

**BUILDING APPROVALS
AUSTRALIA
Catalogue No. 8702.0**

MAY 1980

AUSTRALIAN BUREAU OF STATISTICS Canberra

CATALOGUE NO. 8702.0

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BUILDING APPROVALS, AUSTRALIA, MAY 1980



If you want to know more about these statistics ring Gerry Whittaker on Canberra (062) 526067 or our State office, or write to Information Services, ABS, P.O. Box 10, Belconnen, A.C.T. 2616

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MAIN FEATURES

The number of new private dwellings approved in May 1980 (12,438) increased by 4.6% when compared with April 1980 (11,887) and by 1.8% when compared with May 1979 (12,214). In seasonally adjusted terms, however, the number of new private dwellings approved in May 1980 decreased by 4.5% when compared with April 1980 but increased by 9% when compared with May 1979.

EXPLANATORY NOTES

Scope

The statistics relate to building structures, and exclude railways, roads, bridges, earthworks and other non-building construction. Renovations, repairs and maintenance are excluded.

2. Statistics of building approvals are compiled from:

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

3. The collection covers all new dwellings, new other building valued at \$10,000 and over and alterations and additions (to both dwellings and other building) valued at \$10,000 and over. Alterations and additions to dwellings valued between \$2,000 and \$9,999 are shown as a footnote to Table 1. The scope of the building approvals and the building operations collections are identical.

Definitions

4. A *Dwelling* is classified as either a *House* or an *Other dwelling*. For a more detailed definition please refer to *Building Approvals, Australia, January 1977* (8702.0).

5. *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 building approved. Temporary or makeshift dwellings are excluded from building statistics.

6. *Values* shown represent the estimated values when completed (excluding cost of land) of new buildings, and alterations and additions to existing buildings.

General

7. *Private and Government building approvals* are classified as 'private' or 'government' according to the expected ownership of the building at time of approval.

8. For purposes of comparison it should be borne in mind that statistics of building approvals are affected from month to month by the administrative arrangements of Local Government Authorities. This is particularly so in the months of December and January where meetings of Local Government Authorities to authorise permits are not always conducted on a regular basis. The value of building approvals is also affected from month to month by the number of large projects (such as blocks of flats and multi-storey office buildings) approved in particular months. Table 3 can be used to assess the effect of approvals of large non residential buildings in the monthly series.

Seasonal adjustment

9. Original and seasonally adjusted building statistics are shown in Table 1. 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, Australia* (1308.0).

10. The seasonal adjustment factors for the series 'Alterations and additions to dwellings, valued at \$10,000 or over' have been derived using data from July 1973 onwards. This series will be re-examined as more data becomes available.

11. 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.

Related publications

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

- Building Statistics, Australia - Number of New Dwellings (Preliminary Estimates)* (8703.0) - issued quarterly
- Building Operations, Australia* (8704.0) - issued quarterly
- Building Statistics* (8705.0) - issued quarterly
- Construction (Other Than Building) Operations Australia* (8708.0) - issued quarterly
- Building and Construction Statistics, Index* (1104.0)

13. Current publications produced by the ABS are listed in *Catalogue of Publications* (1101.0) which is available free of charge from any ABS office.

Symbols and other usages

- .. not applicable
- nil or rounded to zero

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

R. J. CAMERON
Australian Statistician

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

Period	New dwellings								Alterations and additions to dwellings		Other building (a)				Total building	
	Private		Government		Total		Original				Seasonally adjusted					
	Number		Value (\$m)		Number		Value (\$m)		Private	Total	Total	Value (\$m)				
	Original	Seasonally adjusted	Value (\$m)	Number	Value (\$m)	Original	Seasonally adjusted	Value (\$m)	Original	Seasonally adjusted	Value (\$m)	Value (\$m)	Value (\$m)	Original	Seasonally adjusted	
1976-77	127,300	..	3,227.8	14,074	313.1	141,374	..	3,540.9	250.6	..	1,147.9	2,210.5	..	6,002.0	..	
1977-78	110,823	..	3,040.2	12,949	310.1	123,772	..	3,350.3	292.1	..	1,392.5	2,494.1	..	6,136.6	..	
1978-79	117,822	..	3,407.8	9,611	242.0	127,433	..	3,649.8	331.4	..	1,641.5	2,671.7	..	6,652.9	..	
1979 -																
April	9,332	10,114	273.3	825	20.8	10,157	10,894	294.2	27.5	30.9	125.0	185.6	197.3	507.2	536.9	
May	12,214	10,651	367.5	1,381	36.5	13,595	11,706	404.0	33.9	30.5	150.4	229.6	196.3	667.5	573.0	
June	10,995	10,735	329.0	976	24.2	11,971	11,282	353.2	31.8	30.7	168.3	266.7	224.4	651.7	589.7	
July	11,173	10,533	338.4	1,199	34.0	12,372	11,894	372.4	32.6	32.2	132.3	201.9	198.3	606.8	569.1	
August	11,250	10,732	341.9	684	17.8	11,934	11,960	359.8	33.7	31.7	147.9	218.0	227.7	611.5	629.2	
September	10,867	10,900	324.7	707	17.6	11,574	11,761	342.3	38.6	34.9	135.9	244.9	268.6	625.9	656.1	
October	12,203	11,134	368.7	672	16.3	12,875	11,708	385.1	38.5	32.2	149.8	196.4	180.1	620.0	556.5	
November	11,928	11,280	364.9	1,103	27.7	13,031	12,399	392.6	35.7	34.4	316.5	420.0	387.4	848.3	798.5	
December	8,923	9,989	280.9	884	24.5	9,807	10,660	305.4	33.3	39.7	133.8	220.6	254.7	559.3	622.0	
1980 -																
January	9,044	11,255	282.2	1,060	28.7	10,104	12,861	311.0	31.0	34.6	138.8	226.5	262.4	568.5	694.8	
February	10,457	11,451	336.5	827	22.5	11,284	12,362	359.0	32.5	38.0	141.6	265.4	296.7	656.8	725.9	
March	12,259	12,007	403.3	1,035	26.9	13,294	12,743	430.2	35.7	39.1	173.3	235.1	237.7	701.0	705.6	
April	11,887	12,161	388.0	780	20.4	12,667	12,892	408.4	37.3	37.4	159.9	213.2	213.5	659.0	674.1	
May	12,438	11,612	412.6	865	25.5	13,303	12,334	438.1	43.0	40.3	155.1	249.3	217.2	730.4	656.2	

(a) Comprises other building (new, plus alterations and additions) valued at \$10.000 and over.

NOTE: The value of alterations and additions to dwellings, valued between \$2,000 and \$9,999 approved in May 1980 was \$29.3m.

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

Class of building	Eleven months ended May				1980		
	1977-78	1978-79	1978-79	1979-80	March	April	May
PRIVATE							
New houses	2,644.5	2,903.5	2,625.9	3,180.5	316.9	311.2	335.9
New other dwellings	395.7	504.3	452.9	661.7	86.4	76.8	76.7
Total new dwellings	3,040.2	3,407.8	3,078.8	3,842.2	403.3	388.0	412.6
Alterations and additions to dwellings	283.1	329.6	297.8	388.0	35.0	37.2	42.8
Hotels, etc.	68.9	90.6	77.4	136.1	18.2	17.2	10.3
Shops	336.1	443.9	375.7	351.3	56.8	32.1	37.6
Factories	323.1	334.5	207.7	512.1	22.1	40.5	37.5
Offices	137.4	208.3	192.0	250.8	25.1	24.3	22.9
Other business premises	166.8	168.3	156.0	183.7	17.8	18.7	17.0
Education	64.9	70.2	65.2	59.5	5.1	4.8	3.8
Religion	23.8	25.8	24.3	29.0	3.3	2.1	1.0
Health	114.3	74.5	70.2	53.3	4.0	3.8	4.6
Entertainment, recreation	87.1	135.5	122.8	124.9	11.0	9.4	15.2
Miscellaneous	70.2	89.8	82.0	84.2	10.0	7.0	5.1
Total other building	1,392.5	1,641.5	1,473.2	1,784.9	173.3	159.9	155.1
Total	4,715.9	5,378.9	4,849.9	6,015.1	611.6	585.1	610.5
GOVERNMENT							
New houses	191.6	144.2	128.6	161.7	16.9	11.9	8.3
New other dwellings	118.5	97.9	89.2	100.3	10.1	8.5	17.2
Total new dwellings	310.1	242.0	217.8	261.9	26.9	20.4	25.5
Alterations and additions to dwellings	9.0	1.8	1.8	4.1	0.8	0.1	0.2
Hotels, etc.	6.4	2.6	2.1	3.7	2.4	0.4	-
Shops	11.5	8.1	7.6	9.1	0.3	1.9	0.5
Factories	37.5	89.3	76.4	58.7	8.4	12.7	3.2
Offices	103.0	143.7	123.9	192.2	4.7	2.7	22.7
Other business premises	79.2	81.8	74.4	77.9	3.7	2.4	6.6
Education	404.3	323.4	290.0	265.1	21.9	19.1	32.6
Religion	-	-	-	0.1	-	-	-
Health	254.6	95.4	89.0	82.0	7.9	4.9	10.4
Entertainment, recreation	80.1	71.1	66.0	92.1	3.5	5.0	6.3
Miscellaneous	124.9	214.8	202.4	125.5	9.0	4.1	11.9
Total other building	1,101.6	1,030.2	931.8	906.3	61.7	53.3	94.2
Total	1,420.7	1,274.0	1,151.4	1,172.3	89.4	73.9	119.9
TOTAL							
New houses	2,836.1	3,047.7	2,754.5	3,342.1	333.8	323.1	344.2
New other dwellings	514.2	602.2	542.1	762.0	96.4	85.3	93.9
Total new dwellings	3,350.3	3,649.8	3,296.6	4,104.1	430.2	408.4	438.1
Alterations and additions to dwellings	292.1	331.4	299.6	392.0	35.7	37.3	43.0
Hotels, etc.	75.2	93.2	79.5	139.8	20.6	17.6	10.4
Shops	347.6	452.0	383.3	360.4	57.1	34.1	38.1
Factories	360.7	423.8	384.1	570.8	30.5	53.2	40.7
Offices	240.4	352.1	315.9	443.0	29.7	27.0	45.6
Other business premises	246.0	250.1	230.4	261.6	21.5	21.1	23.6
Education	469.2	393.6	355.2	324.6	27.0	23.9	36.4
Religion	23.8	25.8	24.3	29.1	3.3	2.1	1.0
Health	368.9	169.9	159.2	135.3	11.9	8.7	15.0
Entertainment, recreation	167.2	206.7	188.8	217.0	14.6	14.4	21.6
Miscellaneous	195.1	304.5	284.4	209.7	19.0	11.1	17.0
Total other building	2,494.1	2,671.7	2,405.0	2,691.2	235.1	213.2	249.3
Total	6,136.6	6,652.9	6,001.3	7,187.4	701.0	659.0	730.4

TABLE 3. OTHER BUILDING JOBS APPROVED, BY CLASS OF BUILDING AND VALUE SIZE 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 (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
SHOPS												
1980 March	225	9.9	18	5.3	8	6.0	7	15.3	3	20.7	261	57.1
April	217	9.8	13	4.1	2	1.6	7	13.2	1	5.4	240	34.1
May	246	11.2	14	4.1	4	3.1	9	19.6	—	—	273	38.1
FACTORIES												
1980 March	283	14.5	21	6.8	4	2.9	4	6.3	—	—	312	30.5
April	284	16.6	37	10.5	8	5.2	4	5.9	2	15.0	335	53.2
May	332	17.8	28	8.6	8	4.8	5	9.5	—	—	373	40.7
OFFICES												
1980 March	194	9.0	15	4.7	12	8.6	1	1.9	1	5.5	223	20.7
April	140	7.4	16	4.6	4	2.8	5	7.1	1	5.1	166	27.0
May	210	10.4	18	4.8	13	8.5	8	14.7	1	7.1	250	45.6
EDUCATION												
1980 March	87	5.1	12	4.0	8	5.6	5	12.2	—	—	112	27.0
April	90	5.7	18	5.3	7	4.8	5	8.1	—	—	120	23.9
May	76	4.8	10	3.0	8	6.1	9	17.4	1	5.0	104	36.4
HEALTH												
1980 March	55	2.7	15	4.6	3	2.3	2	2.3	—	—	75	11.9
April	41	2.3	7	2.6	1	0.7	1	3.2	—	—	50	8.7
May	41	2.3	5	1.5	3	2.1	2	2.7	1	6.5	52	15.0
OTHER CLASSES (a)												
1980 March	531	24.1	55	15.8	11	7.1	9	18.1	2	14.0	608	79.0
April	524	22.6	53	16.1	15	9.3	8	18.4	—	—	600	66.4
May	559	25.5	38	11.6	14	9.5	11	21.1	1	6.0	623	73.6

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

TABLE 4. BUILDING JOBS APPROVED

Period	N.S.W.	Vic.	Qld	S.A.	W.A.	Tas.	N.T.	A.C.T.	Aust.
NUMBERS OF NEW DWELLINGS									
1978-79	41,927	26,642	28,281	8,144	15,428	3,644	1,330	2,037	127,433
1979 May	4,285	2,780	3,461	726	1,704	391	84	164	13,595
1980 February	3,987	2,140	2,682	526	1,380	282	154	133	11,284
March	5,012	2,323	2,996	705	1,494	306	224	234	13,294
April	4,573	2,434	3,110	705	1,316	267	102	160	12,667
May	5,416	2,514	2,709	634	1,409	307	124	190	13,303
VALUE OF NEW DWELLINGS (\$m)									
1978-79	1,227.3	794.0	761.4	236.0	426.6	101.2	38.9	64.4	3,649.8
1979 May	128.5	83.8	101.0	22.2	48.8	10.8	3.0	5.7	404.0
1980 February	136.7	68.6	77.4	16.1	41.1	9.3	5.5	4.3	359.0
March	158.6	78.0	95.8	22.5	47.5	9.1	11.4	7.4	430.2
April	154.0	79.3	95.6	22.5	40.4	8.1	3.3	5.4	408.4
May	183.9	85.5	85.3	20.4	42.7	8.8	4.7	6.8	438.1
VALUE OF ALTERATIONS AND ADDITIONS TO DWELLINGS (\$m)									
1978-79	149.0	92.4	17.6	22.1	32.4	5.1	3.9	9.1	331.4
1979 May	15.8	9.8	1.5	2.0	3.3	0.3	0.2	1.1	33.9
1980 February	15.7	7.9	1.9	2.2	3.3	0.5	0.2	0.8	32.5
March	17.5	9.1	1.9	2.5	2.7	0.5	0.8	0.8	35.7
April	19.5	9.4	2.1	2.3	2.4	0.4	0.3	1.0	37.3
May	22.6	11.1	1.9	2.9	3.0	0.5	0.2	0.8	43.0
VALUE OF OTHER BUILDING (\$m)									
1978-79	786.2	779.2	440.9	230.2	264.6	77.1	38.4	55.1	2,671.7
1979 May	49.8	74.6	30.6	29.3	31.0	6.2	6.1	1.9	229.6
1980 February	58.3	103.2	58.4	15.4	18.1	4.8	5.4	1.8	265.4
March	71.2	69.5	45.5	13.6	17.7	15.6	1.7	0.3	235.1
April	53.2	64.3	49.5	18.0	18.6	6.6	0.8	2.3	213.2
May	105.2	47.9	34.1	21.4	28.9	4.7	5.1	2.1	249.3
VALUE OF TOTAL BUILDING (\$m)									
1978-79	2,162.5	1,665.5	1,219.9	488.2	723.6	183.4	81.1	128.6	6,652.9
1979 May	194.1	168.2	133.2	53.6	83.1	17.3	9.4	8.6	667.5
1980 February	210.7	179.7	137.7	33.6	62.5	14.5	11.1	6.9	656.8
March	247.3	156.5	143.2	38.5	67.9	25.2	14.0	8.4	701.0
April	226.6	153.0	147.1	42.8	61.4	15.1	4.3	8.7	659.0
May	311.7	144.4	121.2	44.7	74.6	14.1	10.0	9.7	730.4

S/T 1980