150,174	16,210	380,764	382,109	
April	11,709	12,206	192,108	1,444	19,752	13,153	14,407	211,860	73,524	126,367	16,220	354,447	382,227	
May	14,310	13,355	225,114	740	13,194	15,050	13,819	238,308	109,182	164,637	18,948	421,893	384,697	
June	11,910	12,297	195,944	1,060	16,714	12,970	13,143	212,659	104,181	187,210	17,872	417,743	382,153	
July	12,013	11,025	200,268	1,747	29,356	13,760	12,645	229,624	112,467	196,631	20,055	446,310	412,307	
August	8,956	8,444	154,532	1,014	16,314	9,970	9,429	170,846	80,267	132,869	17,355	321,070	323,382	
September	7,915	7,475	139,035	1,795	29,025	9,710	9,246	168,058	65,201	111,780	16,908	296,745	301,911	

(a) Includes new houses, and dwelling units in other new dwellings; plus alterations and additions valued at \$10,000 and over. (b) Valued at \$2,000 to \$9,999. (c) In the seasonal adjustment, account has been taken not only of normal seasonal factors but additionally of 'trading-day' effects (arising from the varying numbers of Sundays, Mondays, Tuesdays, etc., in the month) and the influence 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 - 1974* (Reference No. 1.10).

TABLE 2. - VALUE OF BUILDING JOBS APPROVED BY CLASS OF BUILDING AND OWNERSHIP (\$'000)

Type of Building	1972-73	1973-74	July - September (cumulative)		1974		
			1973-74	1974-75	July	August	September
PRIVATE OWNERSHIP							
Houses	1,684,090	1,916,232	560,281	373,119	146,067	117,095	109,957
Other dwellings	432,432	607,898	152,542	120,715	54,202	37,436	29,077
Total dwellings	2,116,522	2,524,132	712,824	493,835	200,269	154,532	139,035
Hotels, etc.	79,161	76,387	23,173	18,167	7,572	6,268	4,327
Shops	137,805	211,852	55,272	53,501	21,357	21,786	10,358
Factories	204,116	268,383	67,893	56,797	22,278	16,824	17,695
Offices	453,375	263,212	63,720	46,817	23,385	12,363	11,069
Other business premises	89,669	120,979	31,402	36,301	18,832	7,335	10,134
Education	27,801	40,382	10,992	8,532	3,478	3,183	1,871
Religion	13,414	14,654	4,356	5,427	1,738	2,214	1,475
Health	24,383	54,186	13,544	6,828	1,748	1,725	3,355
Entertainment, recreation	48,895	65,213	18,127	19,130	9,214	6,746	3,170
Miscellaneous	27,437	34,913	8,495	6,437	2,866	1,824	1,747
Total other buildings	1,106,044	1,150,143	296,974	237,935	112,467	80,267	65,201
Alterations and additions (a)	245,840	205,082	54,905	53,119	19,649	17,072	16,398
Total all building	3,468,400	3,879,354	1,064,704	804,888	332,383	251,873	220,632
GOVERNMENT OWNERSHIP							
Houses	137,967	156,341	41,314	55,413	20,609	10,382	24,422
Other dwellings	37,524	39,529	12,223	19,282	8,747	5,932	4,603
Total dwellings	175,486	195,869	53,537	74,695	29,356	16,314	29,025
Hotels, etc.	3,123	6,647	2,158	233	96	94	43
Shops	1,813	4,680	697	440	57	327	56
Factories	23,016	25,746	2,191	6,850	3,120	2,183	1,547
Offices	76,696	102,485	20,223	21,466	9,368	5,101	6,997
Other business premises	44,421	93,686	9,765	15,195	5,043	5,929	4,223
Education	212,024	293,756	83,603	102,793	54,131	23,867	24,795
Religion	..	125	..	..	..	..	..
Health	88,982	142,040	20,919	15,686	5,570	7,601	2,515
Entertainment, recreation	16,539	11,204	3,057	6,335	622	2,148	3,565
Miscellaneous	87,667	53,758	6,321	14,349	6,159	5,352	2,838
Total other buildings	554,284	734,134	148,938	183,345	67,164	52,602	46,579
Alterations and additions (a)	5,240	3,761	1,198	1,201	407	284	510
Total all building	735,007	933,763	203,670	259,240	113,927	69,199	76,114
TOTAL OWNERSHIP							
Houses	1,822,056	2,072,570	601,593	428,529	166,676	127,477	134,376
Other dwellings	469,960	647,433	164,768	139,995	62,947	43,368	33,680
Total dwellings	2,292,016	2,719,995	766,361	568,528	229,624	170,846	168,058
Hotels, etc.	82,282	83,032	25,331	18,399	7,668	6,362	4,369
Shops	139,617	216,533	55,969	53,941	21,414	22,114	10,413
Factories	227,129	294,127	70,084	63,646	25,397	19,007	19,242
Offices	530,073	365,697	83,943	68,283	32,753	17,463	18,067
Other business premises	134,091	214,665	41,168	51,495	23,875	13,264	14,356
Education	239,828	334,138	94,594	111,327	57,611	27,050	26,666
Religion	13,414	14,779	4,356	5,427	1,738	2,214	1,475
Health	113,368	196,225	34,463	22,514	7,318	9,326	5,870
Entertainment, recreation	65,436	76,415	21,184	25,465	9,835	8,895	6,735
Miscellaneous	115,104	88,672	14,819	20,785	9,024	7,176	4,585
Total other buildings	1,660,326	1,894,275	445,911	441,280	196,631	132,869	111,780
Alterations and additions (a)	251,079	208,843	56,102	54,318	20,055	17,355	16,908
Total all building	4,203,415	4,813,108	1,268,373	1,064,125	446,310	321,070	296,745

(a) Valued at \$2,000 to \$9,999.

TABLE 3. - BUILDING (OTHER THAN DWELLING) JOBS APPROVED, BY CLASS OF BUILDING AND SIZE (VALUE) GROUPS

Period	Less than \$200,000		\$200,000 to \$499,999		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$'000)	No.	Value (\$'000)	No.	Value (\$'000)	No.	Value (\$'000)	No.	Value (\$'000)	No.	Value (\$'000)
SHOPS												
1974 July	r170	r6,289	4	1,280	r3	r1,710	4	6,510	1	5,625	r162	21,414
August	140	5,894	6	1,753	4	2,930	5	11,537	..	..	155	22,114
September	136	4,411	5	1,415	1	637	3	3,950	..	..	145	10,413
FACTORIES												
1974 July	r287	r11,423	r22	r7,022	5	3,365	3	3,587	..	..	r317	25,397
August	247	10,708	9	2,512	3	1,850	3	3,937	..	..	262	19,007
September	259	10,345	14	4,023	6	3,826	1	1,048	..	..	280	19,242
OFFICES												
1974 July	r146	5,835	12	3,497	3	1,839	5	13,726	1	7,856	r167	32,753
August	135	5,796	8	2,628	2	1,217	4	7,821	..	..	149	17,462
September	155	6,926	15	4,943	3	1,830	2	4,368	..	..	175	18,067
EDUCATION												
1974 July	r161	r10,774	11	3,454	r11	r8,225	r10	r21,159	1	14,000	r194	r57,612
August	136	8,644	30	9,955	4	3,053	4	5,397	..	..	174	27,050
September	139	8,011	25	9,447	3	2,012	3	7,196	..	..	170	26,666
HEALTH												
1974 July	39	2,166	5	1,471	4	2,481	1	1,000	..	..	49	7,318
August	24	1,201	5	1,747	2	1,410	3	4,967	..	..	34	9,326
September	23	1,284	2	600	1	750	2	3,236	..	..	28	5,870
OTHER TYPES (a)												
1974 July	576	21,493	27	8,547	9	5,440	6	11,190	1	5,000	619	52,670
August	438	15,272	20	6,165	5	3,533	6	12,940	..	..	469	37,909
September	457	16,510	19	5,554	8	5,330	3	4,128	..	..	487	31,522

TABLE 4. - DWELLINGS AND OTHER BUILDINGS : STATES

Period	N.S.W.	Vic.	Qld.	S.A.	W.A.	Tas.	N.T.	A.C.T.	Aust.
NUMBERS OF DWELLINGS APPROVED									
1973-74	62,081	45,490	32,052	16,757	16,830	4,230	2,032	4,912	184,384
1973 September	6,157	3,982	3,159	1,722	1,524	420	58	478	17,500
1974 July	5,159	3,322	2,032	1,217	1,294	332	101	302	13,760
August	3,433	2,316	1,555	1,052	895	258	109	352	9,970
September	3,071	2,572	1,270	1,167	822	262	94	452	9,710
VALUE OF DWELLINGS APPROVED (\$'000)									
1973-74	908,930	671,891	477,824	229,060	239,544	61,368	37,256	94,123	2,719,995
1973 September	86,893	55,190	44,531	22,463	20,523	5,489	1,067	8,122	244,270
1974 July	81,921	58,124	36,096	18,327	20,178	5,362	2,681	6,935	229,624
August	57,082	41,798	27,415	17,326	14,108	4,376	1,734	7,007	170,846
September	51,313	46,828	22,050	18,150	13,782	4,545	1,842	9,548	168,058
VALUE OF OTHER BUILDINGS APPROVED (\$'000)									
1973-74	595,001	483,805	266,672	165,792	195,344	39,351	62,580	75,690	1,884,275
1973 September	32,923	51,559	13,880	9,256	12,100	1,807	553	1,532	123,610
1974 July	38,930	42,080	38,134	33,784	18,337	3,462	10,446	11,458	196,631
August	36,027	32,985	27,759	11,229	21,627	2,073	542	627	132,869
September	27,265	33,244	20,448	10,961	13,563	3,793	1,455	1,050	111,780
VALUE OF ALL BUILDINGS APPROVED (\$'000)									
1973-74	1,503,933	1,155,696	744,497	394,852	434,928	100,719	99,832	169,811	4,604,267
1973 September	119,816	106,749	58,412	31,719	32,623	7,296	1,620	9,654	367,889
1974 July	120,851	100,204	74,230	52,111	38,515	8,824	13,127	18,393	426,255
August	93,109	74,783	55,174	28,555	35,735	6,449	7,276	7,634	303,773
September	78,578	80,072	42,498	29,111	27,545	8,338	3,297	10,598	277,831
VALUE OF ALTERATIONS AND ADDITIONS (\$2,000 to \$9,999) APPROVED (\$'000)									
1973-74	82,194	59,262	18,791	21,785	14,287	4,697	1,031	6,796	208,843
1973 September	8,061	4,841	1,568	1,626	1,321	400	103	571	18,590
1974 July	8,121	6,472	1,705	1,397	1,315	351	90	604	20,055
August	6,544	5,510	1,860	1,155	1,261	428	103	494	17,355
September	5,277	5,797	1,858	1,834	1,427	427	12	276	16,908
TOTAL VALUE OF BUILDING WORK APPROVED (\$'000)									
1973-74	1,586,124	1,214,958	763,289	416,634	449,215	105,417	100,866	176,608	4,813,108
1973 September	127,878	111,590	59,979	33,346	33,944	7,696	1,720	10,325	386,478
1974 July	128,972	106,676	75,935	53,508	39,830	9,175	13,217	18,997	446,310
August	99,652	80,293	57,034	29,710	36,996	6,878	2,379	8,128	321,670
September	83,854	85,869	44,356	30,946	28,772	8,765	3,309	10,874	296,745

(a) Comprises hotels etc., other business premises, religion, entertainment and recreation and miscellaneous. r - revised.