

BUILDING STATISTICS, AUSTRALIA: NUMBER OF NEW DWELLINGS SEPTEMBER QUARTER 1978 (PRELIMINARY ESTIMATES)

INQUIRIES

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MAIN FEATURES

In seasonally adjusted terms the number of new dwellings commenced during the September Quarter 1978 (27,721) fell 7% when compared with the June Quarter 1978 (29,676) and 12% when compared with September Quarter 1977 (31,456).

EXPLANATORY NOTES

This bulletin contains preliminary estimates of the number of dwellings commenced, completed and under construction during the quarter ended 30 September 1978. Also shown are the latest available statistics of the number of dwellings approved.

2. The estimated totals shown for the quarter ended 30 September 1978 have been based on returns obtained from most large builders and a substantial proportion of small builders and owner-builders. Figures for this quarter are preliminary and will be revised when final figures are published in greater detail in the quarterly bulletin *Building Statistics* (8705.0).

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 the 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 buildings included under each term is statistically comparable.

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 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.

(b) An 'Other Dwelling' is defined as a self-contained dwelling unit other than a house as defined in (a) above. These include flats, home units, semi-detached dwellings, 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. Temporary or makeshift dwellings are excluded from building statistics.

Seasonal adjustment

5. Original and seasonally adjusted building statistics are shown in Table 1. 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* (1308.0).

6. 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

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

Building Approvals Australia (8702.0)
Building Operations Australia (8704.0)
Building Statistics (8705.0)
Construction (Other than Building) Operations : Australia (8708.0)
Building and Construction Statistics, Index (1104.0)

All publications produced by the ABS are listed in *Catalogue of Publications* (1101.0) which is available free of charge from any ABS office.

Symbols and other usages

- n.a. not available
- p preliminary - figures or series subject to revision
- r figures or series revised since previous issue
- ... not applicable
- nil or less than half the final digit shown.

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

R. J. CAMERON
Australian Statistician

TABLE 1. NUMBER OF NEW DWELLINGS : AUSTRALIA

Quarter	Approved		Commenced		Completed		Under construction at end of period
	Private	Total	Private	Total	Private	Total	Total
ORIGINAL							
1977 -							
June	30,030	33,326	30,110	33,853	32,053	36,354	70,091
September	30,216	32,754	29,765	33,089	30,261	34,392	68,548
December	28,062	32,310	24,575	27,579	30,768	35,187	60,584
1978 -							
March r	24,371	26,568	24,289	27,486	25,621	28,230	59,582
June r	28,174	32,140	26,867	30,542	27,687	31,127	58,561
September p	27,963	29,656	26,490	29,189	25,383	28,389	58,584
SEASONALLY ADJUSTED							
1977 -							
June	29,125	31,833	29,136	32,883	31,608	35,374	69,669
September	28,908	32,069	28,501	31,456	30,216	34,255	66,747
December	28,300	32,321	25,971	29,345	28,599	32,612	62,907
1978 -							
March r	27,511	30,073	24,901	28,091	28,238	31,790	59,329
June r	26,447	29,681	25,990	29,676	27,270	30,242	58,248
September p	26,893	29,116	25,355	27,721	25,355	28,298	57,027

TABLE 2. NUMBER OF NEW HOUSES

<i>Period</i>	<i>N.S.W.</i>	<i>Vic.</i>	<i>Qld</i>	<i>S.A.</i>	<i>W.A.</i>	<i>Tas.</i>	<i>N.T.</i>	<i>A.C.T.</i>	<i>Aust.</i>
APPROVED									
1975-76	25,258	30,630	20,561	12,842	15,599	3,380	2,536	4,041	114,847
1976-77	28,178	29,244	20,560	11,203	13,436	3,314	1,222	2,272	109,429
1977-78	29,687	24,008	19,884	7,515	11,835	2,778	1,117	1,687	98,511
Quarter -									
1977 -									
June	6,764	6,419	5,064	2,577	3,566	790	334	377	25,891
September	7,311	6,177	5,260	2,203	3,373	836	366	450	25,976
December	7,813	6,050	5,256	2,052	2,973	672	352	512	25,680
1978 -									
March	6,448	5,347	4,465	1,448	2,536	561	111	333	21,249
June	8,115	6,434	4,903	1,812	2,953	709	288	392	25,606
September	7,867	5,351	4,750	1,669	2,793	737	250	506	23,923
COMMENCED									
1975-76	23,932	28,434	18,372	11,487	14,462	3,078	2,590	4,204	106,559
1976-77	27,614	29,788	18,773	11,117	13,965	2,966	2,102	2,516	108,841
1977-78 r	26,026	24,298	19,022	7,651	11,340	2,688	1,086	1,860	93,971
Quarter -									
1977 -									
June	6,974	7,113	4,311	2,330	3,874	660	474	349	26,085
September	6,812	6,397	5,074	2,622	3,373	713	243	580	25,814
December	6,312	5,695	4,313	1,694	2,476	649	356	406	21,901
1978 -									
March r	6,282	5,251	4,650	1,630	2,901	625	210	427	22,046
June r	6,620	6,955	4,985	1,705	2,590	701	207	447	24,210
September p	7,600	5,812	4,390	1,488	2,960	668	249	449	23,616
COMPLETED									
1975-76	25,141	26,135	17,877	9,921	12,080	2,804	1,546	4,399	99,903
1976-77	26,376	28,901	19,075	12,112	15,155	3,137	2,523	3,144	110,423
1977-78 r	26,151	26,471	19,180	8,996	12,685	2,833	1,253	2,548	100,117
Quarter -									
1977 -									
June	6,800	7,235	4,507	2,785	3,918	810	516	652	27,223
September	7,080	7,011	4,765	2,741	3,428	711	400	769	26,905
December	6,822	7,225	4,949	2,495	3,403	864	350	717	26,825
1978 -									
March r	5,658	5,697	4,407	1,909	2,985	586	177	503	21,922
June r	6,591	6,538	5,059	1,851	2,869	672	326	559	24,465
September p	6,503	5,705	4,670	1,780	2,508	675	286	417	22,544
UNDER CONSTRUCTION AT END OF PERIOD									
1975-76	10,641	17,381	5,503	5,869	6,359	1,981	1,463	2,065	51,262
1976-77	11,430	17,638	5,189	4,760	5,018	1,778	965	1,406	48,184
1977-78 r	11,073	14,921	4,957	3,355	3,708	1,615	791	703	41,123
Quarter -									
1977 -									
June	11,430	17,638	5,189	4,760	5,018	1,778	965	1,406	48,184
September	11,111	16,917	5,481	4,632	5,021	1,775	761	1,200	46,898
December	10,532	15,186	4,822	3,813	4,129	1,360	769	877	41,688
1978 -									
March r	11,103	14,627	5,051	3,528	4,042	1,584	911	819	41,665
June r	11,073	14,921	4,957	3,355	3,708	1,615	791	703	41,123
September p	12,139	14,798	4,677	3,050	3,975	1,713	716	707	41,775

TABLE 3. NUMBER OF NEW OTHER DWELLINGS

<i>Period</i>	<i>N.S.W.</i>	<i>Vic.</i>	<i>Qld</i>	<i>S.A.</i>	<i>W.A.</i>	<i>Tas.</i>	<i>N.T.</i>	<i>A.C.T.</i>	<i>Aust.</i>
APPROVED									
1975-76	6,875	8,768	4,048	3,973	5,788	1,056	257	501	31,266
1976-77	8,620	7,382	5,113	3,189	5,626	1,088	357	570	31,945
1977-78	8,048	4,543	5,098	2,018	4,064	911	221	358	25,261
Quarter -									
1977 -									
June	1,997	1,603	1,348	713	1,245	306	57	166	7,435
September	1,996	1,319	1,474	510	1,074	207	58	140	6,778
December	2,236	1,040	1,273	478	1,213	292	31	67	6,630
1978 -									
March	1,858	906	1,165	509	652	170	22	37	5,319
June	1,958	1,278	1,186	521	1,125	242	110	114	6,534
September	1,834	988	1,394	399	828	167	95	28	5,733
COMMENCED									
1975-76	8,224	8,059	3,983	3,403	5,108	1,043	262	417	30,499
1976-77	9,344	8,119	4,914	3,145	5,474	993	310	577	32,876
1977-78 r	7,904	5,062	4,790	1,788	3,561	925	132	563	24,725
Quarter -									
1977 -									
June	1,993	1,841	1,219	576	1,605	262	195	77	7,768
September	2,189	1,649	1,277	518	1,055	322	43	222	7,275
December	1,700	1,255	1,065	382	906	200	21	149	5,678
1978 -									
March r	1,930	877	1,177	331	837	181	24	83	5,440
June	2,085	1,281	1,271	557	763	222	44	109	6,332
September p	1,446	840	1,470	369	1,030	247	77	94	5,573
COMPLETED									
1975-76	10,973	8,174	4,134	4,032	2,948	879	314	669	32,123
1976-77	9,497	8,924	4,961	3,275	6,152	902	312	342	34,365
1977-78 r	7,661	7,018	4,761	2,681	4,681	1,052	260	705	28,819
Quarter -									
1977 -									
June	2,306	2,441	1,242	785	1,958	211	53	135	9,131
September	1,770	2,063	1,299	736	1,169	258	65	127	7,487
December	2,254	1,956	1,179	1,028	1,220	286	102	337	8,362
1978 -									
March r	1,772	1,419	1,034	530	1,216	238	24	75	6,308
June	1,865	1,580	1,249	387	1,076	270	69	166	6,662
September p	2,059	1,136	1,275	394	603	251	43	84	5,845
UNDER CONSTRUCTION AT END OF PERIOD									
1975-76	7,205	6,824	2,259	2,605	3,384	768	248	361	23,654
1976-77	6,952	5,842	2,182	2,404	2,779	874	274	600	21,907
1977-78 r	7,073	3,764	2,133	1,423	1,700	742	156	447	17,438
Quarter -									
1977 -									
June	6,952	5,842	2,182	2,404	2,779	874	274	600	21,907
September	7,395	5,444	2,136	2,139	2,653	939	252	692	21,650
December	6,768	4,655	1,981	1,465	2,491	852	171	513	18,896
1978 -									
March r	6,862	4,109	2,119	1,257	2,099	797	171	503	17,917
June r	7,073	3,764	2,133	1,423	1,700	742	156	447	17,438
September p	6,409	3,401	2,328	1,400	1,967	640	218	446	16,809

TABLE 4. NUMBER OF NEW DWELLINGS

<i>Period</i>	<i>N.S.W.</i>	<i>Vic.</i>	<i>Qld</i>	<i>S.A.</i>	<i>W.A.</i>	<i>Tas.</i>	<i>N.T.</i>	<i>A.C.T.</i>	<i>Aust.</i>
APPROVED									
1975-76	32,133	39,398	24,609	16,815	21,387	4,436	2,793	4,542	146,113
1976-77	36,798	36,626	25,673	14,392	19,062	4,402	1,579	2,842	141,374
1977-78	37,735	28,551	24,982	9,533	15,899	3,689	1,338	2,045	123,772
Quarter -									
1977 -									
June	8,761	8,022	6,412	3,290	4,811	1,096	391	543	33,326
September	9,307	7,496	6,734	2,713	4,447	1,043	424	590	32,754
December	10,049	7,090	6,529	2,530	4,186	964	383	579	32,310
1978 -									
March	8,306	6,253	5,630	1,957	3,188	731	133	370	26,568
June	10,073	7,712	6,089	2,333	4,078	951	398	506	32,140
September	9,701	6,339	6,144	2,068	3,621	904	345	534	29,656
COMMENCED									
1975-76	32,156	36,493	22,355	14,890	19,570	4,121	2,852	4,621	137,058
1976-77	36,958	37,907	23,687	14,262	19,439	3,959	2,412	3,093	141,717
1977-78 r	33,930	29,360	23,812	9,439	14,901	3,613	1,218	2,423	118,696
Quarter -									
1977 -									
June	8,967	8,954	5,530	2,906	5,479	922	669	426	33,853
September	9,001	8,046	6,351	3,140	4,428	1,035	286	802	33,089
December	8,012	6,950	5,378	2,076	3,382	849	377	555	27,579
1978 -									
March r	8,212	6,128	5,827	1,961	3,738	806	304	510	27,486
June r	8,705	8,236	6,256	2,262	3,353	923	251	556	30,542
September p	9,046	6,652	5,860	1,857	3,990	915	326	543	29,189
COMPLETED									
1975-76	36,114	34,309	22,011	13,953	15,028	3,683	1,860	5,068	132,026
1976-77	35,873	37,825	24,036	15,387	21,307	4,039	2,835	3,486	144,788
1977-78 r	33,812	33,489	23,941	11,677	17,366	3,885	1,513	3,253	128,936
Quarter -									
1977 -									
June	9,106	9,676	5,749	3,570	5,876	1,021	569	787	36,354
September	8,850	9,074	6,064	3,477	4,597	969	465	896	34,392
December	9,076	9,181	6,128	3,523	4,623	1,150	452	1,054	35,187
1978 -									
March r	7,430	7,116	5,441	2,439	4,201	824	201	578	28,230
June r	8,456	8,118	6,308	2,238	3,945	942	395	725	31,127
September p	8,562	6,841	5,945	2,174	3,111	926	329	501	28,389
UNDER CONSTRUCTION AT END OF PERIOD									
1975-76	17,846	24,205	7,762	8,474	9,743	2,749	1,711	2,426	74,916
1976-77	18,382	23,480	7,371	7,164	7,797	2,652	1,239	2,006	70,091
1977-78 r	18,146	18,685	7,090	4,778	5,408	2,357	947	1,150	58,561
Quarter -									
1977 -									
June	18,382	23,480	7,371	7,164	7,797	2,652	1,239	2,006	70,091
September	18,506	22,361	7,617	6,771	7,674	2,714	1,013	1,892	68,548
December	17,300	19,841	6,803	5,278	6,620	2,412	940	1,390	60,584
1978 -									
March r	17,965	18,736	7,170	4,785	6,141	2,381	1,082	1,322	59,582
June r	18,146	18,685	7,090	4,778	5,408	2,357	947	1,150	58,561
September p	18,548	18,199	7,005	4,450	5,942	2,353	934	1,153	58,584

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

Period	Private				Government			
	New houses		Total	New other dwellings	Total	New houses	New other dwellings	Total
	Contractor-built	Owner-built						
APPROVED								
1975-76	..	..	105,629	28,576	134,205	9,218	2,690	11,908
1976-77	..	..	99,625	27,675	127,300	9,804	4,270	14,074
1977-78	..	..	90,753	20,070	110,823	7,758	5,191	12,949
Quarter -								
1977 -								
June	..	..	23,573	6,457	30,030	2,318	978	3,296
September	..	..	24,344	5,872	30,216	1,632	906	2,538
December	..	..	23,403	4,659	28,062	2,277	1,971	4,248
1978 -								
March	..	..	19,784	4,587	24,371	1,465	732	2,197
June	..	..	23,222	4,952	28,174	2,384	1,582	3,966
September	..	..	22,882	5,081	27,963	1,041	652	1,693
COMMENCED								
1975-76	75,535	20,689	96,224	27,542	123,766	10,335	2,957	13,292
1976-77	74,070	24,076	98,146	28,283	126,429	10,695	4,593	15,288
1977-78 r	64,428	21,373	85,801	19,695	105,496	8,170	5,030	13,200
Quarter -								
1977 -								
June	17,411	5,906	23,317	6,793	30,110	2,768	975	3,743
September	18,161	5,404	23,565	6,200	29,765	2,249	1,075	3,324
December	14,965	5,320	20,285	4,290	24,575	1,616	1,388	3,004
1978 -								
March r	15,007	4,984	19,991	4,298	24,289	2,055	1,142	3,197
June r	16,295	5,665	21,960	4,907	26,867	2,250	1,425	3,675
September p	17,204	4,786	21,990	4,500	26,490	1,626	1,073	2,699
COMPLETED								
1975-76	69,080	16,334	85,414	26,886	112,300	14,489	5,237	19,726
1976-77	78,995	20,539	99,534	30,034	129,568	10,889	4,331	15,220
1977-78 r	68,650	21,008	89,658	24,679	114,337	10,459	4,140	14,599
Quarter -								
1977 -								
June	18,958	5,254	24,212	7,841	32,053	3,011	1,290	4,301
September	18,758	4,916	23,674	6,587	30,261	3,231	900	4,131
December	18,149	5,674	23,823	6,945	30,768	3,002	1,417	4,419
1978 -								
March r	15,052	5,105	20,157	5,464	25,621	1,765	844	2,609
June r	16,691	5,313	22,004	5,683	27,687	2,461	979	3,440
September p	16,599	3,969	20,568	4,815	25,383	1,976	1,030	3,006
UNDER CONSTRUCTION AT END OF PERIOD								
1975-76	27,884	16,335	44,219	19,974	64,193	7,043	3,680	10,723
1976-77	22,642	18,779	41,421	17,952	59,373	6,763	3,955	10,718
1977-78 r	18,014	18,622	36,636	12,664	49,300	4,487	4,774	9,261
Quarter -								
1977 -								
June	22,642	18,779	41,421	17,952	59,373	6,763	3,955	10,718
September	21,960	19,178	41,138	17,510	58,648	5,760	4,140	9,900
December	18,647	18,683	37,330	14,783	52,113	4,358	4,113	8,471
1978 -								
March r	18,526	18,437	36,963	13,574	50,537	4,702	4,343	9,045
June r	18,014	18,622	36,636	12,664	49,300	4,487	4,774	9,261
September p	18,791	18,912	37,703	12,006	49,709	4,072	4,803	8,875