



Australian Bureau of Statistics

8731.0 - Building Approvals, Australia, Mar 2019

Previous ISSUE Released at 11:30 AM (CANBERRA TIME) 03/05/2019

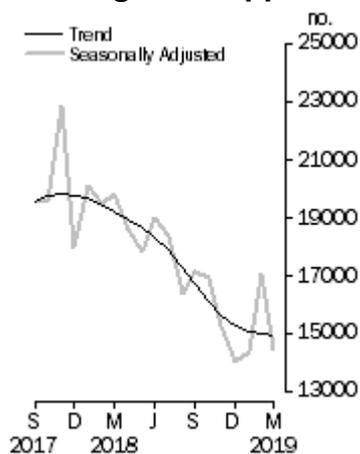
Summary

Main Features

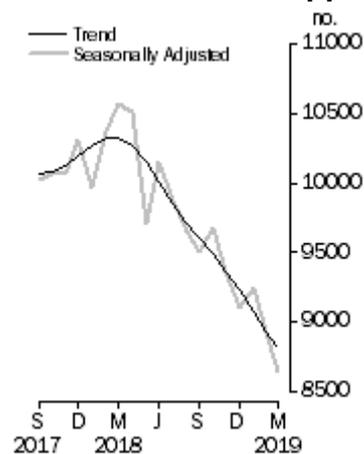
MARCH KEY FIGURES

	Mar 19 no.	Feb 19 to Mar 19 %	Mar 18 to Mar 19 %
TREND			
Total dwelling units approved	14 914	-0.6	-22.4
Private sector houses	8 808	-1.4	-14.7
Private sector dwellings excluding houses	5 953	0.8	-31.5
SEASONALLY ADJUSTED			
Total dwelling units approved	14 429	-15.5	-27.3
Private sector houses	8 635	-3.2	-18.3
Private sector dwellings excluding houses	5 588	-30.6	-38.8

Dwelling units approved



Private sector houses approved



MARCH KEY POINTS

TOTAL DWELLING UNITS

- The trend estimate for total dwellings approved fell 0.6% in March.
- The seasonally adjusted estimate for total dwellings approved fell 15.5% in March.

PRIVATE SECTOR HOUSES

- The trend estimate for private sector houses approved fell 1.4% in March.

- The seasonally adjusted estimate for private sector houses fell 3.2% in March.

PRIVATE SECTOR DWELLINGS EXCLUDING HOUSES

- The trend estimate for private sector dwellings excluding houses rose 0.8% in March.
- The seasonally adjusted estimate for private sector dwellings excluding houses fell 30.6% in March.

VALUE OF BUILDING APPROVED

- The trend estimate of the value of total building approved was flat in March. The value of residential building rose 0.4% and has risen for two months. The value of non-residential building fell 0.6% after rising for six months.
- The seasonally adjusted estimate of the value of total building approved fell 14.4% in March. The value of residential building fell 17.6%, while the value of non-residential building fell 8.7%.

NOTES

FORTHCOMING ISSUES

ISSUE

March 2019 - Additional
 April 2019
 April 2019 - Additional
 May 2019
 May 2019 - Additional
 June 2019

Release Date

10 May 2019
 30 May 2019
 6 June 2019
 3 July 2019
 10 July 2019
 30 July 2019

DATA NOTES

In this release, revisions are provided for the time period from July 2017 to February 2019 and include revisions resulting from the Building Approvals Annual Review. Further information about the Annual Review and other potential sources of revisions can be found in the feature article released with the January 2016 8731.0 publication - "Revisions to Building Approval Statistics".

Small area data cubes will be made available in an "Additional Information" release five business days after the main publication. The data cubes will be for Statistical Area Level 2 and Local Government Areas. Release dates are published under the "Forthcoming Issues" section of the publication and in ABS Release Advice.

A number of time series spreadsheets contain 'np' (not available for publication) annotations. This is due to confidential data being contained in these series.

REVISIONS THIS MONTH

Revisions to the total number of dwelling units approved in the March 2019 issue are:

Dwellings	2017-18	2018-19
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NSW	60	56
Vic.	-	142
Qld	-	38
SA	5	28
WA	25	10
Tas.	-	3
NT	-	-
ACT	-	90
Total	90	367

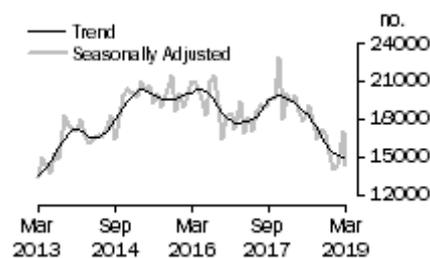
INQUIRIES

For further information about these and related statistics, contact the National Information and Referral Service on 1300 135 070. The ABS Privacy Policy outlines how the ABS will handle any personal information that you provide to us.

Building Approvals

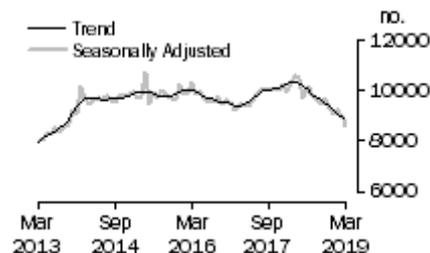
BUILDING APPROVALS

NUMBER OF TOTAL DWELLING UNITS



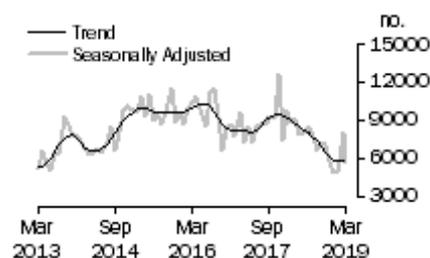
The trend estimate for Australia fell 0.6% in March.

NUMBER OF PRIVATE SECTOR HOUSES



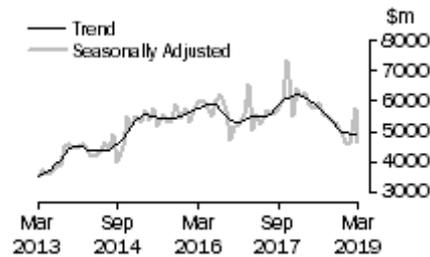
The trend estimate for private sector houses approved fell 1.4% in March.

NUMBER OF PRIVATE SECTOR DWELLINGS EXCLUDING HOUSES



The trend estimate for private sector dwelling units excluding houses rose 0.8% in March.

VALUE OF NEW RESIDENTIAL BUILDING



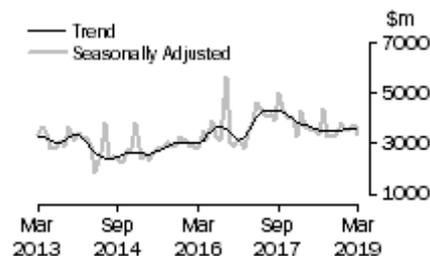
The trend estimate for the value of new residential building approved rose 0.3% in March after falling for 13 months.

VALUE OF ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING



The trend estimate for the value of alterations and additions to residential building rose 1.2% in March and has risen for seven months.

VALUE OF NON-RESIDENTIAL BUILDING

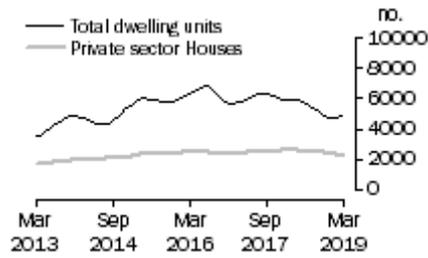


The trend estimate for the value of non-residential building approved fell 0.6% in March after rising for six months.

Dwelling Units Approved, State Trends

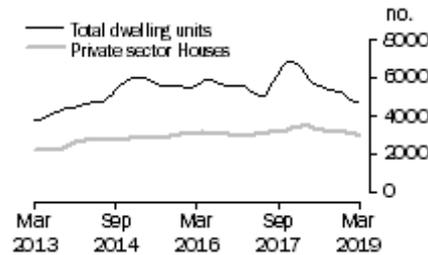
DWELLING UNITS APPROVED STATE TRENDS

NEW SOUTH WALES



The trend estimate for total number of dwelling units approved in New South Wales rose 0.8% in March. The trend estimate for the number of private sector houses fell 3.4% in March.

VICTORIA



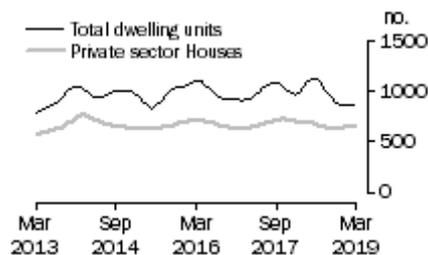
The trend estimate for total number of dwelling units approved in Victoria fell 3.5% in March. The trend estimate for the number of private sector houses fell 1.8% in March.

QUEENSLAND



The trend estimate for total number of dwelling units approved in Queensland fell 1.4% in March. The trend estimate for the number of private sector houses fell 0.9% in March.

SOUTH AUSTRALIA



The trend estimate for total number of dwelling units approved in South Australia rose 0.4% in March. The trend estimate for the number of private sector houses rose 0.9% in March.

WESTERN AUSTRALIA



The trend estimate for total number of dwelling units approved in Western Australia rose 3.8% in March. The trend estimate for the number of private sector houses rose 1.0% in March.

Article Archive

Article archive

Growth in approvals, December 2018 (cat. no. 8731.0)

Change in composition of dwelling approvals, July 2016 (cat. no. 8731.0)

Implementation of the Australian Statistical Geography Standard in ABS Building Approvals collection, April 2011 (cat. no. 8731.0)

Average floor area of new residential dwellings, February 2010 (cat. no. 8731.0)

Average quarterly completion times for new houses, July 2008 (cat. no. 8731.0)

Changes in the mix of dwelling types, April 2008 (cat. no. 8731.0)

Average floor area of new residential dwellings, February 2008 (cat. no. 8731.0)

Are we building on smaller blocks?, July 2004 (cat. no. 8731.0)

Focus on the South Australian Construction Industry, June 2004 (cat. no. 8731.0)

Focus on the Tasmanian Construction Industry, June 2004 (cat. no. 8731.0)

Focus on the Queensland Construction Industry, May 2004 (cat. no. 8731.0)

Focus on the Victorian Construction Industry, April 2004 (cat. no. 8731.0)

Engineering Construction, March 2004 (cat. no. 8731.0)

Focus on the New South Wales Construction Industry, February 2004 (cat. no. 8731.0)

Average floor area of new dwellings, December 2003 (cat. no. 8731.0)

Work done on housing jobs each quarter, March 2003 (cat. no. 8731.0)

Inner city development, December 2002 (cat. no. 8731.0)

Functional classification of buildings, August 2002 (cat. no. 8731.0)

Building activity in Sydney and Melbourne, July 2002 (cat. no. 8731.0)

Changes in the mix of dwelling types, May 2002 (cat. no. 8731.0)

Construction Industry information, April 2002 (cat. no. 8731.0)

Average value of new houses, March 2002 (cat. no. 8731.0)

Largest and fastest growing areas in Australia, November 2001 (cat. no. 8731.0)

Functional classification of buildings, August 2001 (cat. no. 8731.0)

Average floor area of new dwellings, July 2001 (cat. no. 8731.0)

Identifying growth areas, May 2001 (cat. no. 8731.0)

Additional Building and Construction feature articles can be found in Feature Articles by Catalogue Number.

About this Release

Provides the number and value of dwelling units approved by sector (public/private) and by state, number and value of new houses, new other residential dwelling units approved by type of building, and the number and value of non-residential building jobs approved by type of building (i.e. by function such as 'retail and wholesale trade', 'offices') and value ranges. State data includes the number of private sector houses approved; number and value of new other residential dwellings by type of building such as flats, units or apartments in a building of one or two storeys; number and value of non-residential building jobs by type of building and sector; and for Greater Capital City Statistical Areas, the total number of dwelling units approved broken down by Houses, Dwellings Excluding Houses and Total Dwelling Units. Seasonally adjusted and trend estimates by state are included for the number of dwelling units and value of building approved. The quarterly value of building approved is shown in chain volume measure terms. Small geographic area data cubes are presented for Statistical Areas Level 2 and Local Government Areas. Small area data cubes will be released in an "Additional information" release five business days after the main publication.

History of Changes

This document was added 10/05/2019.

10/05/2019 - As advertised in the main release of this publication on 3 May, 2019, this additional information release contains the small area Excel data cubes and SuperTable data cubes for the 2017-18 to 2018-19 financial years.

Dwelling approvals fall in March (Media Release)

3 May 2019

MEDIA RELEASE
Embargoed 11:30am (AEDT)
Dwelling approvals fall in March

The number of dwellings approved in Australia fell by 0.6 per cent in March 2019, in trend terms, according to data released by the Australian Bureau of Statistics (ABS) today.

"The overall decrease was driven by private sector houses, which declined 1.4 per cent in

trend terms," said Justin Lokhorst, Director of Construction Statistics at the ABS. "However, private dwellings excluding houses rose by 0.8 per cent".

Among the states and territories, total dwelling approvals fell in Victoria (3.5 per cent) and Queensland (1.4 per cent) in trend terms. Increases were recorded in the Australian Capital Territory (4.8 per cent), the Northern Territory (3.9 per cent), Western Australia (3.8 per cent), New South Wales (0.8 per cent) and South Australia (0.4 per cent). Tasmania was flat.

Approvals for private sector houses fell 1.4 per cent nationally in trend terms. Declines were recorded in the three largest states: New South Wales (3.4 per cent), Victoria (1.8 per cent) and Queensland (0.9 per cent), while increases were recorded in Western Australia (1.0 per cent) and South Australia (0.9 per cent).

In seasonally adjusted terms, total dwellings declined by 15.5 per cent in March, largely driven by falls in New South Wales (27.4 per cent) and Victoria (27.0 per cent). The decline was led by private dwellings excluding houses which fell 30.6 per cent, while private house approvals decreased 3.2 per cent.

The value of total building approved was flat in March, in trend terms. The value of residential building rose 0.4 per cent, while non-residential building fell 0.6 per cent.

Further information is available in Building Approvals, Australia (cat no. 8731.0) on the ABS website at <https://www.abs.gov.au>.

Media note:

- When reporting ABS data, the Australian Bureau of Statistics (or ABS) must be attributed as the source.
- For media requests and interviews, contact the ABS Communications Section on 1300 175 070 (8.30am - 5pm Mon-Fri).
- Subscribe to our email notification service and receive media releases or products sent to you on release.

Explanatory Notes

Explanatory Notes

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

- permits issued by local government authorities and other principal certifying authorities;
- contracts let or day labour work authorised by commonwealth, state, semi-government and local government authorities; and
- major building approvals in areas not subject to normal administrative approval e.g. building on remote mine sites.

3 The scope of the collection comprises the following:

- construction of new buildings;
- alterations and additions to existing buildings;
- approved non-structural renovation and refurbishment work; and
- approved installation of integral building fixtures.

4 Construction activity not defined as building (e.g. roads, bridges, railways, earthworks, etc.) are excluded. Statistics for this activity can be found in Engineering Construction Activity, Australia (cat. no. 8762.0).

5 The coverage of these statistics has changed over time:

- From July 1990, the statistics include all approved residential building valued at \$10,000 or more and all approved non-residential building valued at \$50,000 or more.
- From July 1988 to June 1990, the statistics include all approved residential building valued at \$10,000 or more and all approved non-residential building valued at \$30,000 or more.
- From July 1975 to June 1988, the statistics include all approved residential and non-residential building valued at \$10,000 or more.
- Up to June 1975, the statistics include all approved new building, and alterations and additions involving a structural change or floor area expansion.

ROUNDING AND AGGREGATION

6 Estimates in this publication are rounded and this may result in discrepancies between the sums of component items and their totals. Percentage movements are calculated from data at the level of precision presented in this publication i.e. to the nearest integer for 'Number of dwellings' data, and to the nearest \$1,000 for 'Value of approval' data.

7 In some series relating to the number of dwellings, there are discrepancies between the sums of component items (state/territory) and their totals (Australia). This affects data in some months from July 1983 to July 1985, where original unit record data is no longer available to correct the aggregation. Where a discrepancy occurs, the state/territory-level data will be more accurate.

REVISIONS TO ORIGINAL DATA

8 The information provided to the Australian Bureau of Statistics (ABS) and included in estimates for any month may be revised or corrected in later months. This can occur as a result of corrections made by a provider of data, the late provision of approval records and, occasionally, by approvals being identified after construction work has commenced. Where revisions or corrections are made to the original data for prior months, the aggregate impact on dwelling approval estimates are provided on the Summary tab under 'REVISIONS THIS MONTH'.

VALUE DATA

9 Statistics on the value of building work approved are derived by aggregating the estimated 'value of building work when completed' as reported on building approval documents provided to local councils or other building approval authorities. Conceptually these value data should exclude the value of land and landscaping but include site preparation costs associated with

building activity. These estimates are usually a reliable indicator of the completed value of 'houses'. However, for other buildings they can differ significantly from the completed value of the building as final costs and contracts have often not been established before council approval is sought and gained.

10 The ABS generally accepts values provided by approving bodies. Every effort is made to ensure data are provided on a consistent basis, however, there may be instances where value reported does not reflect the building completion value. For example, the reported value for most project homes is the contract price, which may include the cost of site preparation and landscaping. In other cases where a builder is contracted to construct a dwelling based on the owner's plans, the value may only be the builder's costs. Some data providers do not use the value on approval documents, instead deriving a value based on floor area and type of structure.

11 From July 2000, value data includes the Goods and Services Tax (GST) for residential and non-residential building approvals.

BUILDING JOB DATA

12 In these statistics a 'building job' is a construction project comprising work to one or more buildings. Building jobs data are based on the building approval records within the scope of the collection received each month.

OWNERSHIP

13 Building ownership is classified as either public or private sector and is based on the sector of the intended owner of the completed building at the time of approval. Residential buildings constructed by private sector builders under government housing authority schemes are classified as public sector when the authority has contracted, or intends to contract, to purchase the building on or before completion.

BUILDING CLASSIFICATIONS

14 Building approvals are classified by Type of Building (e.g. 'residential', 'non-residential') and by Type of Work.

15 Type of Building is the building's intended predominant function according to the ABS Functional Classification of Buildings 1999 (Revision 2011) (cat. no. 1268.0.55.001).

- Except where specified in the Functional Classification of Buildings, a building which is ancillary to other buildings, or forms a part of a group of related buildings, is classified to the function of the building and not to the function of the group as a whole. For example, in the case of a factory complex, a detached administration building would be classified to Offices, a detached cafeteria building to Retail/wholesale trade, while factory buildings would be classified to Factories. An exception to this rule is the treatment of group accommodation buildings where, for example, a student accommodation building on a university campus would be classified to Educational.
- For a significant multi-function building which at the time of approval is intended to have more than one purpose (e.g. a hotel/shops/casino project), the ABS endeavours to split the approval details according to each main function. Where this is not possible because separate details cannot be obtained, the building is classified to the predominant function of the building.

16 Type of Work consists of 'new', 'alterations and additions', and 'conversions'. Conversions

are considered to be a special type of alteration, and these jobs have been separately identified as such from the July 1996 reference month, though they have only appeared separately in this publication from the January 1998 issue. Prior to that issue, conversions were published as part of the 'Conversions, etc.' category or included elsewhere within a table.

SEASONAL ADJUSTMENT AND TREND ESTIMATES

17 Seasonal adjustment is a means of removing the estimated effects of seasonal and calendar related variation from a series so that the effects of other influences can be more clearly recognised. It does not remove the effect of irregular or other influences (e.g. the approval of large projects or a change in the administrative arrangements of approving authorities).

18 State/territory series are seasonally adjusted independently of the Australian series. In general, the sum of the state/territory estimates are reconciled to equal the Australian total estimates.

19 Seasonally adjusted estimates are produced by a seasonal adjustment method which takes account of the latest available original estimates. A detailed review of seasonal factors is conducted annually, generally prior to the release of data for May. The timing of this review may vary and when appropriate will be notified in the 'Data Notes' section of this publication.

20 The ABS produces trend estimates to best represent the underlying behaviour in a series. Trend estimates are created by smoothing seasonally adjusted series to reduce the impact of the irregular component of the seasonally adjusted series. Abnormally high or low values (outliers) are discounted or excluded from the trend estimates.

21 Seasonally adjusted and trend estimates may be revised as new periods of data become available. Generally, revisions become smaller over time. Revisions to original data may also lead to revisions to seasonally adjusted and trend estimates.

22 Care should be exercised when using the seasonally adjusted value of non-residential building jobs at the state level, due to the difficulties in estimating the seasonal pattern for these data series.

23 Further information on seasonally adjusted and trend estimates can be found in the ABS Information papers *An Introductory Course on Time Series Analysis - Electronic Delivery*, January 2005 (cat. no. 1346.0.55.001) and *A Guide to Interpreting Time Series - Monitoring Trends*, 2003 (cat. no. 1349.0).

CHAIN VOLUME MEASURES

24 Chain volume estimates reflect changes in the volume of building work approved after the direct effects of price changes have been eliminated. The chain volume measures appearing in this publication are annually reweighted chain Laspeyres indexes referenced to current price values in a chosen reference year.

25 Chain volume measures are released quarterly in the April, July, October and January issues. The reference year is updated annually in the October issue.

26 Chain volume measures do not, in general, sum exactly to the extrapolated total value of the components. Further information on the nature and concepts of chain volume measures is contained in the ABS Information Paper *Australian National Accounts, Introduction of Chain Volume Measures and Price Indexes*, September 1997 (cat. no. 5248.0).

GEOGRAPHIC CLASSIFICATION

27 Building approvals are classified to the Australian Statistical Geography Standard (ASGS), 2016 Edition (cat. no. 1270.0.55.001), effective from July 2011. Data from July 2001 to June 2011 is classified according to the 2011 edition of the ASGS.

28 From 1 July 2002, approvals in the Territories of Jervis Bay, Christmas Island and Cocos (Keeling) Islands are included in these statistics. Jervis Bay is included in New South Wales, while Christmas Island and Cocos (Keeling) Islands are included in Western Australia. This differs to their treatment in the ASGS, where these Territories are included in 'Other Territories'.

RELATED PUBLICATIONS

29 Users may also wish to refer to the following publications:

- Building Activity, Australia (cat. No. 8752.0)
- Construction Work Done, Australia, Preliminary (cat. no. 8755.0)
- Engineering Construction Activity, Australia (cat. no. 8762.0)
- Residential Property Price Indexes: Eight Capital Cities (cat. no. 6416.0)
- Housing Finance, Australia (cat. no. 5609.0)
- Producer Price Indexes, Australia (cat. no. 6427.0)
- Construction Activity: Chain Volume Measures, Australia (cat. no. 8782.0.65.001)

ABS DATA AVAILABLE ON REQUEST

30 As well as the statistics included in this and related publications, the ABS may have other relevant data available on request. Inquiries should be made to the National Information and Referral Service on 1300 135 070. The ABS Privacy Policy outlines how the ABS will handle any personal information that you provide to us.

Glossary

GLOSSARY

Accommodation

Buildings primarily providing short-term or temporary accommodation on a commercial basis. Includes:

- Self-contained, short-term apartments (e.g. serviced apartments);
- Hotels (predominantly accommodation), motels, boarding houses, cabins; and
- Other short-term accommodation n.e.c. (e.g. migrant hostels, youth hostels, lodges).

Aged care facilities

Building used in the provision or support of aged care facilities, excluding dwellings (e.g. retirement villages). Includes aged care facilities with and without medical care.

Agriculture/aquaculture

Buildings associated with agriculture and aquaculture activities, including bulk storage of produce (e.g. shearing shed, hay shed, shearers' quarters).

Alterations and additions

Building activity carried out on existing buildings. Includes alterations and additions to floor area, the structural design of a building, and affixing rigid components which are integral to the functioning of the building.

Building

A building is a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design is the provision for regular access by persons in order to satisfy its intended use.

Building job

A building job is a construction project comprising work to one or more buildings.

Commercial

Buildings primarily occupied with or engaged in commercial trade or work intended for commercial trade, including buildings used primarily in wholesale and retail trades, office and transport activities.

Conversion

Building activity which converts a non-residential building to a residential building (e.g. conversion of a warehouse to residential apartments).

Dwelling

A dwelling is a self-contained suite of rooms, including cooking and bathing facilities, intended for long-term residential use. A dwelling may comprise part of a building or the whole of a building. Regardless of whether they are self-contained or not, rooms within buildings offering institutional care (e.g. hospitals) or temporary accommodation (e.g. motels, hostels and holiday apartments) are not defined as dwellings. Such rooms are included in the appropriate category of non-residential building approvals. Dwellings can be created in one of four ways: through new work to create a residential building; through alteration/addition work to an existing residential building; through either new or alteration/addition work on non-residential building; or through conversion of a non-residential building to a residential building.

Dwellings excluding houses

Dwellings in other residential buildings and dwellings created in non-residential buildings.

Educational

Buildings used in the provision or support of educational services, including group accommodation buildings (e.g. classrooms, school canteens, dormitories).

Entertainment and recreation

Buildings used in the provision of entertainment and recreational facilities or services (e.g. libraries, museums, casinos, sporting facilities).

Factories

Buildings housing, or associated with, production and assembly processes of intermediate and

final goods.

Flats, units or apartments

Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.

Health

Buildings used in the provision of non-aged care medical services (e.g. nursing quarters, laboratories, clinics).

House

A detached building primarily used for long term residential purposes consisting of one dwelling unit. Includes detached residences associated with a non-residential building, and kit and transportable homes.

Industrial

Buildings used for warehousing and the production and assembly activities of industrial establishments, including factories and plants.

New

Building activity which will result in the creation of a building which previously did not exist.

Non-residential building

Buildings primarily intended for purposes other than long term residence.

Offices

Buildings primarily used in the provision of professional services or public administration (e.g. offices, insurance or finance buildings).

Other residential building

Buildings other than houses which are primarily used for long-term residential purposes. Other residential buildings includes: semidetached, row or terrace houses or townhouses; and flats, units or apartments.

Religious

Buildings used for or associated with worship or in support of programs sponsored by religious bodies (e.g. church, temple, church hall, religious dormitories).

Residential building

Buildings primarily used for long-term residential purposes. Residential buildings are categorised as houses or other residential buildings.

Retail/wholesale trade

Buildings primarily used in the sale of goods to intermediate and end users.

Semidetached, row or terrace houses, townhouses

Dwellings having their own private grounds with no other dwellings above or below.

Total residential building

Total residential building is comprised of houses and other residential building. It does not include dwellings in non-residential buildings.

Transport

Buildings primarily used in the provision of transport services. Includes:

- Passenger transport buildings (e.g. passenger terminals);
- Non-passenger transport buildings (e.g. freight terminals);
- Commercial car parks (excluded are those built as part of, and intended to service, other distinct building developments); and
- Other transport buildings n.e.c.

Warehouses

Buildings primarily used for storage of goods, excluding produce storage.

Abbreviations

ABBREVIATIONS

\$m	million dollars
ABS	Australian Bureau of Statistics
ACT	Australian Capital Territory
ASGC	Australian Standard Geographical Classification
ASGS	Australian Statistical Geography Standard
Aust.	Australia
FYTD	Financial Year to Date
GST	goods and services tax
n.e.c.	not elsewhere classified
no.	number
NSW	New South Wales
NT	Northern Territory
Qld	Queensland
SA	South Australia
Tas.	Tasmania
Vic.	Victoria
WA	Western Australia

List of Electronic Tables (Appendix)

APPENDIX LIST OF ELECTRONIC TABLES

ELECTRONIC TABLES

The following tables are available electronically via the ABS web site.

Note: not all series in the table go back to the earliest start date.

DWELLING UNITS

	Electronic table no.	Start date
Dwelling units approved, New South Wales	1	July 1983
Dwelling units approved, Victoria	2	July 1983
Dwelling units approved, Queensland	3	July 1983
Dwelling units approved, South Australia	4	July 1983
Dwelling units approved, Western Australia	5	July 1983
Dwelling units approved, all series, Australia	6	July 1983
Total dwelling units approved, state and territories, number	7	July 1983
Private sector houses approved, states and territories	8	July 1983
Dwelling units approved, states and territories, by type	9	July 1983
Dwelling units approved, by Greater Capital City Statistical Areas,Original	10	July 2001
Dwelling units approved, by sector, original, Australia	11	January 1956
Dwelling units approved, by sector, New South Wales	12	July 1970
Dwelling units approved, by sector, Victoria	13	July 1970
Dwelling units approved, by sector, Queensland	14	July 1970
Dwelling units approved, by sector, South Australia	15	July 1970
Dwelling units approved, by sector, Western Australia	16	July 1970
Dwelling units approved, by sector, Tasmania	17	July 1970
Dwelling units approved, by sector, Northern Territory	18	July 1970
Dwelling units approved, by sector, Australian Capital Territory	19	July 1970
Dwelling units approved in new residential buildings, original	20	January 1956
Value of dwelling units approved in new residential buildings, original	21	January 1956
Dwelling units approved in new residential buildings, number and value, New South Wales	22	January 1965
Dwelling units approved in new residential buildings, number and value, Victoria	23	January 1956
Dwelling units approved in new residential buildings, number and value, Queensland	24	January 1956
Dwelling units approved in new residential buildings, number and value, South Australia	25	January 1956
Dwelling units approved in new residential buildings, number and value, Western Australia	26	January 1956
Dwelling units approved in new residential buildings, number and value, Tasmania	27	January 1956
Dwelling units approved in new residential buildings, number and value, Northern Territory	28	January 1956
Dwelling units approved in new residential buildings, number and value, Australian Capital Territory	29	January 1965

VALUE

	Electronic table no.	Start date
Value of building approved, New South Wales	30	July 1970
Value of building approved, Victoria	31	July 1970
Value of building approved, Queensland	32	July 1970
Value of building approved, South Australia	33	July 1970
Value of building approved, Western Australia	34	July 1970
Value of building approved, Tasmania	35	July 1970
Value of building approved, Northern Territory	36	July 1970
Value of building approved, Australian Capital Territory	37	July 1970
Value of building approved, Australia	38	January 1956
Value of total building approved, states and territories	39	July 1973
Value of total residential approved, states and territories	40	July 1973
Value of non-residential building approved, states and territories	41	July 1970
Value of building approved, by sector	42	January 1961
Value of building approved, by sector, New South Wales	43	July 1970
Value of building approved, by sector, Victoria	44	July 1970
Value of building approved, by sector, Queensland	45	July 1970

Value of building approved, by sector, South Australia	46	July 1970
Value of building approved, by sector, Western Australia	47	July 1970
Value of building approved, by sector, Tasmania	48	July 1970
Value of building approved, by sector, Northern Territory	49	July 1970
Value of building approved, by sector, Australian Capital Territory	50	July 1970
Value of non-residential building approved, by sector, Australia	51	July 2000
Value of non-residential building approved, by sector, New South Wales	52	July 2000
Value of non-residential building approved, by sector, Victoria	53	July 2000
Value of non-residential building approved, by sector, Queensland	54	July 2000
Value of non-residential building approved, by sector, South Australia	55	July 2000
Value of non-residential building approved, by sector, Western Australia	56	July 2000
Value of non-residential building approved, by sector, Tasmania	57	July 2000
Value of non-residential building approved, by sector, Northern Territory	58	July 2000
Value of non-residential building approved, by sector, Australian Capital Territory	59	July 2000
Number of non-residential building jobs approved, by value range, New South Wales	60	July 2001
Number of non-residential building jobs approved, by value range, Victoria	61	July 2001
Number of non-residential building jobs approved, by value range, Queensland	62	July 2001
Number of non-residential building jobs approved, by value range, South Australia	63	July 2001
Number of non-residential building jobs approved, by value range, Western Australia	64	July 2001
Number of non-residential building jobs approved, by value range, Tasmania	65	July 2001
Number of non-residential building jobs approved, by value range, Northern Territory	66	July 2001
Number of non-residential building jobs approved, by value range, Australian Capital Territory	67	July 2001
Number of non-residential building jobs approved, by value range, Australia	68	July 2001
Value of non-residential building approved, by value range, New South Wales	69	July 2001
Value of non-residential building approved, by value range, Victoria	70	July 2001
Value of non-residential building approved, by value range, Queensland	71	July 2001
Value of non-residential building approved, by value range, South Australia	72	July 2001
Value of non-residential building approved, by value range, Western Australia	73	July 2001
Value of non-residential building approved, by value range, Tasmania	74	July 2001
Value of non-residential building approved, by value range, Northern Territory	75	July 2001
Value of non-residential building approved, by value range, Australian Capital Territory	76	July 2001
Value of non-residential building approved, by value range, Australia	77	July 2001

CHAIN VOLUME MEASURES

	Electronic table no.	Start date
Value of building approved, chain volume measures, Australia	78	September 1970
Value of building approved, chain volume measures, New South Wales	79	September 1985
Value of building approved, chain volume measures, Victoria	80	September 1985
Value of building approved, chain volume measures, Queensland	81	September 1985
Value of building approved, chain volume measures, South Australia	82	September 1985
Value of building approved, chain volume measures, Western Australia	83	September 1985
Value of building approved, chain volume measures, Tasmania	84	September 1985
Value of building approved, chain volume measures, Northern Territory	85	September 1985
Value of building approved, chain volume measures, Australian Capital Territory	86	September 1985

DATA CUBES

SuperTABLE format Excel format

Statistical Area 2, New South Wales, 2017-2018 to 2018-2019	available	available
Local Government Area 2, New South Wales, 2017-2018 to 2018-2019	available	available
Statistical Area 2, Victoria, 2017-2018 to 2018-2019	available	available
Local Government Area 2, Victoria, 2017-2018 to 2018-2019	available	available
Statistical Area 2, Queensland, 2017-2018 to 2018-2019	available	available
Local Government Area 2, Queensland, 2017-2018 to 2018-2019	available	available
Statistical Area 2, South Australia, 2017-2018 to 2018-2019	available	available
Local Government Area 2, South Australia, 2017-2018 to 2018-2019	available	available
Statistical Area 2, Western Australia, 2017-2018 to 2018-2019	available	available
Local Government Area 2, Western Australia, 2017-2018 to 2018-2019	available	available
Statistical Area 2, Tasmania, 2017-2018 to 2018-2019	available	available
Local Government Area 2, Tasmania, 2017-2018 to 2018-2019	available	available
Statistical Area 2, Northern Territory, 2017-2018 to 2018-2019	available	available
Local Government Area 2, Northern Territory, 2017-2018 to 2018-2019	available	available
Statistical Area 2, Australian Capital Territory, 2017-2018 to 2018-2019	available	available
Local Government Area 2, Australian Capital Territory, 2017-2018 to 2018-2019	available	available
Number and value (\$m) of approvals, states and territories	available	not available
Building Approvals, Data Items Available by Australian Statistical Geography Standard (ASGS)	not available	available

What If

WHAT IF...? REVISIONS TO TREND ESTIMATES

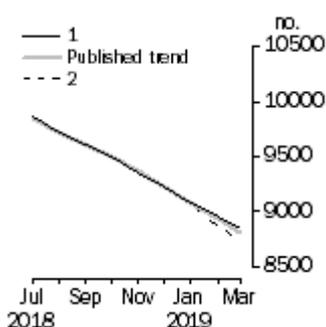
EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

TREND REVISIONS

Recent seasonally adjusted and trend estimates are likely to be revised when original estimates for subsequent months become available. The approximate effect of possible scenarios on trend estimates are presented below. Generally, the greater the volatility of the original series, the larger the size of the revisions to trend estimates. Analysis of the building approval original series has shown that they can be revised substantially. As a result, some months can elapse before turning points in the trend series are reliably identified.

The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the April seasonally adjusted estimate is higher than the March estimate by 2.5% for the number of private sector houses approved and 16.3% for private sector dwellings excluding houses approved; and that the April seasonally adjusted estimate is lower than the March estimate by 2.5% for the number of private sector houses approved and 16.3% for private sector dwellings excluding houses approved. These percentages represent the average absolute monthly percentage change for these series over the last ten years.

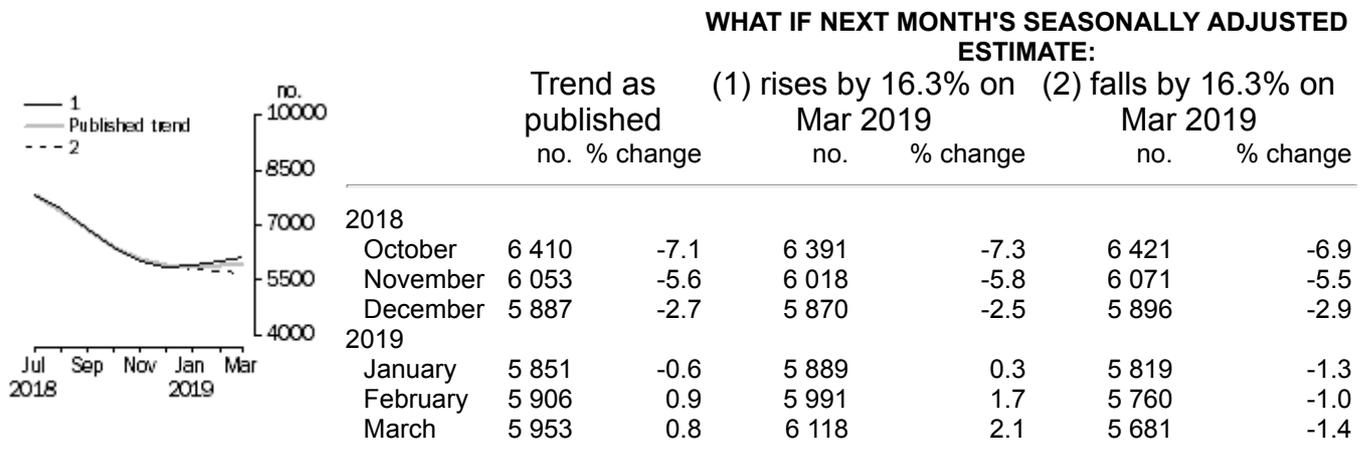
APPROVED PRIVATE SECTOR HOUSES



	WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:					
	Trend as published		(1) rises by 2.5% on Mar 2019		(2) falls by 2.5% on Mar 2019	
	no.	% change	no.	% change	no.	% change
2018						
October	9 498	-1.1	9 495	-1.2	9 504	-1.1
November	9 367	-1.4	9 364	-1.4	9 379	-1.3
December	9 225	-1.5	9 223	-1.5	9 230	-1.6
2019						

January	9 079	-1.6	9 084	-1.5	9 065	-1.8
February	8 936	-1.6	8 950	-1.5	8 886	-2.0
March	8 808	-1.4	8 835	-1.3	8 714	-1.9

APPROVED PRIVATE SECTOR DWELLINGS EXCLUDING HOUSES



Data Cubes (I-Note) - Data Cubes

Information about Building Approvals data cubes

The files under the data cubes heading contain data for small geographic areas in Excel and SuperTABLE formats. Excel files contain data for a financial year whereas SuperTABLE files contain data for individual months. Excel files open with all geographic areas displayed whereas the SuperTABLE files require users to specify those to display by using the "recode" option on the geography field (tip: hold the shift key and click the icon } to quickly view all the available geographic levels).

Please note that Building Approvals data are subject to revision. Data cubes are re-released each month including data for the latest month and revisions to data for previous months.

SuperTABLE data cubes

Number and Value (\$m) of Approvals, States and Territories is a SuperTABLE dataset containing state level data for all states/territories.

Classifications

State/Territories	All States & Territories
Reference Month	Monthly
Sector of Ownership	Private, Public, Total
Type of Building	Houses, Other Residential, Residential, Non-residential, Non-house and Total building
Type of Work	New, Alterations & additions (incl. conversions and refurbishments), Total work
Data Items	Value of approval (\$m), Number of dwelling units (no.)

Statistical Area 2s: State are SuperTABLE datasets containing Statistical Area 2, Statistical Area 3, Statistical Area 4, and Greater Capital City Statistical Area data for that state/territory

for each month.

Note SuperTABLE does not distinguish between cells containing the value zero ('0') and cells unavailable for publication ('np'); these all appear in the SuperTABLE datacubes as '-'. As a result, manual aggregation containing such cells should be treated with caution.

The table below shows which cross classifications are available. Therefore if any of the cells for these cross-classifications appear as '-' users can assume the value is 'nil or rounded to zero, including null cells'. For all other instances, users should assume the value is 'not available for publication but included in totals where applicable, unless otherwise indicated'.

Building Type	Sector of Ownership	Type of Work	Variables
Houses	Private/Public/Total	New/Total	Number of dwellings and Value of Approval (\$000)
Semi-detached, row or terrace houses, townhouses - One storey	Private/Public/Total	New	Number of dwellings and Value of Approval (\$000)
Semi-detached, row or terrace houses, townhouses - Two storey	Private/Public/Total	New	Number of dwellings and Value of Approval (\$000)
Semi-detached, row or terrace houses, townhouses - Total	Private/Public/Total	New	Number of dwellings and Value of Approval (\$000)
Flats units or apartments - In a one or two storey block	Private/Public/Total	New	Number of dwellings and Value of Approval (\$000)
Flats units or apartments - In a three storey block	Private/Public/Total	New	Number of dwellings and Value of Approval (\$000)
Flats units or apartments - In a four or more storey block	Private/Public/Total	New	Number of dwellings and Value of Approval (\$000)
Flats units or apartments - Total including those attached to a house	Private/Public/Total	New	Number of dwellings and Value of Approval (\$000)
Total Other Residential	Private/Public/Total	New	Number of dwellings and Value of Approval (\$000)
Total Residential	Private/Public/Total	New/Alterations and additions/Conversions/Alterations and additions including conversions/Total	Number of dwellings and Value of Approval (\$000)
Retail and Wholesale Trade	Private/Public/Total	Total	Value of Approval (\$000)

Buildings			
Transport Buildings	Private/Public/Total	Total	Value of Approval (\$000)
Offices	Private/Public/Total	Total	Value of Approval (\$000)
Commercial Buildings nec	Private/Public/Total	Total	Value of Approval (\$000)
Commercial Buildings Total	Private/Public/Total	Total	Value of Approval (\$000)
Factories and other secondary production buildings	Private/Public/Total	Total	Value of Approval (\$000)
Warehouses	Private/Public/Total	Total	Value of Approval (\$000)
Agricultural and aquacultural buildings	Private/Public/Total	Total	Value of Approval (\$000)
Other Industrial buildings nec	Private/Public/Total	Total	Value of Approval (\$000)
Industrial Buildings Total	Private/Public/Total	Total	Value of Approval (\$000)
Education Buildings	Private/Public/Total	Total	Value of Approval (\$000)
Religion Buildings	Private/Public/Total	Total	Value of Approval (\$000)
Aged care facilities	Private/Public/Total	Total	Value of Approval (\$000)
Health buildings	Private/Public/Total	Total	Value of Approval (\$000)
Entertainment and recreation buildings	Private/Public/Total	Total	Value of Approval (\$000)
Short term accommodation buildings	Private/Public/Total	Total	Value of Approval (\$000)
Other non-residential nec	Private/Public/Total	Total	Value of Approval (\$000)
Other Non-Residential Total	Private/Public/Total	Total	Value of Approval (\$000)
Total non-residential	Private/Public/Total	Total	Number of Dwellings and Value of Approval (\$000)
Dwellings excluding new residential	Private/Public/Total	Total	Number of Dwellings and Value of Approval (\$000)
Dwellings excluding new houses	Private/Public/Total	Total	Number of Dwellings and Value of Approval (\$000)
Total	Private/Public/Total	Total	Number of

Dwellings and Value of Approval (\$000)

Local Government Areas: State, Year are SuperTABLE datasets containing Local Government Area data for that state/territory for each month in the relevant year.

Classifications

Geographic Classification
Reference Month
Sector of Ownership
Type of Building

Type of Work

Data Items

Local Government Area (LGA) and State Monthly (yyyy refers to the financial year)
Private, Public, Total
Houses, Other residential, Residential, Non-residential, Total building
New, Alterations & additions (incl. conversions and refurbishments), Total work
Value of approval (\$000's), Number of dwelling units (no.), Selected value and dwelling ranges

All cross tabulation available for SA2 are available at the LGA level, as well the additional data items detailed in the table below.

Building Type	Sector of Ownership	Type of Work	Variables
Houses	Private/Public/Total	New	Number of Jobs, Dwellings and Value of Approval (\$000) by dwelling and value ranges
Total Other Residential	Private/Public/Total	New	Number of Jobs, Dwellings and Value of Approval (\$000) by dwelling and value ranges
Total Residential	Private/Public/Total	New	Number of Jobs, Dwellings and Value of Approval (\$000) by dwelling and value ranges
Commercial Buildings Total	Private/Public/Total	Total	Number of Jobs, Value of Approval (\$000) by value ranges
Industrial Buildings Total	Private/Public/Total	Total	Number of Jobs, Value of Approval (\$000) by value ranges
Other Non-Residential Total	Private/Public/Total	Total	Number of Jobs, Value of Approval (\$000) by value ranges
Total non-residential	Private/Public/Total	Total	Number of Jobs, Value of Approval (\$000) by value ranges

Validation Table for use with SuperTABLE data cubes

The validation table is an Excel spreadsheet containing state level data for checking purposes when using SuperTABLE datasets. It is VERY IMPORTANT to check totals from tables created against the validation table to ensure you have extracted correct data. Each classification must be added to the table or over-counting will result. If a classification is not added to the table, all levels or components of that classification will be added together. As some classifications contain subtotals and totals already, this will result in some records being counted more than once. Therefore, even if a classification is not required in the table, at least one category should be subset and added to the table. For example, if the Public/Private sector split is not required you should still add the Total category for this classification or SuperTABLE will add the Public, Private and Total categories together for the number and value data in the table resulting in double-counting.

Previous financial year Statistical Area 2 (SA2) SuperTABLE data cubes

For SA2 data cubes for financial years 2001-02 to 2010-11 see the January 2014 issue of Building Approvals, Australia (cat.no. 8731.0).

For SA2 data cubes for financial years 2011-12 to 2014-15 see the January 2017 issue of Building Approvals, Australia (cat.no. 8731.0).

For SA2 data cubes for financial years 2015-16 to 2016-17 see the January 2019 issue of Building Approvals, Australia (cat.no. 8731.0).

Excel Spreadsheets

Statistical Area 2s: State, Year are Excel spreadsheets containing Statistical Area 2 data for that state/territory for the relevant year.

Information available

Geographic Classification	Statistical Area 2 (SA2), Statistical Area 3 (SA3), Statistical Area 4 (SA4), Greater Capital City Statistical Area and State
Time period	Total year, or year to date for the current financial year
Data items	New houses (number and value) New other residential building (number and value) Total dwellings (number) Alterations and additions to residential buildings (value) Total residential building (value) Non-residential building (value) Total building (value)

Local Government Areas: State, Year are Excel spreadsheets containing Local Government Area data for that state/territory for the relevant year.

Information available

Geographic Classification	Local Government Area (LGA) and State
Time period	Total year, or year to date for the current financial year
Data items	New houses (number and value) New other residential building (number and value) Total dwellings (number)

Alterations and additions to residential buildings (value)
Total residential building (value)
Non-residential building (value)
Total building (value)

Volatility of Local Government Area and Statistical Area 2 Data

Note that the estimates for small areas vary from month to month and caution should be used in drawing conclusions from monthly movements.

For Further Information

For any queries about the Buildings data in the cubes, please contact the National Information and Referral Service 1300 135 070. The ABS Privacy Policy outlines how the ABS will handle any personal information that you provide to us.

Quality Declaration - Summary

INSTITUTIONAL ENVIRONMENT

For information on the institutional environment of the Australian Bureau of Statistics (ABS), including the legislative obligations of the ABS, financing and governance arrangements, and mechanisms for scrutiny of ABS operations, please see ABS Institutional Environment.

RELEVANCE

The Building Approvals collection gathers data on a monthly basis relating to the number and value of residential and non-residential building approvals, from information provided by approving authorities. Data collected are available as part of the normal administrative building approval process, and are generally readily available from the relevant local government or other approving authority.

The collection is a census of all approved building jobs (above specified value limits) and comprises the following activities:

- construction of new buildings
- alterations and additions to existing buildings
- approved non-structural renovation and refurbishment work
- approved installation of integral building fixtures.

For the purposes of this collection, a building is a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design is the provision for regular access by persons in order to satisfy its intended use.

Buildings are classified by ownership, based on the sector (public or private) of the intended owner of the completed building at the time of approval. They are further classified by Type of Building (e.g, "residential", "non-residential") and by Type of Work ("new", "alterations and additions" and "conversions").

TIMELINESS

Building Approvals, Australia (cat. no. 8731.0) is issued monthly and released 4-5 weeks after the reference month. A supplementary release of small area Building Approvals data occurs up to 10 working days after the main publication is released.

ACCURACY

The Building Approvals collection is a census and hence is not subject to sampling error. However, issues such as coverage of reporting authorities and completeness and timeliness of reporting, as well as the quality of the data reported, do exist.

Building Approvals data is collected as administrative by-product from local government and other reporting authorities and can be sensitive to changes in legislation and administrative practices which can vary from State to State.

The introduction of private certification introduced another step in the building approval process. Private certifiers lodge approval details with reporting authorities, who then load them to their systems and report all building approvals in their jurisdiction to the ABS. This extra step can cause a lag in the provision of building approvals to the ABS. This can mean, for some authorities, that complete data for a particular month is not available until the following month.

Revisions as a result of data collection problems are made to Building Approval estimates. There are a number of reasons for data collection problems such as reporting authorities experiencing problems with their processing systems, reporting incomplete data and not reporting within the correct time frame. In these cases an estimate is included for that month. Overall, revisions are generally confined to the last 12-18 months, depending on their significance.

Value data reported for houses are generally a reliable indicator of the completed value, but for "other residential buildings" and "non-residential buildings" they can differ significantly from the completed value of the building. This is because final costs and contracts have not been established before council approval is gained.

COHERENCE

Most data are directly comparable over different collection cycles. The original estimates of the number and value of dwelling units approved, in new residential buildings, are available at the Australia level from January 1956.

The Type of Work classification refers to the building activity carried out: new, alterations and additions, or conversions. Up to and including the December 1997 issue of Building Approvals, Australia (cat. no. 8731.0), conversions were published as part of a category called "Conversions, etc". This category included dwellings created by:

- alterations and additions to residential buildings,
- conversion of non-residential buildings to residential buildings (i.e. "conversions"), and
- construction of non-residential buildings.

From the January 1998 issue onwards, the three components of "conversions, etc" are shown separately in their own right in some tables. However, the corresponding value of the dwellings created as part of the construction of non-residential buildings (the third component above) remains in the value of the appropriate non-residential building category.

The Value of Approval includes the 10% Goods and Services Tax (GST) from 1/07/2000. However, this is unlikely to have caused a significant one-off impact between June and July because it is likely that values inclusive of GST had been gradually included in the series for the 6 months or more leading up to 1/07/2000. This is because if a building job was not

expected to have been completed prior to 1/07/2000, then it was known that the portion not completed would be subject to the GST. For further discussion see the Technical Note "Factors that influence the valuation of building approvals" in the Building Approvals, Australia, Jul 2000 (cat. no. 8731.0).

The survey has adjusted to increasing current prices by adjusting the size of the approvals that are included in the collection. From July 1990 these statistics include:

- All approved residential building jobs (new and alterations and additions) valued at \$10,000 or more;
- All approved non-residential building jobs (new and alterations and additions) valued at \$50,000 or more.

INTERPRETABILITY

The major series estimates for this collection are available in original, seasonally adjusted and trend series. To find out more information on seasonal adjustment and trend estimates please see Timeseries Analysis Frequently Asked Questions or refer to the Explanatory Notes for Building Approvals, Australia (cat no. 8731.0).

Where it has been identified by a council or other approving authority that approvals submitted from its jurisdiction are on a GST-exclusive basis, the ABS has made adjustments to the data to ensure that values are consistent with other data collected and are inclusive of GST.

ACCESSIBILITY

Building approvals data is administrative by-product data that is available to the general public. However, the data is collected under authority of the Census and Statistics Act, and data published or made available can relate to individual building jobs approved. Information relating to individual approvals can be released under clause 2 (2) (d) of the Statistics Determination 1983.

Data cubes containing small area information are available from the ABS website. The data cubes are available at the Statistical Local Area level under the ASGC for financial years from 2001-02 to 2011-12. Data cubes at the Statistical Area 2 level of the ASGS are available for financial years from 2011-12 onwards.

If the information you require is not available as a standard product or service, then ABS Consultancy Services can help you with customised services to suit your needs. Inquiries should be made to the National Information and Referral Service on 1300 135 070. The ABS Privacy Policy outlines how the ABS will handle any personal information that you provide to us.

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