

BUILDING APPROVALS AUSTRALIA, JULY 1976

EXPLANATORY NOTES

Scope

1. 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 Australian, State, semi-government, and local government authorities.

3. From July 1975, the collection covers all new dwellings (previously those valued greater than \$2,000), new other building valued at \$10,000 and over (previously \$2,000), and alterations and additions (to both dwellings and other buildings) valued at \$10,000 and over (no change from previous). A separate column which used to show alterations and additions \$2,000 - \$9,999 has been omitted but is shown as a footnote to Table 1. With these changes the scope of the building approvals and the building operations collections are now identical. Because of the small values involved in the changes in scope, no break in series is shown.

Definitions

4. A Dwelling is classified as either a House or an Other Dwelling

(a) A House is defined as a building which has been designed or adapted so that its prime purpose is to be a single self-contained (i.e. includes cooking and bathing facilities) 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.

(b) An Other Dwelling is defined as a self-contained dwelling unit other than a house as defined in (a) above. Included in this category are flats, home units, semi-detached cottages, villa units, town houses etc.

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.

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

General

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

7. 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-storey office buildings) approved in particular months, and also by the administrative arrangements of local government and semi-government authorities. Table 3 can be used to assess the effect of approvals of large non-residential buildings in the monthly series.

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

Symbols and other usages

- r - revised.
- Break in continuity of series (where drawn across a column between two consecutive figures).
- ... Nil, or less than half the unit shown, or not available.

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NOTE. Inquiries concerning these statistics may be made in Canberra by telephoning Mr Pat Stakeham on 52 5440 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

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Period (a)	New dwellings						Alterations and additions to dwellings (b)	Other building (c)		Total building approved			
	Private			Government				Total	Private	Total	Original	Seasonally adjusted (d)	
	Number ('000)			Number ('000)									
	Original	Seasonally adjusted (d)	Value (\$m)	Original	Seasonally adjusted (d)	Value (\$m)							
1972-73	171.6	..	2,116.5	16.8	175.5	188.4	..	2,292.0	(a)	1,106.0	1,660.3	3,952.3	..
1973-74	169.6	..	2,524.1	14.8	195.9	184.4	..	2,720.0		1,150.1	1,884.3	4,604.3	..
1974-75	108.5	..	1,991.6	19.8	255.4	128.3	..	2,347.0		829.8	1,786.3	4,133.3	..
1973-74	165.0	..	2,457.0	14.8	195.7	179.7	..	2,652.8	67.2	1,150.1	1,884.3	4,604.3	..
1974-75	101.5	..	1,891.4	19.8	354.8	121.3	..	2,246.2	100.8	829.8	1,786.3	4,133.3	..
1975-76	134.2	..	1,300.7	11.9	249.6	146.1	..	1,256.8	211.1	945.7	1,876.1	15,344.1	..
1975 -													
May	10.2	9.4	202.6	1.7	28.1	11.9	10.8	230.7	11.7	70.1	184.2	426.6	394.8
June	10.0	9.5	205.4	2.9	64.8	12.9	12.2	270.1	11.6	56.2	202.9	484.6	414.9
July	10.7	9.5	224.4	1.7	53.1	12.5	11.2	277.5	15.6	87.5	168.0	461.1	400.2
August	9.9	9.9	207.3	0.5	8.9	10.4	10.5	216.2	14.6	58.2	128.8	359.6	395.0
September	11.3	10.5	242.0	1.1	20.2	12.4	11.6	262.2	18.8	102.0	248.6	529.5	527.0
October	11.5	10.9	1,247.6	0.6	12.9	112.2	11.5	1,260.5	18.9	63.2	122.6	1,402.1	1,370.6
November	12.0	12.3	253.8	0.4	7.8	12.4	12.5	261.6	18.7	59.4	125.2	405.5	418.5
December	10.7	11.4	231.1	1.2	24.2	12.0	12.7	255.3	14.6	90.9	135.2	405.2	431.0
1976 -													
January	8.6	11.3	197.8	0.2	5.0	8.8	11.7	202.8	13.1	80.2	127.3	343.2	437.7
February	11.0	12.1	248.8	0.7	13.0	11.7	12.8	261.8	17.4	65.7	117.0	396.2	426.5
March	12.7	11.3	293.9	0.9	17.4	13.7	12.1	311.3	19.1	78.9	147.0	477.4	437.4
April	11.7	12.8	277.9	0.5	9.5	12.2	13.3	287.4	17.8	81.8	182.1	487.3	531.4
May	11.7	11.2	284.1	1.6	29.7	13.3	12.5	313.8	19.9	91.7	217.6	551.5	528.5
June	12.3	10.8	298.4	2.4	48.0	14.7	13.0	346.5	22.6	86.4	156.5	525.5	425.8
July	11.8	11.3	287.8	0.7	16.5	12.6	12.0	304.3	21.6	95.4	168.5	494.4	452.8

(a) Statistics for new dwellings separated from alterations and additions to dwellings are not available prior to July 1973: to provide a link with previous years, annual statistics for 1973-74 and 1974-75 are shown both separately and combined, while annual statistics for 1971-72 and 1972-73 show details for new dwellings combined with alterations and additions to dwellings. Statistics for other building and total building approved are not affected by this change. (b) Valued at \$10,000 and over. (c) Includes other building (new plus alterations and additions) valued at \$10,000 and over. Statistics prior to July 1975 include new other building valued at \$2,000 and over, and alterations and additions valued at \$10,000 and over. (d) 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 - 1976* (Reference No. 1.10) issued 3 August 1976.

NOTE: Statistics on alterations and additions to dwellings, values at \$2,000 - \$9,999, are collected but are not included in the tabulations. The total value of building approved in this category in July 1976 was \$24.4.

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

Class of Building	1973-74	1974-75	1975-76	1976			
				March	April	May	June
PRIVATE							
New houses	1,851.8	1,513.8	2,553.8	251.4	236.4	238.8	253.2
New other dwellings	605.2	377.6	453.0	42.5	41.5	45.3	45.3
Total new dwellings	2,457.0	1,891.4	3,006.7	293.9	277.9	284.1	298.4
Alterations and additions to dwellings (a)	67.1	100.1	203.2	19.1	17.8	18.9	19.6
Hotels, etc.	76.4	57.9	54.6	4.8	2.6	3.9	3.4
Shops	211.9	133.3	177.8	15.2	23.3	23.5	14.6
Factories	268.4	192.5	214.3	24.3	18.1	28.6	21.3
Offices	263.2	154.1	155.5	9.6	12.8	6.1	18.7
Other business premises	121.0	90.9	112.2	9.7	11.7	9.8	10.0
Education	40.4	50.7	39.7	1.8	1.5	2.2	2.9
Religion	14.7	14.8	21.1	1.4	1.1	1.6	2.6
Health	54.2	28.3	30.5	1.1	2.1	3.2	3.9
Entertainment, recreation	65.2	61.1	78.9	6.1	4.3	8.0	5.3
Miscellaneous	34.9	46.2	61.1	4.9	4.1	4.7	3.6
Total other building	1,150.1	829.8	945.7	78.9	81.8	91.7	86.4
Total	3,674.3	2,821.4	4,155.7	391.9	377.6	394.7	404.4
GOVERNMENT							
New houses	156.2	266.1	203.4	14.4	7.9	20.6	36.4
New other dwellings	39.5	88.7	46.2	3.0	1.6	9.1	11.6
Total new dwellings	195.7	354.8	249.6	17.4	9.5	29.7	48.0
Alterations and additions to dwellings (a)	0.1	0.7	7.9	..	..	1.0	3.0
Hotels, etc.	6.6	4.0	3.7	0.1	..	0.1	0.9
Shops	4.7	5.1	3.9	0.1	0.3	0.9	0.3
Factories	25.7	31.4	36.1	2.1	0.6	3.3	1.7
Offices	102.5	186.8	156.2	5.9	24.0	12.8	3.8
Other business premises	93.7	64.5	73.6	2.2	5.6	8.6	10.9
Education	293.8	415.3	256.8	23.1	18.0	23.3	29.8
Religion	0.1	..	..	..	..	..	..
Health	142.0	132.0	248.1	10.5	41.9	70.0	12.4
Entertainment, recreation	11.2	25.3	46.8	6.9	3.0	3.0	3.0
Miscellaneous	53.8	92.2	105.2	17.3	6.9	4.2	7.3
Total other building	734.1	936.5	930.4	68.1	100.3	126.2	70.1
Total	930.0	1,312.0	1,187.9	85.5	109.8	156.8	121.1
TOTAL							
New houses	2,008.0	1,779.9	2,757.2	265.8	244.3	259.4	289.6
New other dwellings	644.8	466.3	499.2	45.5	43.1	54.4	56.9
Total new dwellings	2,652.8	2,246.2	3,256.4	311.3	287.4	313.8	346.5
Alterations and additions to dwellings (a)	67.2	100.8	211.1	19.1	17.8	19.9	22.6
Hotels, etc.	83.0	62.0	58.3	4.8	2.6	4.0	4.3
Shops	216.5	138.4	181.7	15.3	23.6	24.4	14.9
Factories	294.1	223.9	250.4	26.4	18.7	32.0	23.0
Offices	365.7	340.9	311.6	15.5	36.8	18.9	22.4
Other business premises	214.7	155.4	185.8	11.8	17.4	18.4	20.9
Education	334.1	466.0	295.5	25.0	19.5	25.5	32.7
Religion	14.8	14.8	21.1	1.4	1.1	1.6	2.6
Health	196.2	160.3	278.6	11.6	44.0	73.2	16.3
Entertainment, recreation	76.4	86.4	125.7	13.0	7.4	11.0	8.3
Miscellaneous	88.7	138.4	166.4	22.2	11.0	8.8	11.0
Total other building	1,884.3	1,786.3	1,876.1	147.0	182.1	217.8	156.5
Total	4,604.3	4,133.3	5,343.6	477.4	487.3	551.5	525.5

(a) Valued at \$10,000 and over.

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 (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
SHOPS												
1976 April	166	5.9	8	2.0	1	0.7	..	..	1	15.0	176	23.6
May	186	7.6	5	2.4	5	3.4	2	5.9	11	15.1	1202	124.2
June	205	7.6	10	2.5	3	2.1	2	2.7	..	..	220	14.9
FACTORIES												
1976 April	237	10.8	15	4.6	3	1.5	1	1.7	..	..	256	18.7
May	274	12.8	16	5.5	5	3.0	2	5.7	1	5.0	298	32.0
June	291	14.6	17	5.2	3	2.0	1	1.2	..	..	312	23.0
OFFICES												
1976 April	144	7.0	17	4.9	4	2.5	5	7.6	1	14.6	171	36.8
May	124	5.7	9	2.7	1	0.6	2	2.9	1	7.0	137	18.9
June	124	5.4	15	4.3	4	2.7	..	..	1	10.0	144	22.4
EDUCATION												
1976 April	99	5.7	13	4.9	6	4.2	3	4.8	..	..	121	19.5
May	82	4.3	6	2.0	8	5.2	7	14.1	..	..	103	25.5
June	105	7.5	29	9.2	4	2.8	7	13.2	..	..	145	32.7
HEALTH												
1976 April	44	2.2	9	3.0	7	4.3	4	5.4	2	29.1	66	44.0
May	41	2.5	13	3.7	6	3.8	5	9.7	5	53.5	70	52.2
June	52	3.4	10	2.9	3	2.1	..	..	1	7.9	66	16.3
OTHER CLASSES (a)												
1976 April	437	19.1	29	8.4	11	7.1	4	4.9	..	..	481	39.5
May	471	18.0	36	10.2	11	7.7	1	2.8	11	15.2	520	43.9
June	502	21.1	37	10.7	14	9.3	3	6.0	..	..	556	47.1

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 APPROVED ('000)									
1975-76	32.13	39.40	24.61	16.82	21.39	4.40	2.79	4.54	146.07
1975 June	3.37	2.80	1.93	1.78	1.71	0.28	0.64	0.43	12.93
1976 April	2.72	3.62	1.83	1.49	1.76	0.42	0.10	0.51	12.24
May	2.91	3.60	1.88	1.90	2.00	0.42	0.19	0.39	13.29
June	3.30	3.94	2.17	2.23	2.07	0.38	0.33	0.26	14.66
VALUE OF NEW DWELLINGS APPROVED (\$m)									
1975-76	704.0	907.2	508.7	360.2	438.5	101.1	97.2	139.4	3,256.4
1975 June	67.0	60.0	37.2	32.4	31.3	6.1	25.2	10.9	270.1
1976 April	62.7	81.1	42.4	33.8	38.5	10.0	3.4	15.6	287.4
May	67.8	91.9	42.5	36.8	45.7	11.1	5.7	12.3	313.8
June	75.3	96.8	49.4	48.5	45.7	9.0	12.5	9.2	346.5
VALUE OF ALTERATIONS AND ADDITIONS TO DWELLINGS APPROVED (\$m) (b)									
1975-76	77.2	53.2	11.3	12.2	10.2	2.3	35.2	9.6	211.1
1975 June	4.5	3.3	0.8	0.8	0.5	0.2	1.0	0.5	11.6
1976 April	7.0	4.8	1.0	1.3	1.0	0.2	1.6	0.9	17.8
May	7.5	5.0	1.1	0.9	1.3	0.3	2.9	0.9	19.9
June	7.5	5.5	1.2	1.7	1.1	0.3	4.6	0.6	22.6
VALUE OF OTHER BUILDING APPROVED (\$m)									
1975-76	554.1	512.8	370.5	99.4	182.5	54.8	41.7	60.2	1,876.1
1975 June	63.7	35.7	21.4	8.5	9.9	1.4	0.9	61.4	202.9
1976 April	51.2	58.4	45.7	8.2	12.3	1.4	2.4	2.1	182.1
May	41.0	45.1	60.4	11.8	32.8	13.5	3.3	9.9	217.8
June	35.7	41.0	33.5	9.2	25.5	2.7	1.2	7.7	156.5
VALUE OF TOTAL BUILDING APPROVED (\$m)									
1975-76	1,335.4	1,473.2	890.5	471.8	631.1	158.2	174.1	209.3	5,343.6
1975 June	135.2	99.0	59.4	41.7	41.6	7.6	27.2	72.8	484.6
1976 April	120.9	144.6	89.1	43.3	51.8	11.6	7.5	18.6	487.3
May	116.3	141.9	104.0	49.5	79.9	24.8	11.8	23.2	551.5
June	118.6	143.3	84.1	59.4	72.3	12.0	16.3	17.4	525.5

(a) Comprises hotels etc., other business premises, religion, entertainment and recreation and miscellaneous. (b) Valued at \$10,000 and over.