

BUILDING APPROVALS AUSTRALIA, JANUARY 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 sum 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).

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NOTE. Inquiries concerning these statistics may be made in Canberra by telephoning Mr G. Reedman on 52 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 (a)	New dwellings						Alterations and additions to dwellings (b)	Other building (c)		Total building approved			
	Private			Government				Total	Private	Total	Value (\$'000)		
	Number			Number							Value (\$'000)		
	Original	Seasonally adjusted (d)	Value (\$'000)	Number	Value (\$'000)	Original	Seasonally adjusted (d)	Value (\$'000)	Value (\$'000)	Value (\$'000)	Original	Seasonally adjusted (d)	
1971-72	137,684	..	1,522,735	13,575	124,482	151,259	..	1,647,218	(a)	878,804	1,391,684	3,038,901	..
1972-73	171,574	..	2,116,525	16,810	175,486	188,384	..	2,292,016		1,106,044	1,660,326	3,952,336	..
1973-74	169,615	..	2,524,132	14,769	195,869	184,384	..	2,719,995		1,150,143	1,884,275	4,604,267	..
1974-75	108,470	..	1,991,566	19,811	135,541	128,281	..	12,347,006		829,795	1,786,302	14,133,308	..
1973-74	164,960	..	2,457,038	14,760	195,738	179,720	..	2,652,776	67,223	1,150,143	1,884,275	4,604,267	..
1974-75	101,547	..	1,891,444	19,776	135,476	121,323	..	12,246,223	160,785	829,795	1,786,302	14,133,308	..
1974 -													
December	7,066	7,619	127,914	2,557	42,904	9,623	10,474	170,819	7,890	58,828	123,396	302,105	330,154
1975 -													
January	6,097	7,540	115,519	1,385	22,105	7,482	9,338	137,624	6,569	52,205	118,981	263,173	319,598
February	7,013	7,808	131,924	1,288	24,336	8,301	9,357	156,260	8,099	46,646	92,701	257,060	277,918
March	8,730	9,324	167,394	1,171	21,765	9,901	10,656	189,158	7,947	54,594	127,088	324,193	354,259
April	9,285	8,905	182,299	1,809	132,316	11,094	10,449	1214,615	10,361	64,469	173,585	1398,562	1384,171
May	10,186	9,724	202,577	1,727	128,144	11,913	11,093	1230,722	11,697	70,084	184,167	1426,585	1402,670
June	10,043	9,689	205,381	12,889	164,764	12,932	12,461	1270,145	11,567	56,183	202,894	1484,606	1426,699
July	10,737	9,575	224,397	1,741	53,080	12,478	11,325	277,477	15,568	87,457	168,026	461,071	402,187
August	9,909	9,854	207,328	469	8,851	10,378	10,366	216,179	14,623	58,166	128,802	359,604	397,928
September	11,305	10,359	242,865	1,067	20,198	12,372	11,395	263,063	18,768	101,997	248,613	530,444	519,305
October	11,495	10,833	247,195	623	12,890	12,118	11,234	260,085	18,943	63,185	122,614	401,642	365,528
November	112,000	112,361	1253,795	1370	17,847	112,370	112,797	1261,642	18,708	59,442	125,179	1405,529	1417,147
December	110,745	111,265	1231,104	11,064	119,373	111,809	112,398	1250,477	14,634	190,850	135,204	1400,315	1422,140
1976 -													
January	8,612	10,972	197,784	226	5,015	8,838	11,388	202,799	13,059	80,191	127,327	343,185	435,265

(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 separated 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 - 1975* (Reference No. 1.10).

NOTE: Statistics on alterations and additions to dwellings, valued at \$2,000 - \$9,999, are collected but are not included in the tabulations. The total value of building approved in this category in January 1976 was \$17.6m.

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

Type of Building	1973-74	1974-75	July-January (cumulative)		1975		1976
			1974-75	1975-76	November	December	January
PRIVATE							
New houses	1,851,796	1,513,804	771,458	1,369,740	r211,417	r190,221	170,341
New other dwellings	605,239	377,637	230,407	234,955	42,378	r40,883	27,443
Total new dwellings	2,457,038	1,891,444	1,001,869	1,604,695	r253,795	r231,104	197,784
Alterations and additions to dwellings (a)	67,091	100,123	50,709	111,941	18,630	14,611	13,043
Hotels, etc.	76,387	57,924	33,284	34,237	4,699	4,723	3,223
Shops	211,852	133,303	97,500	92,436	11,881	13,749	21,858
Factories	268,382	192,468	126,995	105,558	15,910	r14,821	15,646
Offices	263,212	154,106	112,170	97,557	5,326	26,134	10,907
Other business premises	120,979	90,913	59,884	61,884	6,704	10,665	4,671
Education	40,382	50,698	25,397	28,166	3,633	4,670	3,707
Religion	14,654	14,770	9,952	13,052	1,259	2,131	2,436
Health	54,186	28,300	13,948	18,293	952	2,101	5,872
Entertainment, recreation	65,213	61,119	35,213	50,471	4,940	8,193	8,537
Miscellaneous	34,913	46,203	23,482	39,669	4,138	3,663	3,334
Total other building	1,150,143	829,795	537,819	541,323	59,442	r90,850	80,191
Total	3,674,272	2,821,362	1,590,395	2,257,959	331,867	r336,565	291,018
GOVERNMENT							
New houses	156,223	r266,105	135,201	111,847	r7,100	r13,960	4,755
New other dwellings	39,528	r88,673	48,252	14,553	747	5,413	260
Total new dwellings	195,758	r354,776	183,453	126,407	r7,847	r19,373	5,015
Alterations and additions to dwellings (a)	132	662	405	2,362	78	23	16
Hotels, etc.	6,647	4,037	1,015	2,644	321	934	678
Shops	4,679	5,105	3,347	2,058	63	117	128
Factories	25,746	31,419	20,164	25,148	2,120	1,712	3,967
Offices	102,485	186,760	49,819	105,596	7,667	7,369	12,334
Other business premises	93,686	64,474	32,294	40,886	3,530	7,821	2,376
Education	293,756	415,260	236,352	143,062	10,593	r7,344	12,767
Religion	125	..	..	..	..	..	..
Health	142,040	131,960	66,233	104,413	13,211	r10,197	9,035
Entertainment, recreation	11,204	25,321	13,123	28,837	7,883	2,167	2,899
Miscellaneous	53,758	92,179	45,706	62,233	20,349	r6,693	2,752
Total other building	734,134	956,508	468,047	514,877	65,737	r44,354	47,136
Total	930,004	r1,311,950	651,904	643,646	r73,662	r63,750	52,167
TOTAL							
New houses	2,008,017	r1,779,912	906,660	1,481,614	r218,517	r204,181	175,096
New other dwellings	644,763	r466,512	278,662	249,488	43,125	146,296	27,703
Total new dwellings	2,652,776	r2,246,223	1,185,324	1,731,102	r261,642	r250,477	202,799
Alterations and additions to dwellings (a)	67,223	100,785	51,114	114,303	18,708	14,634	13,059
Hotels, etc.	83,032	61,960	34,298	36,881	5,020	5,657	3,901
Shops	216,533	138,405	100,844	94,494	11,944	13,865	21,986
Factories	294,127	223,881	147,156	130,706	18,030	r16,533	19,613
Offices	365,697	340,866	161,989	203,153	12,993	33,503	23,441
Other business premises	214,665	155,387	92,177	102,770	10,234	18,486	7,047
Education	334,138	465,960	261,752	171,228	14,226	12,014	16,474
Religion	14,779	14,770	9,952	13,052	1,259	2,131	2,436
Health	196,225	160,260	80,181	122,706	14,163	r12,298	14,907
Entertainment, recreation	76,415	86,439	48,336	79,308	12,823	10,360	11,436
Miscellaneous	88,672	138,383	69,190	101,902	24,487	r10,356	6,086
Total other building	1,884,275	1,786,302	1,005,867	1,056,200	125,179	r135,204	127,327
Total	4,604,267	r4,133,308	2,242,299	2,901,605	r408,529	r400,315	343,185

(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 (\$'000)	No.	Value (\$'000)	No.	Value (\$'000)	No.	Value (\$'000)	No.	Value (\$'000)	No.	Value (\$'000)
SHOPS												
1975 November	157	5,680	4	940	5	3,324	2	2,000	..	..	168	11,944
December	130	5,173	3	850	6	3,803	3	4,040	..	..	142	13,866
1976 January	131	4,972	4	1,035	..	..	1	3,000	1	12,979	137	21,986
FACTORIES												
1975 November	235	10,336	10	2,619	6	3,497	2	1,578	..	..	253	18,030
December	r126	19,055	12	3,800	1	500	2	3,178	..	..	r241	r16,533
1976 January	197	9,591	9	2,748	2	1,499	2	5,775	..	..	210	19,613
OFFICES												
1975 November	128	6,427	13	3,989	2	1,277	1	1,300	..	..	144	12,993
December	103	5,091	9	2,607	1	650	3	4,269	1	20,886	117	33,503
1976 January	96	5,044	8	2,411	4	3,403	3	6,083	1	6,500	112	23,441
EDUCATION												
1975 November	117	6,060	14	4,338	4	2,828	1	1,000	..	..	136	14,226
December	r106	r5,746	12	3,508	2	1,595	1	1,165	..	..	r121	r12,014
1976 January	106	5,561	14	3,859	4	2,963	2	4,091	..	..	126	16,474
HEALTH												
1975 November	33	2,268	7	1,977	3	2,268	1	2,334	1	5,316	45	14,163
December	r31	r1,454	4	1,267	5	3,301	4	6,276	..	..	r44	r12,298
1976 January	36	1,760	12	3,546	2	1,282	4	8,319	..	..	54	14,907
OTHER CLASSES (a)												
1975 November	404	18,294	30	8,915	8	5,149	3	7,836	1	13,629	446	53,823
December	r375,	r16,990	42	12,154	7	4,790	6	13,056	..	..	r430	r46,990
1976 January	317	14,345	26	7,170	8	5,891	1	3,500	..	..	352	30,906

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									
1974-75	38,125	30,611	18,109	12,680	12,802	3,322	1,521	r4,153	r121,323
1975 January	2,105	1,966	1,034	954	842	230	..	351	7,482
1975 November	3,121	3,211	2,095	1,417	1,700	327	r163	336	r12,370
December	2,255	3,509	2,131	1,263	r1,913	362	93	283	r11,809
1976 January	2,392	1,881	1,619	1,105	1,211	243	50	337	8,838
VALUE OF NEW DWELLINGS APPROVED (\$'000)									
1974-75	683,616	590,437	334,830	214,633	220,734	61,138	43,643	r97,190	r2,246,223
1975 January	38,477	36,960	19,473	15,902	14,576	4,230	..	8,006	137,624
1975 November	63,948	71,884	41,267	30,345	31,994	6,871	r5,322	10,011	r261,642
December	48,286	78,501	40,974	r26,831	r36,477	8,134	2,612	8,662	r250,471
1976 January	55,239	45,123	32,841	25,708	25,297	5,946	1,624	11,021	202,799
VALUE OF ALTERATIONS AND ADDITIONS TO DWELLINGS APPROVED (\$'000) (b)									
1974-75	48,111	27,831	7,245	5,100	4,744	1,733	1,457	4,564	100,785
1975 January	3,344	1,746	439	275	270	102	..	373	6,569
1975 November	7,128	4,108	620	1,049	880	71	4,105	747	18,708
December	4,829	4,230	808	862	607	198	2,777	323	14,634
1976 January	6,178	3,281	618	810	501	92	1,098	481	13,059
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
1975 January	27,329	26,384	24,223	17,843	13,651	3,684	..	5,867	118,981
1975 November	35,728	28,861	32,004	7,685	9,278	3,609	1,235	6,779	125,179
December	52,309	36,121	20,180	r6,573	r13,275	3,393	1,771	1,582	r135,204
1976 January	30,624	43,004	24,702	6,761	9,838	1,671	1,778	8,949	127,327
VALUE OF TOTAL BUILDING APPROVED (\$'000)									
1974-75	1,218,275	1,088,734	610,403	369,897	395,904	112,108	71,395	r266,594	r4,133,308
1975 January	69,151	65,090	44,134	34,039	28,497	8,016	..	14,246	263,173
1975 November	106,804	104,853	73,891	39,079	42,152	10,551	r10,662	17,537	r405,529
December	105,424	118,852	61,962	r34,266	r50,359	11,725	7,160	10,567	r400,315
1976 January	92,041	91,408	58,161	33,279	35,636	7,709	4,500	20,451	343,185

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