

# Building Approvals – April 2017

## ABS Cat. No. 8731.0

Publication Release Date: 30 May 2017 | Brief Release Date: 30 May 2017 | Next Brief Release Date: 3 July 2017



**ACT**  
Government

Chief Minister, Treasury and  
Economic Development

### Residential building approvals increased in April 2017

#### ACT (trend and original)

The trend *number* of residential building approvals in the ACT increased by 3.6 per cent in April 2017. Through the year<sup>1</sup> to April 2017, the trend *number* of residential building approvals in the ACT decreased by 32.1 per cent.

The *value* of residential building approvals decreased by 29.7 per cent in April 2017 (original data<sup>2</sup>). Through the year to April 2017, the *value* of residential building approvals increased by 16.4 per cent (original data).

#### National (seasonally adjusted)

The *number* of residential building approvals increased by 4.4 per cent in April 2017. Through the year to April 2017, the *number* of residential building approvals decreased by 17.2 per cent.

The *value* of residential building approvals increased by 8.2 per cent in April 2017. Through the year to April 2017, the *value* of residential building approvals decreased by 13.6 per cent.

#### Number of Residential Building Approvals, ACT and Australia, April 2017

State/Territory	Number	Change (%)	
		Monthly	tty <sup>2</sup>
ACT <sup>3</sup>	328	3.6	-32.1
Australia <sup>4</sup>	17,414	4.4	-17.2

Source: ABS Cat. No. 8731.0

#### Value of Building Approvals in the ACT (Original Data), April 2017

Type of Building	\$m	Change (%)	
		Monthly	tty <sup>2</sup>
Residential	93.2	-29.7	16.4
Non-residential	58.0	131.7	58.8
Total Building	151.2	-4.1	29.7

Source: ABS Cat. No. 8731.0

#### Commentary

The trend number of residential building approvals increased in April 2017, following six consecutive monthly declines.

The decline in the number of residential building approvals through the year to April 2017 was mainly due to a decrease in approvals for detached houses, partially offset by an increase in approvals for units, apartments and townhouses.

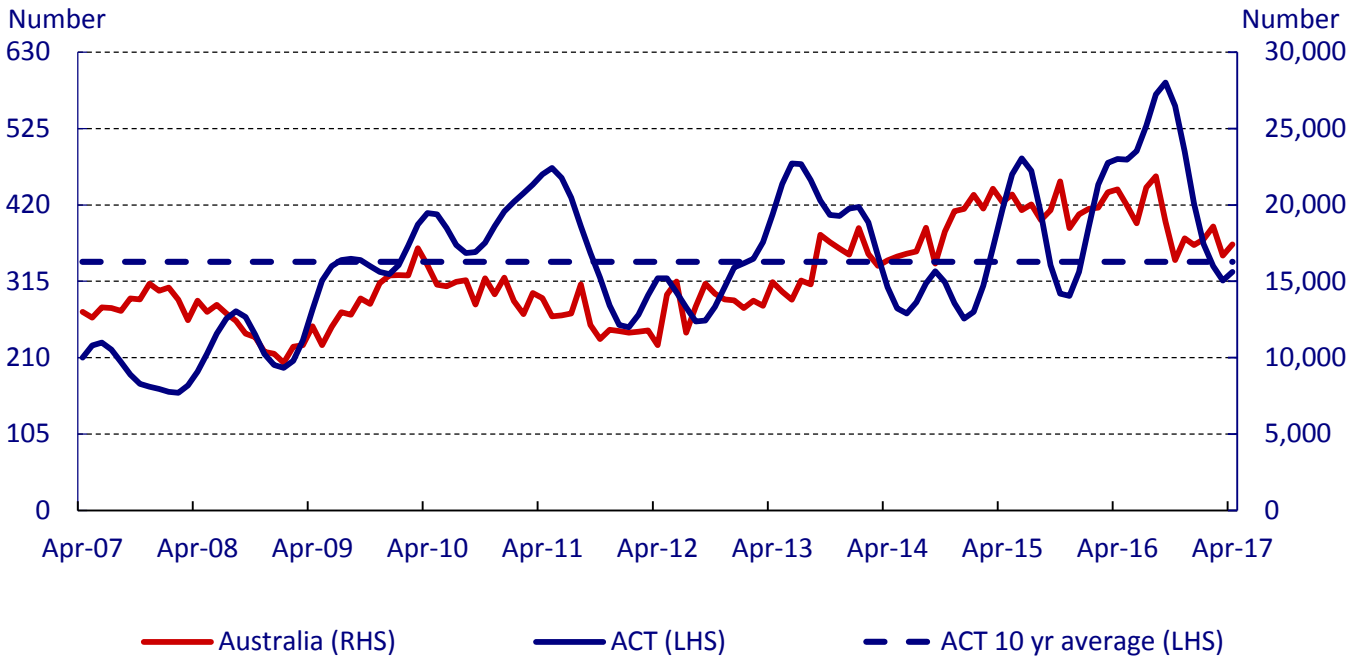
<sup>1</sup> Through the year (tty) growth is the percentage change from the same period in the previous year.

<sup>2</sup> Care should be taken when interpreting original data due to its volatility.

<sup>3</sup> The ACT number of building approvals is in trend terms. Care should be taken when interpreting the ACT data due to its volatility. Being a small jurisdiction, the number of building approvals is subject to the effects of high density dwellings, i.e. a single apartment project can significantly increase the total.

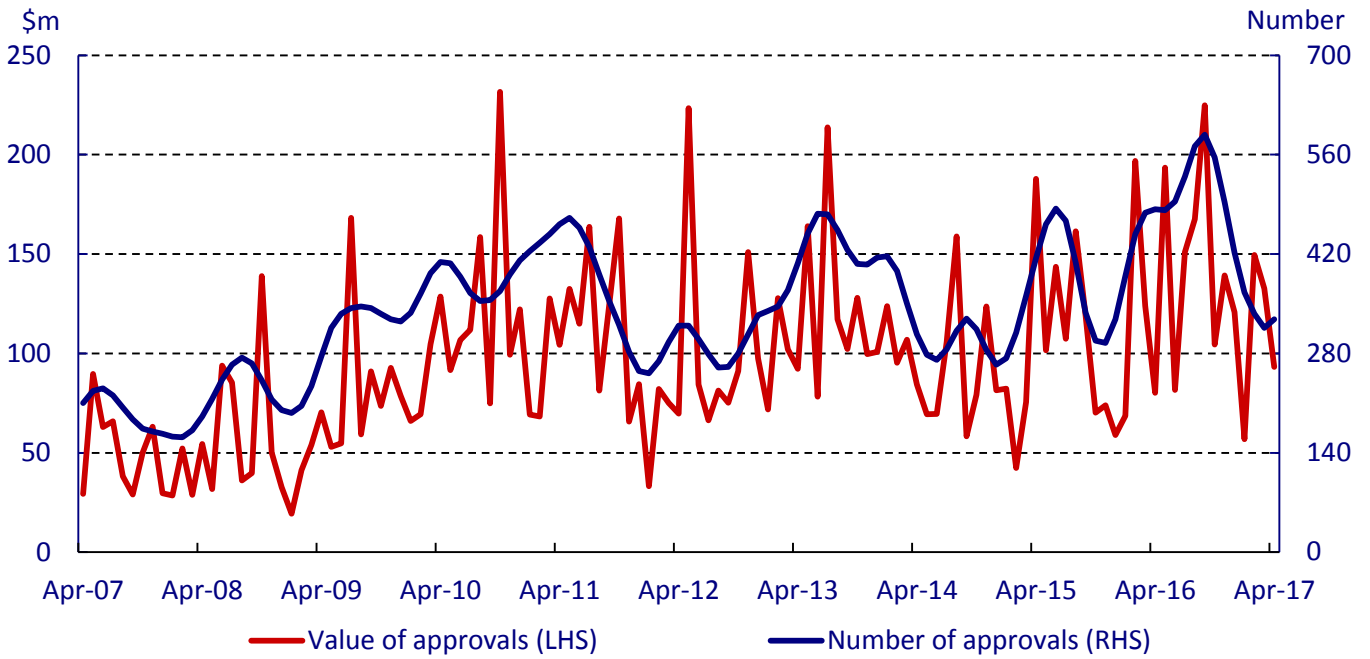
<sup>4</sup> The Australian number of building approvals is in seasonally adjusted terms.

### Number of Residential Building Approvals, Monthly Data



Source: ABS Cat. No. 8731.0

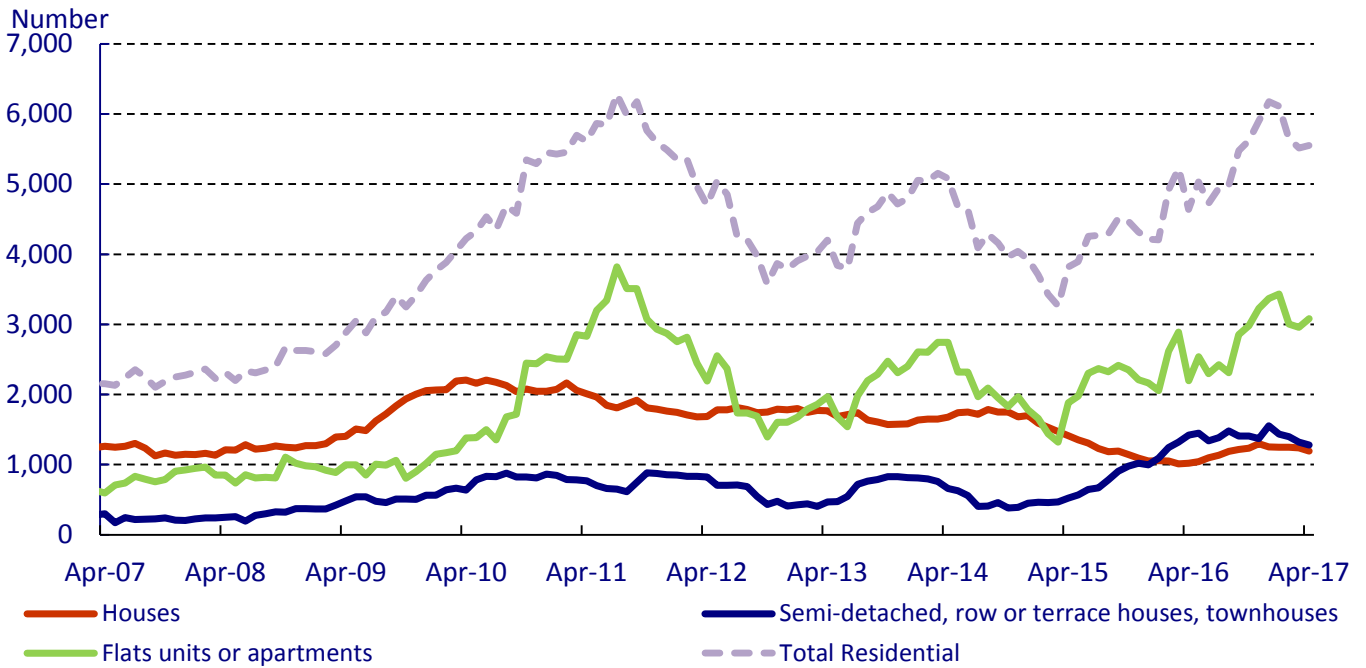
### Value<sup>5</sup> and Number of Residential Approvals in the ACT, Monthly Data



Source: ABS Cat. No. 8731.0

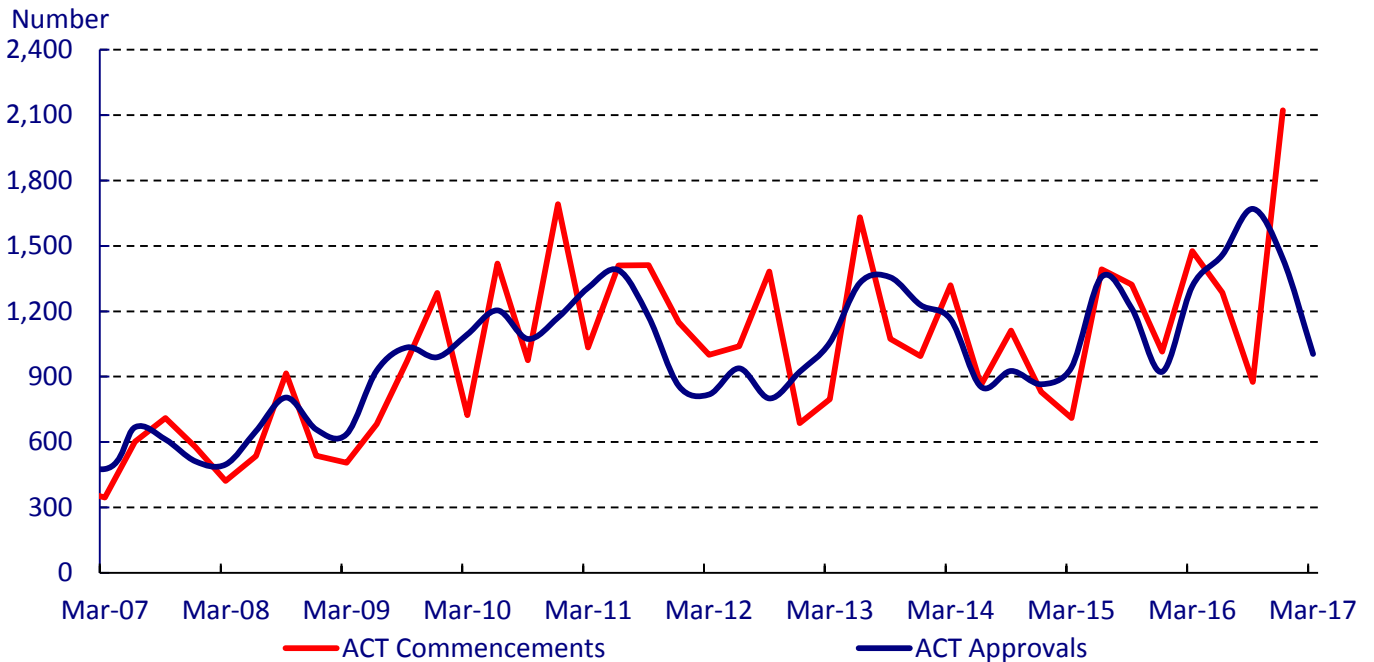
<sup>5</sup> The ACT value of building approvals is in original terms.

### Number of Residential Building Approvals by Building Type in the ACT, Original Data, 12 Month Moving Total



Source: ABS Cat. No. 8731.0

### Number of Building Commencements<sup>6</sup> and Residential Building Approvals in the ACT, Quarterly Data



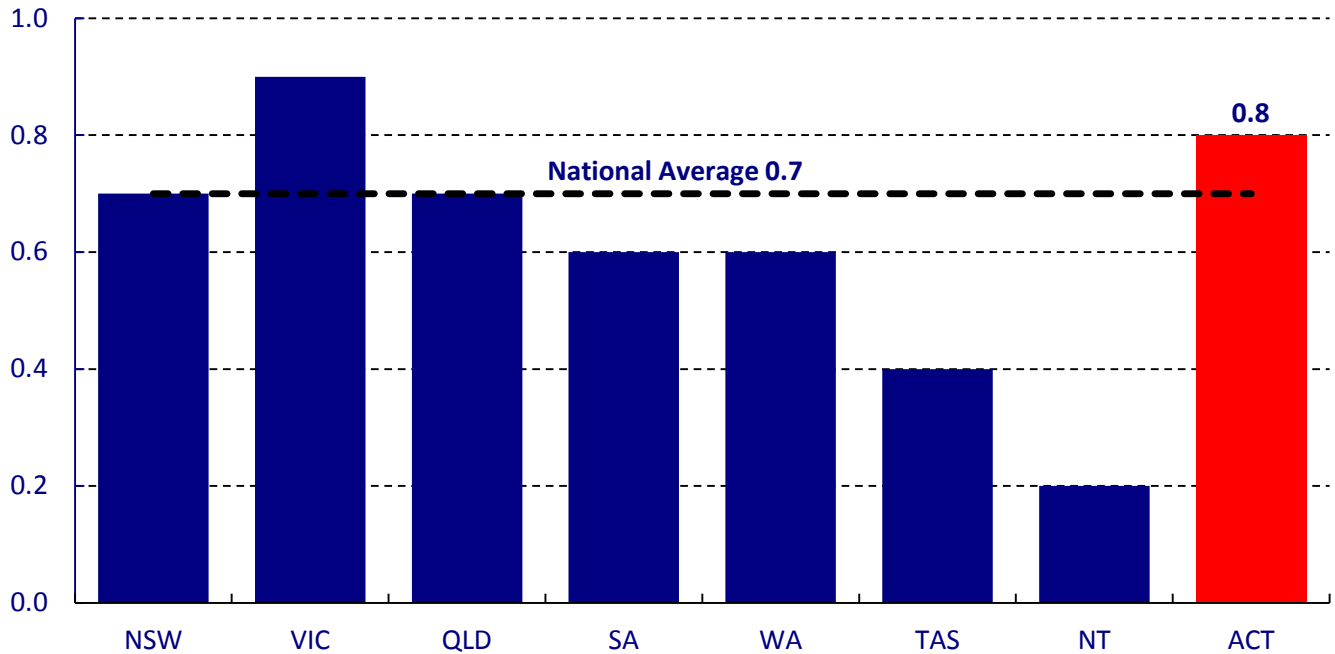
Source: ABS Cat. No. 8752.0 and 8731.0

<sup>6</sup> The dwelling commencement data is as of the December quarter 2016 in seasonally adjusted terms.

## Building Approvals per 1,000 Persons

The number of residential building approvals in the ACT was at 0.8 approvals per 1,000 persons in April 2017, slightly higher than the national average of 0.7 approvals per 1,000 persons.

### Residential Building Approvals per 1,000 Persons



Source: ACT Treasury calculation based on ABS Cat. No. 8731.0 and 3101.0.

**Note:** The number of residential building approvals per 1,000 persons is calculated by dividing the April 2017 residential building approvals (ABS Cat No. 8501.0) by the estimated resident population (ABS Cat No. 3101.0) as at 30 September 2016.

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### Definition

ABS estimates of building approvals are based on building permits issued by the appropriate certifying authorities.