

BUILDING APPROVALS AUSTRALIA, OCTOBER 1975

Main Features

- * In seasonally adjusted terms, the total value of building approved in October 1975 was \$393 million, a drop of 28% from September (\$546 million), and the lowest level since March 1975 (\$376 million). It should be noted, however, that the high level for September 1975 was due largely to 38 high value Other Building jobs over \$1 million which totalled \$148 million. In October 1975 there were only 17 Other Building jobs over \$1 million totalling (\$29 million).
- * The number of private dwellings approved (seasonally adjusted) in October 1975 was 12,029, a 6% increase over September (11,379) and the highest figure since May 1974 (13,243).

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 Building 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 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

Period	Dwellings (a)								Other building		Alterations and additions (b)	Total building approved	
	Private			Government			Total		Private	Total		Value (\$'000)	
	Number			Number			Number					Value (\$'000)	
	Original	Seasonally adjusted (c)	Value (\$'000)	Number	Value (\$'000)	Original	Seasonally adjusted (c)	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	..
1974-75	108,470	..	1,991,566	19,278	347,774	127,748	..	2,339,339	829,795	1,786,302	233,863	4,359,504	..
1974 -													
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	46,646	92,701	17,109	274,170	296,416
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	10,995	10,496	214,274	1,377	23,725	12,372	11,521	237,999	70,084	184,167	23,874	446,040	421,035
June	10,842	10,459	216,887	2,753	62,285	13,595	13,100	279,172	56,183	202,894	23,783	505,849	445,403
July	11,781	10,506	239,744	1,642	51,657	13,423	12,183	291,401	88,517	169,327	25,712	486,440	424,316
August	10,903	10,843	221,771	472	8,907	11,375	11,329	230,678	59,288	130,039	24,408	385,125	426,169
September	12,418	11,379	259,669	r1,029	r20,568	r13,447	r12,385	r280,237	103,183	250,112	27,400	r557,749	r546,037
October	12,764	12,029	266,098	626	12,967	13,390	12,413	279,065	64,631	124,118	29,018	432,201	393,339

(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 - 1975* (Reference No. 1.10).

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

Type of Building	1973-74	1974-75	July-October (cumulative)		1975		
			1974-75	1975-76	August	September	October
PRIVATE OWNERSHIP							
Houses	1,916,232	1,611,472	494,824	860,545	190,232	230,163	233,117
Other dwellings	607,898	380,094	156,052	126,737	31,539	29,506	32,981
Total dwellings	2,524,132	1,991,566	650,876	987,282	221,771	259,669	266,098
Hotels, etc.	76,387	57,924	25,654	21,604	2,997	7,569	4,796
Shops	211,852	133,303	60,527	45,319	6,487	18,239	12,220
Factories	268,382	192,468	77,343	59,831	14,609	19,241	14,293
Offices	263,212	154,106	80,199	55,570	5,981	16,234	7,911
Other business premises	120,979	90,913	45,170	40,171	8,217	9,264	10,093
Education	40,382	50,698	15,458	16,161	3,577	2,502	4,124
Religion	14,654	14,770	6,873	7,270	1,685	2,148	1,986
Health	54,186	28,300	7,789	9,385	709	6,720	422
Entertainment, recreation	65,213	61,119	22,708	28,973	4,160	13,304	4,076
Miscellaneous	34,913	46,203	9,459	31,335	10,866	7,962	4,710
Total other building	1,150,143	829,795	351,176	315,619	59,288	103,183	64,631
Alterations and additions (a)	205,082	229,562	74,330	105,348	24,130	27,084	28,683
Total all building	3,879,354	3,050,921	1,076,382	1,408,249	305,189	389,936	359,412
GOVERNMENT OWNERSHIP							
Houses	156,341	259,725	67,386	85,966	7,795	r16,804	12,155
Other dwellings	39,529	88,050	23,602	8,133	1,112	3,764	812
Total dwellings	195,869	347,774	90,988	94,099	8,907	r20,568	12,967
Hotels, etc.	6,647	4,037	289	711	34	390	16
Shops	4,679	5,105	1,271	1,750	1,376	201	89
Factories	25,746	31,419	11,592	17,368	2,405	1,642	2,234
Offices	102,485	186,760	26,967	78,069	7,548	49,425	14,010
Other business premises	93,686	64,474	18,198	27,230	2,831	13,898	3,764
Education	293,756	415,260	139,738	112,134	37,947	28,513	16,983
Religion	125	..	..	..	..	..	..
Health	142,040	131,960	26,554	71,998	6,796	42,291	10,940
Entertainment, recreation	11,204	25,321	7,101	15,953	2,003	3,508	7,105
Miscellaneous	53,758	92,179	27,181	32,764	9,811	7,061	4,346
Total other building	734,134	956,508	258,888	357,977	70,751	146,929	59,487
Alterations and additions (a)	3,761	4,305	1,704	1,190	278	316	335
Total all building	933,763	1,308,586	351,577	453,266	79,936	r167,813	72,789
TOTAL OWNERSHIP							
Houses	2,072,570	1,871,198	562,210	946,511	198,027	r246,967	245,272
Other dwellings	647,433	468,143	179,652	134,870	32,651	33,270	33,793
Total dwellings	2,719,995	2,339,339	741,862	1,081,381	230,678	r280,237	279,065
Hotels, etc.	83,032	61,960	25,942	22,315	3,031	7,959	4,812
Shops	216,533	138,405	61,795	47,069	7,863	18,440	12,309
Factories	294,127	223,881	88,933	77,199	17,014	20,883	16,527
Offices	365,697	340,866	107,166	133,639	13,529	65,659	21,921
Other business premises	214,665	155,387	63,367	67,401	11,045	23,162	13,857
Education	334,138	465,960	155,198	128,295	41,524	31,015	21,107
Religion	14,779	14,770	6,873	7,270	1,685	2,148	1,986
Health	196,225	160,260	34,343	81,383	7,505	49,011	11,362
Entertainment, recreation	76,415	86,439	29,807	44,926	6,163	16,812	11,181
Miscellaneous	88,672	138,383	36,639	64,099	20,677	15,023	9,056
Total other building	1,884,275	1,786,302	610,064	673,596	130,039	250,112	124,118
Alterations and additions (a)	208,843	233,863	76,031	106,538	24,408	27,400	29,018
Total all building	4,813,108	4,359,504	1,427,958	1,861,515	385,125	r557,749	432,201

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

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

TABLE 3. - BUILDINGS (OTHER THAN MANUFACTURING BUILDINGS)													
		Less than \$200,000		\$200,000 to \$499,999		\$500,000 to less than \$1 m		\$1 m to less than \$5m		\$5m and over		Total	
Period		No.	Value (\$'000)	No.	Value (\$'000)	No.	Value (\$'000)	No.	Value (\$'000)	No.	Value (\$'000)	No.	Value (\$'000)
SHOPS													
1975	August	163	4,854	5	1,484	2	1,525	..	..	..	..	170	7,863
	September	163	5,603	4	1,095	1	500	1	4,000	1	7,242	170	18,440
	October	189	5,913	7	2,303	2	1,270	2	2,823	..	..	200	12,309
FACTORIES													
1975	August	270	10,949	12	3,642	1	774	1	1,649	..	..	284	17,014
	September	260	8,751	4	1,045	4	2,724	4	8,363	..	..	272	20,883
	October	240	9,293	11	3,413	6	3,821	..	..	..	..	257	16,527
OFFICES													
1975	August	122	5,428	14	4,440	3	2,056	1	1,605	..	..	140	13,529
	September	128	6,100	10	3,115	5	3,292	2	3,721	2	49,431	147	65,659
	October	145	5,879	14	4,157	5	3,716	4	8,169	..	..	168	21,921
EDUCATION													
1975	August	76	5,046	13	4,215	11	7,353	9	17,069	1	7,841	110	41,524
	September	116	8,396	25	8,157	12	7,273	5	7,189	..	..	158	31,015
	October	149	8,598	15	4,493	4	2,874	3	5,142	..	..	171	21,107
HEALTH													
1975	August	27	1,656	8	2,550	3	1,900	1	1,389	..	..	39	7,505
	September	53	2,595	11	2,828	4	2,786	8	17,803	3	22,999	79	49,011
	October	52	2,721	6	1,550	2	1,109	4	5,982	..	..	64	11,362
OTHER CLASSES (a)													
1975	August	551	16,908	29	8,799	11	7,154	3	9,743	..	..	594	42,604
	September	691	19,905	33	10,240	11	7,958	10	14,655	2	12,346	747	65,104
	October	708	21,021	29	8,892	6	4,195	4	6,784	..	..	747	40,892

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									
1974-75	41,327	32,515	18,600	13,039	13,118	3,540	1,312	4,267	127,748
1974 October	3,669	2,420	1,434	748	975	263	37	384	9,930
1975 August	3,899	3,140	1,968	987	1,408	327	326	320	11,375
September	3,060	3,567	2,389	1,452	1,682	521	1,321	455	11,447
October	2,629	3,634	2,409	1,153	2,115	423	527	500	13,390
VALUE OF DWELLINGS APPROVED (\$'000)									
1974-75	731,725	618,268	342,076	219,731	225,478	62,872	40,943	98,244	2,339,339
1974 October	62,022	42,729	27,707	12,942	16,959	4,725	868	8,645	176,599
1975 August	57,936	66,610	38,157	20,300	24,919	7,222	6,802	8,732	230,678
September	62,026	75,329	46,344	30,176	32,319	11,847	19,536	12,660	280,237
October	54,348	77,838	46,879	24,445	40,730	8,927	12,144	13,754	279,065
VALUE OF OTHER BUILDING APPROVED (\$'000)									
1974-75	486,548	470,466	268,328	150,164	170,426	49,237	26,295	164,839	1,786,302
1974 October	45,280	66,131	24,895	6,108	10,271	7,418	2,628	4,898	167,629
1975 August	63,176	31,016	15,894	6,526	6,941	2,863	2,774	849	130,039
September	95,627	78,678	32,526	17,557	9,302	4,881	7,302	4,239	250,112
October	32,956	35,500	24,473	7,384	12,080	3,698	3,974	4,053	124,118
VALUE OF ALL BUILDING APPROVED (\$'000)									
1974-75	1,218,274	1,088,734	610,403	369,896	395,904	112,109	67,238	263,083	4,125,641
1974 October	107,302	108,860	52,602	19,050	27,230	12,143	3,496	13,543	344,226
1975 August	121,112	97,626	54,051	26,826	31,860	10,085	9,576	9,581	360,717
September	157,653	154,007	78,870	47,733	41,621	16,728	16,838	16,899	530,349
October	87,304	113,338	71,352	31,829	52,810	12,625	16,118	17,807	403,183
VALUE OF ALTERATIONS AND ADDITIONS (\$2,000 to \$9,999) APPROVED (\$'000)									
1974-75	86,051	76,113	23,060	18,465	17,565	6,143	576	5,890	233,863
1974 October	8,076	7,200	2,052	1,417	1,861	523	54	530	21,713
1975 August	8,820	8,373	2,152	1,687	1,926	713	160	577	24,408
September	9,581	8,709	2,600	2,490	2,408	734	192	686	27,400
October	9,038	10,109	2,883	2,255	3,153	706	175	699	29,018
TOTAL VALUE OF BUILDING WORK APPROVED (\$'000)									
1974-75	1,304,324	1,164,847	633,463	388,360	413,469	118,251	67,815	268,975	4,359,504
1974 October	115,379	116,060	54,654	20,467	29,091	12,666	3,551	14,073	365,941
1975 August	129,932	105,999	56,203	28,513	33,786	10,795	9,736	10,158	385,125
September	167,234	162,716	81,470	50,223	44,629	17,462	17,030	17,585	557,749
October	96,342	123,447	74,235	34,084	55,963	13,331	16,293	18,506	432,201

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