

BUILDING APPROVALS AUSTRALIA, MAY 1975

Main Features

- In seasonally adjusted terms, the number of dwellings approved in May 1975 (11,486) rose by 4% compared with April 1975. This is still 15% less than the comparable figure for May 1974. Private dwelling approvals (10,469) rose by 9% in May but were still 21% below May 1974.
- The total value of all building jobs approved in May 1975 reached a seasonally adjusted level of \$420 million, an increase of 4% over April 1975 (\$405 million) and the highest level since November 1973 (\$429 million).

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. 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.

Details of dwellings in the Northern Territory are not yet available for May 1975.

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 G. Lampert on 52 7911 extension 5438 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 (a)

Period	Dwellings (b)									Other buildings		Alterations and additions (c)	Total building approved	
	Private			Government			Total			Private	Total		Value (\$'000)	Seasonally adjusted (d)(r)
	Number			Number			Number							
	Original	Seasonally adjusted (d)(r)	Value (\$'000)	Number	Value (\$'000)	Original	Seasonally adjusted (d)(r)	Value (\$'000)	Value (\$'000)	Value (\$'000)	Value (\$'000)	Value (\$'000)	Value (\$'000)	
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	..	
1974 -														
April	11,709	12,577	192,108	1,444	19,752	13,153	14,022	211,860	73,524	126,367	16,220	354,447	381,458	
May	14,310	13,243	225,114	740	13,194	15,050	13,551	238,308	109,182	164,637	18,948	421,893	382,468	
June	11,910	11,952	195,944	1,060	16,714	12,970	13,013	212,659	104,181	187,210	17,872	417,743	383,870	
July	12,013	10,904	200,268	1,747	29,356	13,760	12,752	229,624	112,467	196,631	20,055	446,310	392,771	
August	8,956	8,446	154,332	1,014	16,314	9,970	9,450	170,846	80,267	134,024	17,355	322,225	340,525	
September	7,915	7,647	139,025	1,595	25,771	9,510	9,248	164,794	65,201	111,780	16,908	293,481	300,439	
October	8,719	7,959	157,051	1,211	19,547	9,930	9,001	176,599	93,241	167,629	21,713	365,941	326,509	
November	7,976	8,044	143,900	1,394	27,770	9,370	9,373	171,672	75,610	153,426	20,149	345,246	346,789	
December	7,665	8,265	135,725	2,570	42,984	10,235	11,140	178,709	58,828	123,396	16,067	318,171	347,713	
1975 -														
January	6,550	8,100	122,076	1,386	22,117	7,936	9,905	144,192	52,205	118,981	14,788	277,961	337,557	
February	7,560	8,417	139,991	1,290	24,368	8,850	9,975	164,359	46,466	92,701	17,109	274,170	246,416	
March	9,287	9,919	175,321	1,172	21,785	10,459	11,256	197,105	54,594	127,088	19,669	343,862	375,752	
April	9,992	9,583	192,516	1,769	31,752	11,761	11,077	224,268	64,469	173,585	22,393	420,247	405,073	
May	10,966	10,469	213,627	1,369	23,598	12,335	11,486	237,225	70,084	184,167	23,874	445,267	420,305	

(a) Excludes dwellings for the Northern Territory. (b) Includes new houses, and dwelling units in other new dwellings; plus alterations and additions valued at \$10,000 and over. (c) Valued at \$2,000 to \$9,999. (d) In the seasonal adjustment, account has been taken not only of normal seasonal factors but additionally of 'trading-day' effects (arising from the varying number of Sundays, Mondays, Tuesdays, etc., in the month) and the influence of Easter which may, in successive years, affect figures for different months. In this issue, the figures have been revised following the annual re-analysis. Details of the methods used in seasonally adjusting these statistics are given in *Seasonally Adjusted Indicators - 1974* (Reference No. 1.10). r = revised.

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

Type of Building	1972-73	1973-74	July - May (cumulative)		1975		
			1973-74	1974-75	March	April	May
PRIVATE OWNERSHIP							
Houses	1,684,090	1,916,232	1,769,672	1,425,856	145,173	160,723	180,449
Other dwellings	432,432	607,898	558,514	348,176	30,148	31,794	33,178
Total dwellings	2,116,522	2,524,132	2,328,188	1,774,032	175,321	192,516	213,627
Hotels, etc.	79,161	76,387	66,744	54,379	8,443	3,844	5,508
Shops	137,805	211,852	194,749	126,676	5,292	7,410	11,651
Factories	204,116	268,383	248,092	180,673	11,392	16,497	12,319
Offices	453,375	263,212	233,638	146,173	7,544	8,763	11,232
Other business premises	89,669	120,979	109,454	84,920	6,539	9,228	4,360
Education	27,801	40,382	36,263	45,285	4,665	3,385	8,166
Religion	13,414	14,654	13,433	13,895	1,010	1,076	724
Health	24,383	54,186	52,677	25,694	1,212	1,430	5,925
Entertainment, recreation	48,895	65,213	59,508	55,509	4,611	8,933	4,534
Miscellaneous	27,437	34,913	31,419	40,417	3,884	3,905	5,667
Total other buildings	1,106,044	1,150,143	1,045,962	773,612	54,594	64,469	70,084
Alterations and additions (b)	245,840	205,082	187,534	206,139	19,320	22,044	23,587
Total all building	3,468,400	3,879,354	3,561,680	2,753,781	249,235	279,029	307,297
GOVERNMENT OWNERSHIP							
Houses	137,967	156,341	141,753	212,271	18,193	20,372	19,651
Other dwellings	37,524	39,529	37,405	73,092	3,592	11,380	3,947
Total dwellings	175,488	195,869	179,155	285,362	21,785	31,752	23,598
Hotels, etc.	3,123	6,647	5,633	1,815	136	98	566
Shops	1,813	4,680	4,094	4,597	54	188	738
Factories	23,016	25,746	23,682	30,445	660	8,497	749
Offices	76,696	102,485	94,238	124,271	11,842	19,062	38,827
Other business premises	44,421	93,686	79,680	45,831	3,835	4,364	2,531
Education	212,024	293,756	266,750	384,130	40,907	37,796	44,543
Religion	..	125	..	..	..	..	..
Health	88,982	142,040	116,454	117,431	8,247	12,661	21,108
Entertainment, recreation	16,539	11,204	9,980	21,648	2,313	3,404	1,315
Miscellaneous	87,667	53,758	49,460	79,634	4,499	23,046	3,707
Total other buildings	554,284	734,134	651,104	809,797	72,493	109,117	114,084
Alterations and additions (b)	5,240	3,761	3,437	3,945	349	351	286
Total all building	735,007	933,763	833,694	1,099,103	94,628	141,219	137,968
TOTAL OWNERSHIP							
Houses	1,822,056	2,072,570	1,911,419	1,638,128	163,367	181,095	200,101
Other dwellings	469,960	647,433	595,925	421,267	33,739	43,174	37,124
Total dwellings	2,292,016	2,719,995	2,507,337	2,059,392	197,105	224,269	237,225
Hotels, etc.	82,282	83,032	73,375	56,193	8,579	3,942	6,074
Shops	139,617	216,533	198,845	131,270	5,346	7,598	12,389
Factories	227,129	294,127	271,774	211,112	12,051	24,994	13,067
Offices	530,073	365,697	327,875	270,444	19,387	27,825	30,061
Other business premises	134,091	214,665	189,134	130,751	10,376	13,592	6,890
Education	239,828	334,138	303,013	429,417	45,572	41,181	52,709
Religion	13,414	14,779	13,558	13,895	1,010	1,076	724
Health	113,368	196,225	169,130	143,127	9,460	14,090	27,033
Entertainment, recreation	65,436	76,415	69,486	77,156	6,924	12,336	5,849
Miscellaneous	115,104	88,672	80,881	120,052	8,383	26,951	9,373
Total other buildings	1,660,326	1,884,275	1,697,064	1,582,408	127,088	173,585	184,167
Alterations and additions (b)	251,079	208,843	190,971	210,080	19,669	22,393	23,874
Total all building	4,203,415	4,813,108	4,395,368	3,852,882	343,862	420,247	445,267

(a) Excludes dwellings for the Northern Territory. (b) Valued at \$2,000 to \$9,999. r - revised.

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												
1975 March	90	3,126	4	1,120	..	..	1	1,100	..	..	95	5,346
April	104	3,838	6	1,510	..	..	1	2,250	..	..	111	7,598
May	145	4,547	9	3,084	..	..	2	4,758	..	..	156	12,389
FACTORIES												
1975 March	201	7,266	9	2,533	3	2,252	..	..	..	..	213	12,031
April	202	7,557	6	1,586	4	2,593	3	6,258	1	7,000	216	24,994
May	225	8,006	8	2,511	2	1,550	1	1,000	..	..	236	13,067
OFFICES												
1975 March	106	4,572	7	1,960	4	2,875	5	9,980	..	..	122	19,387
April	107	4,510	13	4,052	1	686	2	3,576	1	15,000	124	27,825
May	123	5,220	8	2,324	3	2,160	3	5,658	2	34,699	139	50,061
EDUCATION												
1975 March	111	8,144	29	9,380	10	7,424	15	20,625	..	..	165	45,572
April	164	9,807	42	14,250	17	11,098	4	6,027	..	..	227	41,181
May	123	7,985	28	9,352	14	10,391	15	24,981	..	..	180	52,709
HEALTH												
1975 March	40	2,049	1	386	5	3,839	2	3,186	..	..	48	9,460
April	40	2,152	9	3,206	5	3,143	3	5,589	..	..	57	14,090
May	45	2,538	6	1,827	2	1,393	5	14,228	1	7,047	59	27,033
OTHER CLASSES (b)												
1975 March	526	15,758	23	7,492	9	6,023	..	..	1	6,000	559	35,273
April	512	16,671	24	7,093	8	5,638	6	10,088	1	18,408	551	37,898
May	550	16,296	28	8,638	6	3,975	..	..	..	..	584	28,909

TABLE 4. — DWELLINGS AND OTHER BUILDINGS : STATES (a)

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	16,787	16,830	4,230	2,032	4,912	184,384
1974 May	5,410	3,503	2,672	892	1,567	341	324	341	15,050
1975 March	3,148	2,951	1,446	1,016	1,128	305	99	366	10,459
April	3,942	2,899	1,915	1,090	1,245	311	339	11,761	11,761
May	3,694	3,426	1,792	1,304	1,326	304	n.a.	489	12,335
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
1974 May	81,437	57,924	42,231	13,339	22,936	5,709	6,516	8,216	238,308
1975 March	57,797	57,863	26,892	17,951	18,796	5,776	3,727	8,303	97,105
April	72,003	59,251	36,598	19,510	21,759	6,042	654	8,451	224,268
May	69,812	69,216	34,259	21,963	24,613	5,928	n.a.	11,434	237,225
VALUE OF OTHER BUILDINGS APPROVED (\$'000)									
1973-74	595,001	483,808	266,672	165,792	195,384	39,351	62,580	75,690	1,884,275
1974 May	48,978	39,490	21,968	12,903	15,468	1,377	6,248	18,205	164,637
1975 March	43,223	42,142	14,042	12,698	9,818	3,419	1,745	127,088	127,088
April	46,750	37,656	26,821	20,489	15,637	3,744	2,289	20,199	173,585
May	50,782	33,146	19,467	7,545	15,599	8,113	1,251	48,264	184,167
VALUE OF ALL BUILDINGS APPROVED (\$'000)									
1973-74	1,503,931	1,155,696	744,497	394,852	434,928	100,719	99,832	169,811	4,604,267
1974 May	130,333	97,414	64,199	26,242	38,404	7,086	12,764	26,421	402,945
1975 March	101,020	100,005	40,934	30,649	28,614	9,195	3,729	10,048	324,194
April	118,753	96,907	63,419	40,000	37,396	9,786	2,943	28,650	397,854
May	120,594	102,362	53,726	29,508	40,212	14,041	1,251	59,698	421,392
VALUE OF ALTERATIONS AND ADDITIONS (\$2,000 TO \$9,999) APPROVED (\$'000)									
1973-74	82,194	59,562	18,791	21,785	14,287	4,697	1,031	6,796	208,843
1974 May	6,916	6,336	1,617	1,337	1,380	473	87	602	18,948
1975 March	7,489	6,228	2,052	1,597	1,485	460	..	358	19,669
April	8,502	7,477	2,036	1,661	1,446	639	35	597	22,383
May	9,037	8,144	1,933	1,743	1,811	579	48	579	23,874
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
1974 May	137,331	103,750	66,016	27,579	39,784	7,558	12,852	27,023	421,893
1975 March	106,508	106,233	42,986	32,246	30,099	9,655	3,729	10,406	343,863
April	127,355	104,384	65,458	41,661	38,842	10,425	2,976	29,247	420,247
May	129,631	110,506	55,659	31,251	42,023	14,620	1,300	60,277	445,267

(a) Excludes dwellings for the Northern Territory. (b) Comprises hotels etc., other business premises, religion, entertainment and recreation and miscellaneous. r = revised. n.a. denotes not available.