

Reference No. 3.5

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

23 MAY 1974

Preliminary estimates of the number of dwellings commenced, completed and under construction during the quarter ended 31 March 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 30 April 1974 in the monthly statement *Building Approvals : Australia* (Reference No. 3.2).

2. The estimated totals shown for the quarter ended 31 March 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 July 1974.

3. Because of the increasing activity in constructing dwellings not readily classifiable as houses or flats, the term 'new houses and flats' has been replaced with 'dwellings'. 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). 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., will be 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 will lead to insignificant changes in the statistical series. However, in South Australia and Western Australia a minor break in continuity will arise 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 relate 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. As has been the previous practice, alterations and additions of \$10,000 and over are included with "houses" or "other dwellings" as appropriate. However the term "new" has been deleted from the title of building statistical series.

6. Details of the methods used in seasonally adjusting these and other series are given in *Seasonally Adjusted Indicators 1973* (Reference No. 1.10).

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							
March 1972	35,202	32,256	35,421	31,929	31,267	28,494	65,151
June 1972	39,808	36,493	39,655	35,904	36,616	32,697	67,753
September 1972	44,320	40,279	40,870	37,632	37,661	33,668	70,681
December 1972	44,600	40,791	39,551	35,630	39,949	36,013	69,955
March 1973	46,047	41,920	42,022	38,916	34,408	31,715	77,181
June 1973	51,781	46,950	46,401	41,543	37,126	33,955	86,135
September 1973	55,934	51,276	47,770	43,833	39,411	36,424	94,606
December 1973	48,762	44,987	r40,824	r37,372	r41,337	r38,468	r93,700
March 1974	38,517	35,425	p40,231	p36,929	p33,572	p31,268	p100,088
SEASONALLY ADJUSTED							
March 1972	38,347	34,790	36,222	32,731	35,423	31,721	..
June 1972	38,666	35,546	39,658	35,587	36,197	32,644	..
September 1972	42,399	38,321	39,575	36,381	37,178	33,382	..
December 1972	44,188	41,001	39,986	36,325	36,551	33,013	..
March 1973	49,376	44,684	42,960	39,882	39,006	35,315	..
June 1973	51,403	46,704	46,436	41,188	36,694	33,883	..
September 1973	53,632	49,739	46,241	42,372	39,902	36,111	..
December 1973	47,437	44,479	r41,286	r38,109	r37,818	r35,281	..
March 1974	42,210	38,479	p41,151	p37,615	p37,468	p34,118	..

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

TABLE 2. - NUMBER OF HOUSES : STATES AND TERRITORIES

Period	N.S.W.	Vic.	Qld	S.A.	W.A.	Tas.	N.T.	A.C.T.	Aust.
APPROVED									
Year ended -									
June 1969	32,328	24,326	14,299	7,786	14,479	2,694	857	2,898	99,667
June 1970	31,642	25,588	15,113	8,010	13,965	2,655	1,506	3,169	101,648
June 1971	31,175	24,679	16,381	8,745	11,825	2,581	1,123	3,645	100,154
June 1972	29,928	28,418	19,728	8,350	12,805	2,484	932	3,625	106,270
June 1973	35,327	36,333	24,638	10,954	16,996	3,058	920	4,649	132,875
Quarter ended -									
December 1972	8,151	8,826	5,668	2,776	4,131	803	278	1,181	31,814
March 1973	8,920	8,823	6,337	2,744	4,072	756	284	1,156	33,092
June 1973	9,933	9,655	6,669	2,942	4,720	841	202	1,293	36,255
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
COMMENCED									
Year ended -									
June 1969	30,370	23,580	14,180	7,212	13,848	2,580	923	2,871	95,564
June 1970	30,233	24,575	14,466	7,940	12,999	2,682	850	3,176	96,921
June 1971	29,448	24,771	15,486	8,769	12,043	2,546	1,071	3,673	97,807
June 1972	29,557	27,600	18,262	8,884	12,574	2,231	1,372	3,720	104,204
June 1973	30,938	32,998	22,549	10,319	15,998	2,795	993	4,306	120,896
Quarter ended -									
December 1972	6,969	8,145	5,197	2,315	3,790	643	249	1,058	28,366
March 1973	7,902	7,733	5,883	2,854	3,562	709	279	1,102	30,024
June 1973	8,565	9,068	5,960	2,745	4,795	773	171	1,153	33,230
September 1973	9,088	9,111	6,145	2,950	3,972	854	280	1,155	33,555
December 1973r	8,299	7,508	5,593	2,468	3,176	752	194	948	28,938
March 1974p	7,289	7,901	4,938	2,400	2,850	679	140	1,178	27,375
COMPLETED									
Year ended -									
June 1969	28,794	22,731	14,268	6,954	12,840	2,704	740	2,515	91,546
June 1970	29,679	24,702	14,699	7,504	13,933	2,861	954	3,192	97,524
June 1971	29,051	25,179	14,685	8,308	11,921	2,263	855	3,169	95,431
June 1972	30,031	25,627	17,476	9,061	13,287	2,261	1,491	3,719	102,953
June 1973	28,565	28,260	20,696	8,977	13,780	2,334	973	3,683	107,318
Quarter ended -									
December 1972	7,571	7,977	5,484	2,358	3,595	663	314	1,024	28,986
March 1973	6,222	6,390	4,813	2,104	3,382	516	171	825	24,423
June 1973	7,143	7,230	5,175	2,274	3,521	683	179	858	27,063
September 1973	7,800	7,319	5,612	2,332	3,091	598	332	966	28,050
December 1973r	8,546	7,285	5,694	2,540	3,413	759	217	962	29,416
March 1974p	6,318	5,808	4,468	2,080	2,910	593	208	748	23,133
UNDER CONSTRUCTION AT END OF PERIOD									
Quarter ended -									
June 1970	13,025	10,960	3,329	3,713	5,115	1,163	692	1,522	39,519
June 1971	12,959	10,368	4,134	4,142	5,177	1,393	888	2,001	41,062
June 1972	12,169	11,960	4,925	3,940	4,441	1,337	792	1,975	41,539
December 1972	11,282	13,410	4,923	4,041	5,238	1,455	696	2,011	43,056
March 1973	12,879	14,639	5,993	4,780	5,409	1,645	803	2,230	48,378
June 1973	14,271	16,396	6,770	5,258	6,668	1,735	793	2,521	54,412
September 1973	15,921	18,037	7,299	5,338	6,177	1,986	731	2,700	58,189
December 1973r	15,564	18,153	7,200	5,158	5,907	1,974	723	2,684	57,363
March 1974p	16,535	19,984	7,742	5,475	5,847	2,069	655	3,086	61,393

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

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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 1969		22,230	14,073	2,488	2,591	6,192	438	483	299	48,794
June 1970		23,317	14,781	2,807	4,496	6,672	781	1,028	401	54,283
June 1971		18,598	9,671	4,438	5,169	1,893	610	247	246	40,872
June 1972		19,528	10,303	6,122	4,675	1,255	909	639	545	43,976
June 1973		24,140	13,669	9,311	3,806	1,145	768	492	542	53,873
Quarter ended -										
December 1972		6,014	3,357	1,848	819	384	189	130	45	12,786
March 1973		5,352	3,287	2,442	935	223	251	107	358	12,955
June 1973		7,173	3,600	2,871	1,148	379	142	122	91	15,526
September 1973		6,908	4,025	2,344	1,731	1,284	396	97	279	17,064
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
COMMENCED										
Year ended -										
June 1969		18,416	14,117	2,586	2,100	5,366	364	488	301	43,738
June 1970		21,471	13,505	2,438	3,526	5,839	641	350	288	48,058
June 1971		18,912	10,312	3,639	4,282	1,759	747	435	310	40,396
June 1972		19,516	10,335	5,324	4,405	1,340	860	634	412	42,826
June 1973		21,208	12,548	7,083	4,112	1,236	765	535	461	47,748
Quarter ended -										
December 1972		5,109	2,930	1,594	913	353	157	119	10	11,185
March 1973		5,217	3,335	1,754	1,145	144	227	40	136	11,998
June 1973		5,741	3,389	2,065	897	494	204	205	176	13,171
September 1973		15,776	3,616	2,047	1,189	1,009	250	143	185	14,215
December 1973r		4,969	2,780	2,004	959	750	133	86	205	11,886
March 1974p		5,573	3,060	2,154	1,060	601	153	79	176	12,856
COMPLETED										
Year ended -										
June 1969		16,362	13,775	2,863	1,741	3,491	366	469	74	39,141
June 1970		18,774	13,992	2,436	2,657	5,596	502	471	260	44,688
June 1971		20,346	12,087	3,159	4,000	5,013	667	367	333	45,972
June 1972		17,989	10,091	4,495	4,184	1,595	767	488	192	39,801
June 1973		19,348	9,923	5,743	4,217	920	781	448	446	41,826
Quarter ended -										
December 1972		4,950	2,444	1,687	1,063	183	274	152	210	10,963
March 1973		4,858	2,488	1,339	921	130	181	44	24	9,985
June 1973		4,509	2,413	1,359	947	416	105	156	158	10,063
September 1973		4,888	2,419	1,780	927	917	184	128	118	11,361
December 1973r		5,034	2,777	1,908	1,173	764	155	86	24	11,921
March 1974p		4,512	2,400	1,416	780	915	172	192	52	10,439
UNDER CONSTRUCTION AT END OF PERIOD										
Quarter ended -										
June 1970		13,122	8,399	898	2,036	4,466	384	249	303	29,857
June 1971		11,384	6,398	1,379	2,344	1,115	482	302	274	23,678
June 1972		12,739	6,400	2,204	2,541	834	605	397	494	26,214
December 1972		12,827	7,107	2,424	2,283	1,002	448	429	379	26,899
March 1973		13,137	7,929	2,839	2,495	1,016	500	396	491	28,803
June 1973		14,309	8,885	3,552	2,334	1,094	599	441	509	31,723
September 1973		15,121	9,970	3,837	3,204	2,594	665	447	579	36,417
December 1973r		14,990	9,983	3,937	2,995	2,594	639	439	760	36,337
March 1974p		16,015	10,571	4,675	3,275	2,280	668	326	885	38,695

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 1969	54,558	38,399	16,787	10,377	20,671	3,132	1,340	3,197	148,461
June 1970	54,959	40,369	17,930	12,506	20,637	3,436	2,534	3,570	155,931
June 1971	49,773	34,350	20,819	13,914	13,718	3,191	1,370	3,891	141,026
June 1972	49,456	38,721	23,850	13,025	14,060	3,393	1,571	4,170	150,246
June 1973	59,467	50,002	33,949	14,760	18,141	3,826	1,412	5,191	186,748
Quarter ended -									
December 1972	14,165	12,183	7,516	3,595	4,515	992	408	1,226	44,600
March 1973	14,272	12,110	8,779	3,679	4,295	1,007	391	1,514	46,047
June 1973	17,106	13,255	9,540	4,090	5,099	983	324	1,384	51,781
September 1973	18,200	14,214	9,643	5,165	5,383	1,380	355	1,594	55,934
December 1973	16,084	12,408	8,597	4,899	4,241	964	346	1,223	48,762
March 1974	13,470	9,073	6,872	3,361	3,112	941	634	1,064	38,517
COMMENCED									
Year ended -									
June 1969	48,786	37,697	16,766	9,312	19,214	2,944	1,411	3,172	139,302
June 1970	51,704	38,080	16,904	11,466	18,838	3,323	1,200	3,464	144,979
June 1971	48,360	35,083	19,125	13,051	13,802	3,293	1,506	3,983	138,203
June 1972	49,073	37,935	23,586	13,289	13,918	3,091	2,006	4,132	147,030
June 1973	52,146	45,546	29,632	14,431	17,234	3,560	1,528	4,767	168,844
Quarter ended -									
December 1972	12,078	11,075	6,791	3,228	4,143	800	368	1,068	39,551
March 1973	13,119	11,068	7,837	3,999	3,706	936	319	1,238	42,022
June 1973	14,306	12,457	8,025	3,642	5,289	977	376	1,329	46,401
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	12,862	10,961	7,092	3,460	3,451	832	219	1,354	40,231
COMPLETED									
Year ended -									
June 1969	45,156	36,506	17,131	8,695	16,331	3,070	1,209	2,589	130,687
June 1970	48,453	38,694	17,135	10,161	19,529	3,363	1,425	3,452	142,212
June 1971	49,397	37,266	17,844	12,308	16,934	2,930	1,222	3,502	141,403
June 1972	48,020	35,718	21,971	13,245	14,882	3,028	1,979	3,911	142,754
June 1973	47,913	38,183	26,439	13,194	14,700	3,165	1,421	4,129	149,144
Quarter ended -									
December 1972	12,521	10,421	7,171	3,421	3,778	937	466	1,234	39,949
March 1973	11,080	8,878	6,152	3,025	3,512	697	215	849	34,408
June 1973	11,652	9,643	6,534	3,221	3,937	788	335	1,016	37,126
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	10,830	8,208	5,884	2,860	3,825	765	400	800	33,572
UNDER CONSTRUCTION AT END OF PERIOD									
Quarter ended -									
June 1970	26,147	19,359	4,227	5,749	9,581	1,547	941	1,825	69,376
June 1971	24,343	16,766	5,513	6,486	6,292	1,875	1,190	2,275	64,740
June 1972	24,908	18,360	7,129	6,481	5,275	1,942	1,189	2,469	67,753
December 1972	24,109	20,511	7,347	6,324	6,240	1,903	1,125	2,390	69,955
March 1973	26,016	22,568	8,832	7,275	6,425	2,145	1,199	2,721	77,181
June 1973	28,580	25,281	10,322	7,592	7,762	2,334	1,234	3,030	86,135
September 1973	31,042	28,007	11,136	8,542	8,771	2,651	1,778	3,279	94,306
December 1973	30,554	28,136	11,137	8,153	8,501	2,613	1,162	3,444	93,700
March 1974	32,550	30,555	12,417	8,750	8,127	2,737	981	3,971	100,088

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

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

		Private					Government		
		Houses		Total	Other dwellings	Total	Houses	Other dwellings	Total
Period		Contract-built	Owner built						
APPROVED									
Year ended -									
June	1969	..	..	85,837	45,890	131,727	13,830	2,904	16,734
June	1970	..	..	87,978	50,085	138,063	13,670	4,198	17,868
June	1971	..	..	85,336	37,010	122,346	14,818	3,862	18,680
June	1972	..	..	95,776	40,897	136,673	10,494	3,079	13,573
June	1973	..	..	119,758	50,182	169,940	13,117	3,691	16,808
Quarter ended -									
December	1972	..	..	28,914	11,877	40,791	2,900	909	3,809
March	1973	..	..	29,598	12,322	41,920	3,494	633	4,127
June	1973	..	..	32,723	14,227	46,950	3,532	1,299	4,831
September	1973	..	..	35,529	15,747	51,276	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
COMMENCED									
Year ended -									
June	1969	71,406	11,139	82,555	41,211	123,766	13,009	2,527	15,536
June	1970	72,179	11,024	83,203	43,996	127,199	13,718	4,062	17,780
June	1971	71,444	11,495	82,939	36,812	119,751	14,868	3,584	18,452
June	1972	79,808	12,664	92,472	39,473	131,945	11,732	3,353	15,085
June	1973	93,433	15,855	109,289	44,433	153,725	11,608	3,515	15,123
Quarter ended -									
December	1972	21,632	3,837	25,469	10,161	35,630	2,897	1,024	3,921
March	1973	23,861	3,764	27,625	11,291	38,916	2,399	707	3,106
June	1973	25,020	4,487	29,507	12,036	41,543	3,723	1,135	4,858
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	1974p	20,778	4,208	24,986	11,943	36,929	2,389	913	3,302
COMPLETED									
Year ended -									
June	1969	67,505	11,734	79,239	36,723	115,962	12,307	2,418	14,725
June	1970	72,398	11,914	84,312	41,621	125,933	13,212	3,067	16,279
June	1971	69,954	11,272	81,226	42,237	123,463	14,205	3,735	17,940
June	1972	77,386	11,892	89,278	36,030	125,308	13,675	3,771	17,446
June	1973	82,983	13,768	96,751	38,600	135,351	10,567	3,226	13,793
Quarter ended -									
December	1972	21,919	3,885	25,804	10,209	36,013	3,182	754	3,936
March	1973	19,316	3,207	22,523	9,192	31,715	1,900	793	2,693
June	1973	20,949	3,568	24,517	9,438	33,955	2,546	625	3,171
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	2,126	743	2,869
March	1974p	18,091	3,435	21,526	9,742	31,268	1,607	697	2,304
UNDER CONSTRUCTION AT END OF PERIOD									
Quarter ended -									
June	1970	21,406	9,599	31,005	25,974	56,979	8,514	3,883	12,397
June	1971	22,588	9,340	31,928	19,887	51,815	9,134	3,791	12,925
June	1972	24,691	9,653	34,344	22,846	57,190	7,195	3,368	10,563
December	1972	26,334	10,120	36,454	23,658	60,112	6,602	3,241	9,843
March	1973	30,790	10,531	41,321	25,648	66,969	7,057	3,155	10,212
June	1973	34,745	11,420	46,165	28,079	74,244	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	1974p	39,141	12,915	52,056	33,498	85,554	9,337	5,197	14,534

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

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NOTE. Inquiries concerning these statistics may be made in Canberra by telephoning 490 211 extension 320 or, in each State capital, by telephoning the office of the Australian Bureau of Statistics.