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BUILDING APPROVALS, AUSTRALIA, JUNE 1983

- PHONE INQUIRIES** for more information about these statistics—contact Ms Judy Henson on Canberra (062) 52 6067 or any of our State offices.
- other inquiries including copies of publications—contact Information Services on Canberra (062) 52 6627 or in any of our State offices.
- MAIL INQUIRIES** write to Information Services, ABS, P.O. Box 10, Belconnen, A.C.T. 2616 or any of our State offices.

MAIN FEATURES

The number of new private sector dwellings approved in June 1983 (9,970) decreased by 2.3 per cent compared with those approved in May 1983 (10,286) but increased by 7.7 per cent compared with June 1982 (9,255). In seasonally adjusted terms the June 1983 figure (9,096) represents a decrease of 5.0 per cent on May 1983 and an increase of 8.2 per cent on June 1982.

EXPLANATORY NOTES

Scope and coverage

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:

- permits issued by local government authorities in areas subject to building control by those authorities;
- contracts let or day labour work approved by Commonwealth, State, semi-government and local government authorities.

In addition, major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. mining leases) is also included.

3. The collection covers all new dwellings irrespective of value, 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. Other building and alterations and additions to dwellings valued between \$2,000 and \$9,999 are shown as a footnote to Table 2. The scope of the building approvals and the building activity collections is identical.

Definitions

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

- A House is a building which has been designed or adapted so that its prime purpose is to be a single self-contained dwelling unit (i.e. includes bathing and cooking facilities), 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.
- An Other dwelling is a self-contained dwelling unit other than a house. These include flats, home units, semi-detached dwellings, villa units, town houses, etc.

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 value of land) of new buildings, and alterations and additions to existing buildings.

General

7. Building approvals are classified as either private sector or public sector 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 5 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 Tables 1 and 2. In the seasonal adjustment series, account has been taken of normal seasonal factors and 'trading day' effects (arising from the varying numbers of Sundays, Mondays, Tuesdays, etc. in the month) and the effect of movement in the date 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. Since seasonally adjusted statistics reflect both irregular and trend movements, an upward or downward movement in a seasonally adjusted series does not necessarily indicate a change of trend. Particular care should therefore be taken in interpreting individual month to month movements. 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

11. 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 Activity, Australia (Preliminary) (8704.0)—issued quarterly
Building Activity, Australia (8705.0)—issued quarterly (\$1.00, \$1.70 incl. postage)
Construction (Other Than Building) Operations, Australia (8708.0)—issued quarterly
Building and Construction Statistics, Index (1104.0)

12. Current publications produced by the ABS are listed in the *Catalogue of Publications, Australia* (1101.0). The ABS also issues, on Tuesdays and Fridays, a *Publications Advice* (1105.0) which lists publications to be released in the next few days. The Catalogue and Publications Advice are available from any ABS office.

Symbols and other usages

... not applicable
 — nil or rounded to zero

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

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