

Building Approvals – July 2017

ABS Cat No 8731.0

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ACT
Government

Chief Minister, Treasury and
Economic Development

Residential building approvals increased in July 2017

ACT (trend and original)

The trend *number* of residential building approvals in the ACT increased by 9.0 per cent in July 2017. Through the year¹ to July 2017, the trend *number* of residential building approvals in the ACT decreased by 19.3 per cent.

The *value* of residential building approvals decreased by 13.4 per cent in July 2017 (original data²). Through the year to July 2017, the *value* of residential building approvals decreased by 14.8 per cent (original data).

National (seasonally adjusted)

The *number* of residential building approvals decreased by 1.7 per cent in July 2017. Through the year to July 2017, the *number* of residential building approvals decreased by 13.9 per cent.

The *value* of residential building approvals decreased by 2.2 per cent in July 2017. Through the year to July 2017, the *value* of residential building approvals decreased by 8.8 per cent.

Number of Residential Building Approvals, ACT and Australia, July 2017

State/Territory	Number	Change (%)	
		Monthly	tty ²
ACT ³	426	9.0	-19.3
Australia ⁴	18,299	-1.7	-13.9

Source: ABS Cat. No. 8731.0

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

Type of Building	\$m	Change (%)	
		Monthly	tty ²
Residential	131.8	-13.4	-14.8
Non-residential	44.2	-79.3	49.1
Total Building	176.0	-51.9	-4.6

Source: ABS Cat. No. 8731.0

Commentary

The trend number of residential building approvals increased for the fifth consecutive month. The monthly increase of 9.0 per cent (in trend terms) was driven by an increase in house approvals of 31. This was partly offset by a decline in unit approvals of 106³.

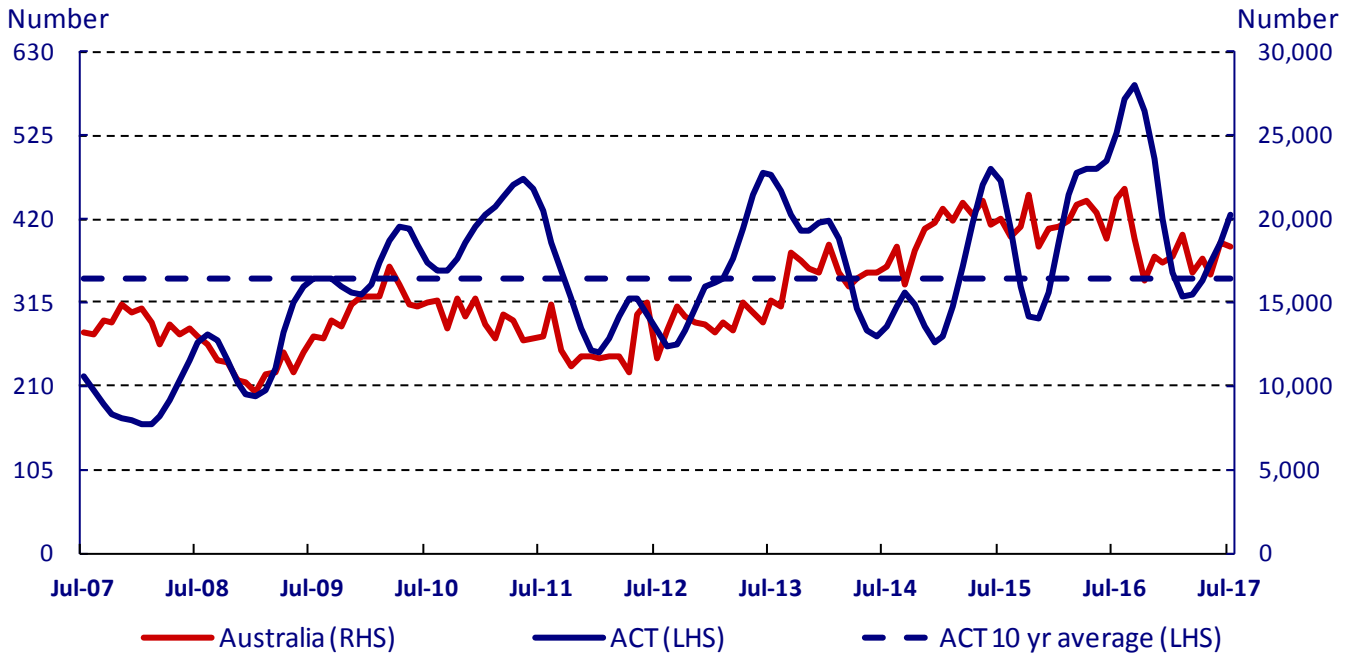
¹ Through the year (tty) growth is the percentage change from the same period in the previous year.

² Care should be taken when interpreting original data due to its volatility.

³ 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. In addition, the components of houses and units, which are in original terms, may not add to the total which is measured in trend terms.

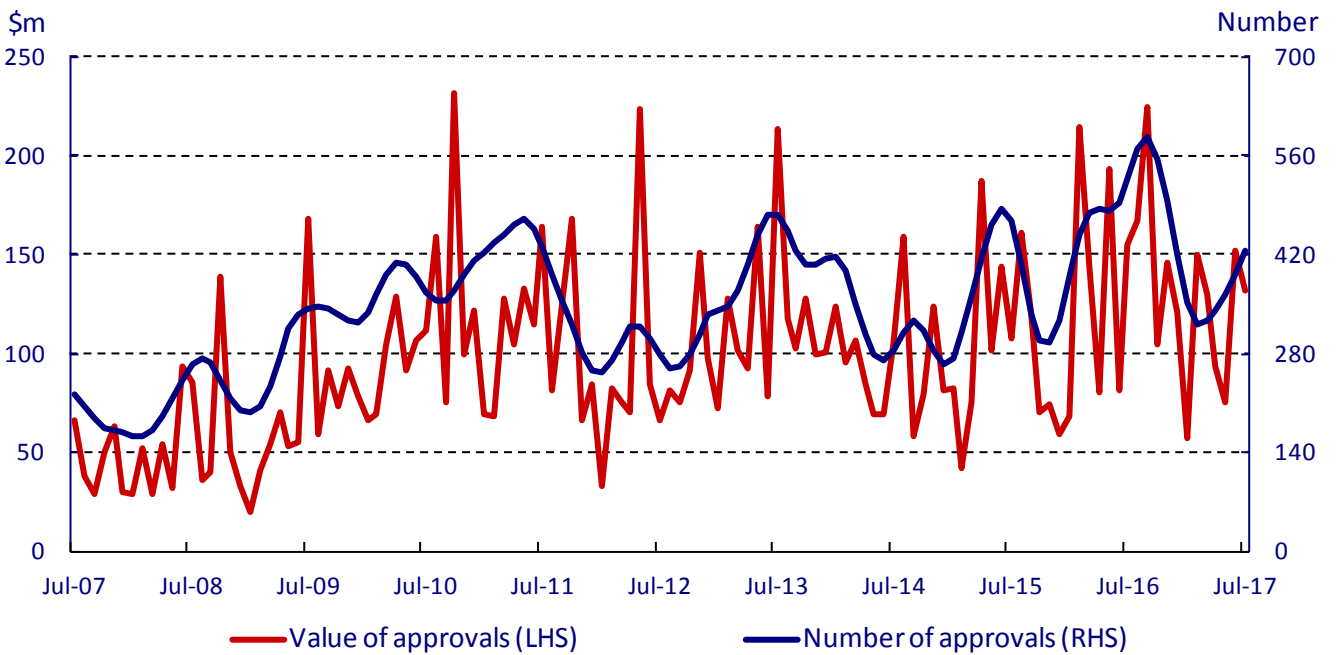
⁴ The Australian number of building approvals is in seasonally adjusted terms.

Number of Residential Building Approvals, Monthly Data



Source: ABS Cat. No. 8731.0

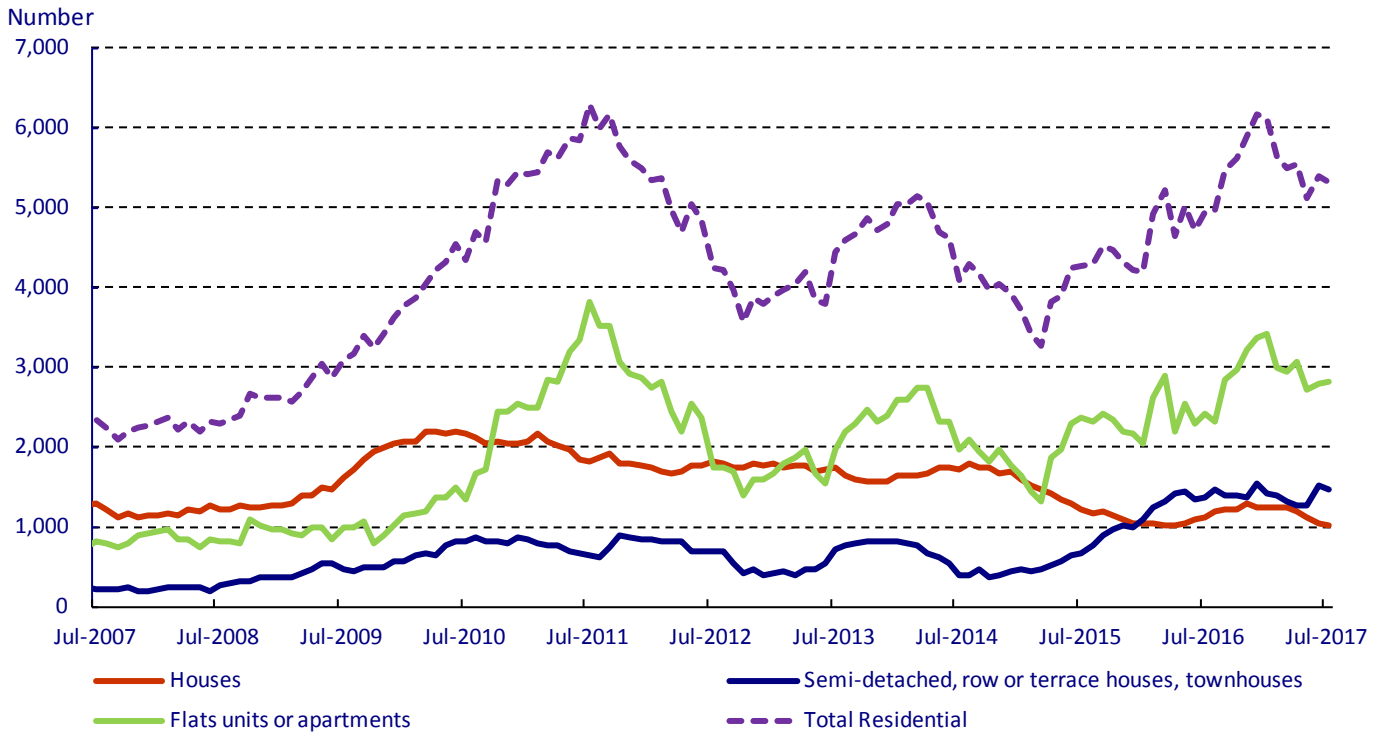
Value⁵ and Number of Residential Approvals in the ACT, Monthly Data



Source: ABS Cat. No. 8731.0

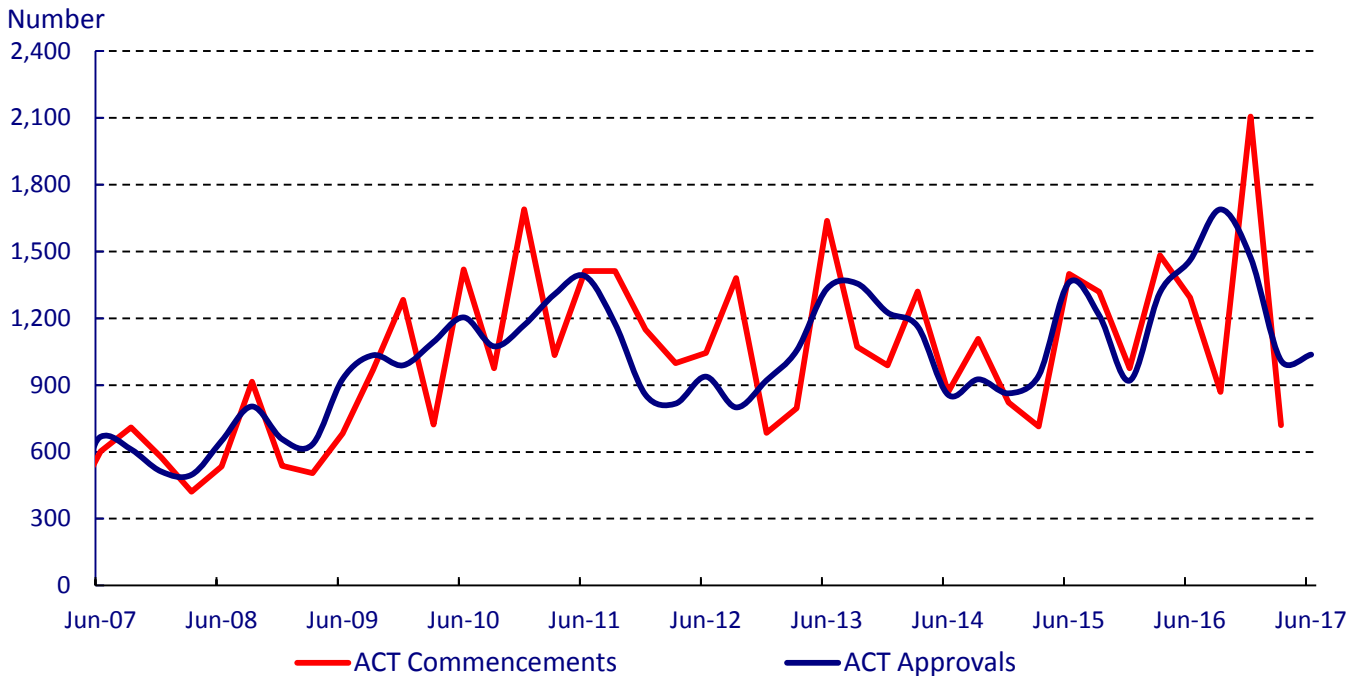
⁵ The ACT value of building approvals is in original terms.

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 Commencements⁶ and Residential Building Approvals in the ACT, Quarterly Data



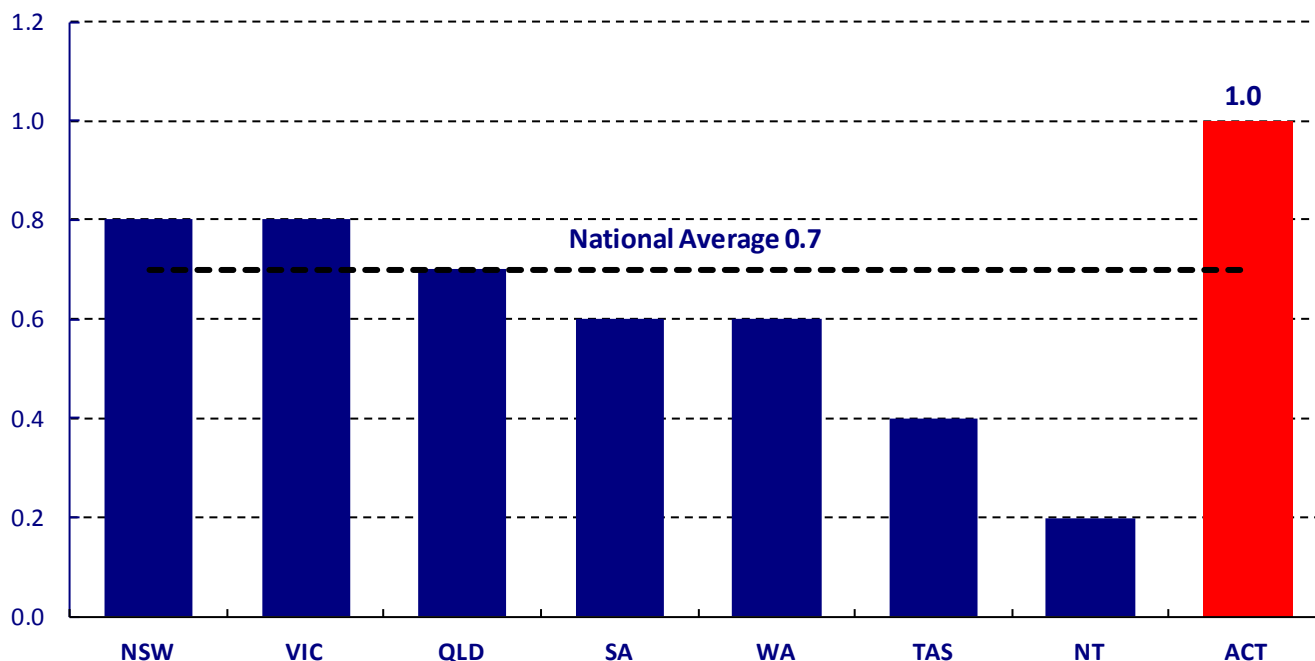
Source: ABS Cat. No. 8752.0 and 8731.0

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

Building Approvals per 1,000 Persons

On a per capita basis, the ACT recorded the highest number of building approvals of all jurisdictions in July 2017. The ACT per capita value was 1.0 approval per 1,000 persons, notably higher than the national average of 0.7 approval 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 July 2017 residential building approvals (ABS Cat No. 8501.0) by the estimated resident population (ABS Cat No. 3101.0) as at 31 December 2016, after adjusting for the 2016 Census.

Definition

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