

INQUIRIES

If you want to know more about these statistics ring Mr Pat Stakeelum on Canberra 525439 or our State office or write to Information Services, Australian Bureau of Statistics, P.O. Box 10, Belconnen, A.C.T. 2616.

**BUILDING STATISTICS, AUSTRALIA : NUMBER OF NEW DWELLINGS
DECEMBER QUARTER 1976 (PRELIMINARY ESTIMATES)**

EXPLANATORY NOTES

Preliminary estimates of the number of dwellings commenced, completed and under construction during the quarter ended 31 December 1976 are shown in the following tables together with comparisons for previous periods and seasonally adjusted figures. Also shown are the latest available statistics of the number of dwellings approved. These figures were previously published on 28 January 1977 in the monthly statement *Building Approvals : Australia* (Reference No. 3.2).

2. The estimated totals shown for the quarter ended 31 December 1976 have been based on returns obtained from most large builders and a substantial proportion of small builders and owner-builders. Figures for this quarter should be regarded as tentative only and will be revised when final figures are published in greater detail in the quarterly bulletin *Building Statistics* (Reference No. 3.6).

3. Because of the increasing activity in constructing dwellings not readily classifiable as houses or flats, the term 'new houses and flats' was replaced in September 1973 with 'dwellings'. In building statistics the term 'dwelling' is used in a 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). The scope of dwellings included under each term is statistically comparable.

4. Dwellings have been classified uniformly in all States and Territories as either 'houses' or 'other dwellings'. For this purpose, 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. Temporary or makeshift dwellings are excluded from building statistics. In most States and Territories the introduction of these concepts lead to insignificant changes in the statistical series. However, in South Australia and Western Australia a break in continuity arose because of the previous practice of classifying dwellings such as semi-detached, home units, villa units, duplexes, etc. as 'houses'. The number of 'other dwellings' shown relates to individual living units.

5. The estimates refer to new dwellings and exclude alterations and additions to dwellings. Statistics for new dwellings separated from alterations and additions to dwellings are not available prior to July 1973.

6. From September quarter 1975, the scope of new dwelling statistics has been widened by including any new dwellings valued at less than \$2,000.

7. Related Publications

Users may also wish to refer to the following building and construction publications which are available on request:

Building Approvals Australia Reference No. 3.2,
Building Statistics Australia Reference No. 3.6,
Building Operations Australia (preliminary)
Reference No. 3.7,
Construction (Other than Building) Reference No. 3.8.

All publications produced by the ABS are listed in *Publications of the Australian Bureau of Statistics* (Reference No. 1.8).

8. Symbols and other usages

p - preliminary estimate, subject to revision
r - revised

TABLE 1. NUMBER OF NEW DWELLINGS : AUSTRALIA
(⁰⁰⁰)

Quarter	Approved		Commenced		Completed		Under construction at end of period
	Total	Private	Total	Private	Total	Private	Total
ORIGINAL							
1975							
June	35.9	29.5	32.9	27.3	33.6	28.4	71.6
September	35.2	32.0	35.1	30.1	31.0	26.0	75.2
December	36.5	34.3	r31.5	28.8	34.9	29.2	r71.5
1976 -							
March	34.2	32.3	34.1	31.0	29.4	26.0	75.6
June	40.2	35.7	36.4	33.8	r36.7	31.1	r74.9
September	38.8	35.6	38.3	34.3	37.3	33.1	75.5
December	37.9	34.3	p35.1	p31.6	p38.6	p34.8	p71.5
SEASONALLY ADJUSTED (a)							
1975 -							
June	33.7	27.9	31.5	26.2	33.3	28.4	
September	33.4	29.9	34.0	29.2	30.9	26.1	
December	36.8	34.6	r33.4	30.5	31.9	26.5	
1976							
March	36.5	34.8	34.8	31.6	33.0	28.7	
June	38.7	34.8	34.8	32.4	36.3	31.2	
September	37.0	33.4	37.1	33.3	37.2	33.2	
December	38.3	34.8	p37.2	p33.5	p35.2	p31.5	

(a) 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 - 1976* (Reference No. 1.10).

TABLE 2. NUMBER OF NEW HOUSES
('000)

Period	N.S.W.	Vic.	Qld	S.A.	W.A.	Tas.	N.T.	A.C.T.	Aust.
APPROVED									
1973-74	33.74	31.63	22.17	10.91	12.73	3.28	1.55	3.86	119.87
1974-75	23.27	23.51	14.01	8.76	10.39	2.63	1.39	3.60	87.56
1975-76	25.26	30.63	20.56	12.84	15.60	3.38	2.54	4.04	114.85
1975 -									
September	6.21	7.30	5.23	2.77	3.59	0.92	1.37	1.07	28.44
December	5.85	7.59	5.42	2.84	4.08	0.85	0.43	1.02	28.07
1976 -									
March	6.16	7.05	5.12	2.87	4.01	0.72	0.20	0.92	27.04
June	7.03	8.70	4.79	4.36	3.93	0.90	0.55	1.04	31.30
September	7.15	8.15	5.65	3.41	3.47	0.92	0.32	0.77	29.82
December	7.55	7.68	5.49	2.88	3.47	0.86	0.31	0.79	29.03
COMMENCED									
1973-74	30.51	30.45	21.53	9.72	12.84	3.13	1.34	3.96	113.50
1974-75	23.60	24.22	13.80	8.32	9.71	2.50	0.91	3.43	86.48
1975-76	23.93	28.44	18.37	11.49	14.47	3.08	2.59	4.20	106.56
1975 -									
September	6.44	6.84	4.62	2.69	3.55	0.72	0.76	1.17	26.79
December	5.19	6.27	4.68	2.72	3.22	0.66	0.63	1.09	24.46
1976 -									
March	5.61	7.47	4.53	2.74	3.68	0.87	0.76	0.92	26.58
June	6.69	7.86	4.54	3.34	4.02	0.83	0.44	1.02	28.73
September	6.73	8.11	5.08	3.54	3.32	0.74	0.60	0.87	28.98
December p	6.74	7.31	4.85	2.79	3.60	0.74	0.54	0.66	27.23
COMPLETED									
1973-74	28.72	27.07	20.46	8.95	12.52	2.82	0.95	3.43	104.91
1974-75	26.26	26.90	16.39	9.07	10.99	2.65	0.63	4.07	96.97
1975-76	25.14	26.13	17.88	9.92	12.09	2.81	1.56	4.40	99.92
1975 -									
September	6.20	6.20	4.06	2.30	2.79	0.53	0.13	1.14	23.35
December	6.87	7.22	4.95	2.49	2.71	0.87	0.21	1.29	26.62
1976 -									
March	5.34	5.61	4.12	2.33	2.96	0.64	0.57	0.94	22.51
June	6.73	7.10	4.75	2.80	3.63	0.77	0.64	1.02	27.43
September	7.00	7.28	4.96	3.31	3.55	0.75	0.80	0.95	28.59
December p	6.71	8.17	5.01	3.25	4.10	0.82	0.69	0.96	29.70
UNDER CONSTRUCTION AT END OF PERIOD									
1973-74	15.56	18.98	7.82	5.30	5.41	2.00	1.18	2.96	59.21
1974-75	12.16	15.78	5.14	4.46	4.02	1.80	0.49	2.29	46.13
1975-76	10.64	17.38	5.50	5.87	6.36	1.98	1.46	2.07	51.26
1975 -									
September	12.35	16.22	5.69	4.83	4.77	1.94	1.12	2.31	49.25
December	10.58	15.17	5.40	5.05	5.28	1.70	1.49	2.11	46.77
1976 -									
March	10.77	16.77	5.78	5.36	5.98	1.92	1.68	2.08	50.33
June	10.64	17.38	5.50	5.87	6.36	1.98	1.46	2.07	51.26
September	10.12	18.06	5.66	6.09	6.09	1.96	1.23	1.99	51.19
December p	10.12	17.10	5.50	5.64	5.61	1.88	1.04	1.68	48.56

TABLE 3. NUMBER OF NEW OTHER DWELLINGS ('000)

Period	N.S.W.	Vic.	Qld	S.A.	W.A.	Tas.	N.T.	A.C.T.	Aust.
APPROVED									
1973-74	25.71	12.90	9.51	5.72	3.89	0.89	0.45	0.78	59.85
1974-75	14.86	7.11	4.10	3.92	2.41	0.70	0.13	0.55	33.77
1975-76	6.88	8.77	4.05	3.97	5.79	1.06	0.26	0.50	31.27
1975 -									
September	1.56	2.13	0.90	0.90	0.97	0.20	0.10	0.03	6.79
December	1.78	2.44	1.16	0.93	1.59	0.29	0.06	0.20	8.44
1976 -									
March	1.64	1.94	0.92	0.88	1.33	0.24	0.04	0.16	7.15
June	1.90	2.25	1.08	1.26	1.91	0.33	0.06	0.11	8.89
September	2.72	2.07	1.36	0.92	1.43	0.27	0.06	0.16	8.98
December	2.32	2.23	1.40	0.84	1.68	0.25	0.08	0.08	8.89
COMMENCED									
1973-74	21.01	12.14	8.13	4.44	3.21	0.76	0.43	0.80	50.92
1974-75	13.24	7.44	3.59	3.63	2.32	0.73	0.27	0.41	31.63
1975-76	8.22	8.06	3.98	3.40	5.11	1.04	0.26	0.42	30.50
1975 -									
September	2.74	2.25	0.99	0.90	1.04	0.25	0.09	0.09	8.35
December	2.03	2.12	0.93	0.77	0.96	0.14	0.05	0.04	7.03
1976 -									
March	1.40	2.12	0.95	0.78	1.51	0.40	0.09	0.24	7.49
June	2.05	1.57	1.11	0.96	1.60	0.25	0.04	0.05	7.63
September	2.44	2.82	1.33	0.88	1.35	0.26	0.06	0.14	9.34
December p	2.35	2.08	1.25	0.79	0.98	0.25	..	0.15	7.84
COMPLETED									
1973-74	19.40	10.05	6.76	3.96	3.55	0.71	0.44	0.26	45.12
1974-75	18.65	10.44	5.99	3.80	3.30	0.81	0.27	0.86	44.12
1975-76	10.97	8.17	4.13	4.03	2.95	0.88	0.31	0.67	32.12
1975 -									
September	2.88	1.75	1.06	0.80	0.69	0.21	0.07	0.23	7.69
December	2.74	2.22	1.09	1.12	0.74	0.17	0.13	0.12	8.31
1976 -									
March	2.06	1.78	0.99	0.88	0.78	0.23	0.05	0.13	6.90
June	3.30	2.43	1.00	1.23	0.75	0.26	0.06	0.19	9.23
September	2.53	2.49	1.07	0.92	1.22	0.28	0.14	0.07	8.71
December p	2.62	2.51	1.19	0.91	1.35	0.15	0.09	0.07	8.89
UNDER CONSTRUCTION AT END OF PERIOD									
1973-74	15.62	10.68	4.91	3.36	2.20	0.64	0.42	1.05	38.86
1974-75	10.04	7.12	2.44	3.19	1.17	0.57	0.31	0.60	25.43
1975-76	7.21	6.82	2.26	2.61	3.38	0.77	0.25	0.36	23.65
1975 -									
September	9.88	7.51	2.37	3.25	1.54	0.61	0.31	0.46	25.93
December	9.16	7.40	2.18	2.94	1.78	0.61	0.23	0.39	24.69
1976 -									
March	8.46	7.70	2.15	2.88	2.52	0.78	0.27	0.50	25.26
June	7.21	6.82	2.26	2.61	3.38	0.77	0.25	0.36	23.65
September	7.08	7.10	2.62	2.56	3.55	0.76	0.16	0.43	24.26
December p	6.78	6.67	2.68	2.44	2.96	0.86	0.07	0.51	22.96

TABLE 4. NUMBER OF NEW DWELLINGS
(000)

Period	N.S.W.	Vic.	Qld	S.A.	W.A.	Tas.	N.T.	A.C.T.	Aust.
APPROVED									
1973-74	59.45	44.53	31.68	16.63	16.62	4.17	1.99	4.64	179.72
1974-75	38.13	30.61	18.11	12.68	12.80	3.32	1.52	4.15	121.32
1975-76	32.13	39.40	24.61	16.82	21.39	4.44	2.79	4.54	146.11
1975 -									
September	7.77	9.43	6.12	3.68	4.55	1.12	1.46	1.10	35.23
December	7.63	10.03	6.58	3.77	5.66	1.14	0.48	1.22	36.51
1976 -									
March	7.80	8.99	6.04	3.75	5.34	0.96	0.24	1.08	34.19
June	8.93	10.95	5.87	5.62	5.84	1.22	0.61	1.15	40.19
September	9.87	10.22	7.00	4.33	4.90	1.19	0.37	0.93	38.81
December	9.87	9.91	6.89	3.72	5.15	1.12	0.39	0.87	37.92
COMMENCED									
1973-74	51.52	42.59	29.67	14.16	16.06	3.89	1.77	4.77	164.42
1974-75	36.84	31.66	17.39	11.95	12.02	3.23	1.18	3.84	118.11
1975-76	32.15	36.50	22.36	14.90	19.57	4.12	2.85	4.62	137.06
1975 -									
September	9.18	9.09	5.62	3.59	4.60	0.97	0.85	1.26	35.14
December	7.23	8.39	5.61	3.49	4.17	0.80	0.68	1.13	31.49
1976 -									
March	7.01	9.59	5.48	3.52	5.18	1.28	0.85	1.16	34.07
June	8.73	9.43	5.65	4.30	5.62	1.07	0.48	1.07	36.36
September	9.17	10.93	6.47	4.43	4.67	0.99	0.66	1.01	38.32
December p	9.09	9.39	6.10	3.58	4.58	0.99	0.54	0.81	35.07
COMPLETED									
1973-74	48.12	37.12	27.22	12.91	16.06	3.53	1.38	3.69	150.03
1974-75	44.91	37.34	22.38	12.87	14.29	3.46	0.90	4.93	141.10
1975-76	36.11	34.30	22.01	13.95	15.03	3.68	1.87	5.07	132.04
1975 -									
September	9.08	7.94	5.11	3.10	3.47	0.75	0.20	1.37	31.04
December	9.61	9.44	6.04	3.61	3.45	1.04	0.34	1.41	34.93
1976 -									
March	7.40	7.39	5.11	3.21	3.73	0.87	0.62	1.07	29.40
June	10.02	9.53	5.75	4.03	4.38	1.03	0.71	1.21	36.66
September	9.53	9.77	6.04	4.23	4.76	1.02	0.94	1.01	37.30
December p	9.32	10.68	6.20	4.16	5.45	0.97	0.77	1.03	38.59
UNDER CONSTRUCTION AT END OF PERIOD									
1973-74	31.19	29.66	12.72	8.65	7.61	2.64	1.59	4.01	98.07
1974-75	22.20	22.89	7.58	7.64	5.18	2.37	0.80	2.89	71.55
1975-76	17.85	24.21	7.76	8.47	9.74	2.75	1.71	2.43	74.92
1975 -									
September	22.24	23.73	8.06	8.08	6.31	2.55	1.43	2.77	75.17
December	19.74	22.57	7.58	7.99	7.05	2.31	1.72	2.50	71.45
1976 -									
March	19.22	24.47	7.93	8.23	8.51	2.71	1.94	2.57	75.58
June	17.85	24.21	7.76	8.47	9.74	2.75	1.71	2.43	74.92
September	17.20	25.16	8.28	8.65	9.64	2.72	1.39	2.42	75.46
December p	16.91	23.77	8.17	8.08	8.57	2.74	1.11	2.19	71.52

TABLE 5. NUMBER OF NEW HOUSES (BY TYPE OF BUILDER) AND OTHER DWELLINGS, BY OWNERSHIP: AUSTRALIA ('000)

(000)

Period	Private					Government		
	New houses			New other dwellings	Total	New houses	New other dwellings	Total
	Contract-built	Owner built	Total					
APPROVED								
1973-74	..	..	108.5	56.4	165.0	11.4	3.4	14.8
1974-75	..	..	72.9	28.6	101.5	14.6	5.2	19.8
1975-76	..	..	105.6	28.6	134.2	9.2	2.7	11.9
1975 -								
September	..	..	25.6	6.3	32.0	2.8	0.4	3.3
December	..	..	26.5	7.8	34.3	1.6	0.6	2.2
1976 -								
March	..	..	25.4	6.9	32.3	1.6	0.3	1.9
June	..	..	28.1	7.6	35.7	3.2	1.3	4.5
September	..	..	27.8	7.8	35.6	2.1	1.2	3.2
December	..	..	26.5	7.8	34.3	2.6	1.1	3.6
COMMENCED								
1973-74	85.9	16.7	102.6	47.6	150.1	11.0	3.3	14.3
1974-75	57.0	15.3	72.3	26.8	99.1	14.2	4.8	19.0
1975-76	175.5	20.7	96.2	27.5	123.8	10.3	13.0	113.3
1975 -								
September	18.3	4.7	22.9	7.1	30.1	3.9	1.2	5.1
December	17.8	4.5	22.3	6.6	28.8	12.2	0.4	12.7
1976 -								
March	19.0	5.4	24.4	6.6	31.0	2.2	0.9	3.0
June	20.5	6.1	26.6	7.2	33.8	2.1	0.4	2.5
September	20.1	6.0	26.2	8.1	34.3	2.8	1.2	4.0
December p	18.6	6.4	24.9	6.7	31.6	2.3	1.2	3.5
COMPLETED								
1973-74	82.3	14.8	97.0	41.6	138.6	7.9	3.5	11.4
1974-75	70.6	14.5	85.1	40.6	125.7	11.9	3.5	15.4
1975-76	69.1	16.3	85.4	26.9	112.3	14.5	15.2	19.7
1975 -								
September	16.2	3.3	19.5	6.5	26.0	3.9	1.2	5.1
December	18.0	4.2	22.2	7.0	29.2	4.4	1.3	5.7
1976 -								
March	15.8	4.1	19.8	6.1	26.0	2.7	0.8	3.4
June	19.1	4.8	23.9	7.3	31.1	13.6	2.0	5.5
September	20.7	4.9	25.6	7.5	33.1	3.0	1.2	4.2
December p	21.4	5.6	27.0	7.8	34.8	2.7	1.1	3.8
UNDER CONSTRUCTION AT END OF PERIOD								
1973-74	36.5	12.7	49.2	34.2	83.3	10.0	4.7	14.7
1974-75	21.9	12.8	34.7	19.5	54.1	11.4	6.0	17.4
1975-76	27.9	16.3	44.2	20.0	64.2	7.0	3.7	10.6
1975 -								
September	23.9	13.9	37.8	19.9	57.8	11.4	6.0	17.4
December	23.6	14.1	37.6	19.5	57.2	19.2	5.1	14.3
1976 -								
March	26.6	15.2	41.8	20.0	61.8	18.6	5.2	13.8
June	27.9	16.3	44.2	20.0	64.2	7.0	3.7	10.7
September	27.3	17.1	44.4	20.6	65.0	6.8	3.6	10.4
December p	24.6	17.6	42.1	19.3	61.5	6.4	3.6	10.0