



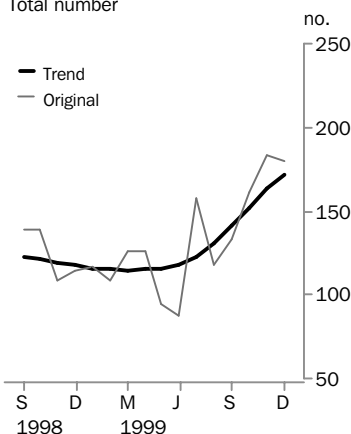
# BUILDING APPROVALS

TASMANIA

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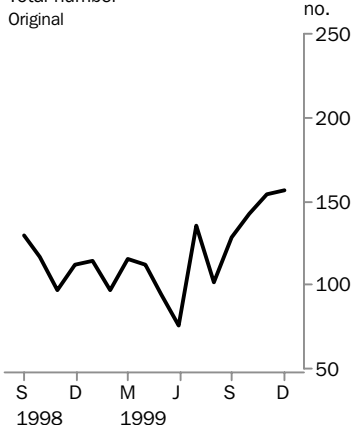
## Dwelling units approved

Total number



## Private sector houses approved

Total number



## DECEMBER KEY FIGURES

### TREND ESTIMATES

	Dec 1999	% change Nov 1999 to Dec 1999	% change Dec 1998 to Dec 1999
Dwelling units approved			
Total dwelling units	172	5.6	46.2

### ORIGINAL

	Dec 1999	% change Nov 1999 to Dec 1999	% change Dec 1998 to Dec 1999
Dwelling units approved			
Private sector houses	156	1.3	39.3
Total dwelling units	180	-1.6	57.9

## DECEMBER KEY POINTS

### TREND ESTIMATES

- The trend for total dwelling units continued its positive growth for the ninth consecutive month, increasing by 5.6% in December.

### ORIGINAL ESTIMATES

- There were 180 dwelling units approved in December of which 160 were new houses and 20 were new other residential dwellings. Kingborough (20) registered the highest number of dwellings approved, followed by Clarence (19), Hobart (16), Launceston (13) and Latrobe (11).
- The value of total building work approved in December was \$34.1 million with residential building contributing \$21.0 million and non-residential building \$13.1 million. The main contributors to the non-residential component were Miscellaneous (\$3.9 million) and Other business premises (\$2.7 million).

- For further information about these and related statistics, contact Merv Leaker on Adelaide 08 8237 7536 or Client Services in any ABS office as shown on the back cover of this publication.

# NOTES

## FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
January 2000	8 March 2000
February 2000	6 April 2000
March 2000	12 May 2000
April 2000	7 June 2000
May 2000	10 July 2000
June 2000	8 August 2000

## CHANGES IN THIS ISSUE

There are no changes in this issue.

## DATA NOTES

There are no data notes for this issue.

## REVISIONS THIS MONTH

Data for September, October and November have been revised upward by 17, 21 and 7 dwellings, respectively, due to an inclusion of data from the City of Clarence. A further revision to November figures should also be noted due to the amendment of data from the Municipality of Huon Valley.

Stevan R. Matheson  
Regional Director, Tasmania

## DWELLING UNITS APPROVED, Private and Public Sector

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	Total dwelling units	Trend estimates
PRIVATE SECTOR (Number)							
<b>1996-1997</b>	1 575	194	8	3	1	1 781	n.a.
<b>1997-1998</b>	1 410	208	2	3	0	1 623	n.a.
<b>1998-1999</b>	1 296	104	6	2	1	1 409	n.a.
<b>1998</b>							
December	112	2	0	0	0	114	n.a.
<b>1999</b>							
January	114	3	0	0	0	117	n.a.
February	97	12	0	0	0	109	n.a.
March	116	9	1	0	0	126	n.a.
April	110	14	0	2	0	126	n.a.
May	94	0	1	0	0	95	n.a.
June	76	11	1	0	0	88	n.a.
July	135	9	0	2	0	146	n.a.
August	101	16	0	0	1	118	n.a.
September	128	4	0	0	0	132	n.a.
October	142	19	0	0	0	161	n.a.
November	154	26	0	2	0	182	n.a.
December	156	20	0	0	0	176	n.a.
PUBLIC SECTOR (Number)							
<b>1996-1997</b>	18	57	0	5	0	80	n.a.
<b>1997-1998</b>	9	11	0	0	0	20	n.a.
<b>1998-1999</b>	1	0	0	0	0	1	n.a.
<b>1998</b>							
December	0	0	0	0	0	0	n.a.
<b>1999</b>							
January	0	0	0	0	0	0	n.a.
February	0	0	0	0	0	0	n.a.
March	0	0	0	0	0	0	n.a.
April	0	0	0	0	0	0	n.a.
May	0	0	0	0	0	0	n.a.
June	0	0	0	0	0	0	n.a.
July	12	0	0	0	0	12	n.a.
August	0	0	0	0	0	0	n.a.
September	1	0	0	0	0	1	n.a.
October	0	0	0	0	0	0	n.a.
November	1	0	0	0	0	1	n.a.
December	4	0	0	0	0	4	n.a.
TOTAL (Number)							
<b>1996-1997</b>	1 593	251	8	8	1	1 861	n.a.
<b>1997-1998</b>	1 419	219	2	3	0	1 643	n.a.
<b>1998-1999</b>	1 297	104	6	2	1	1 410	n.a.
<b>1998</b>							
December	112	2	0	0	0	114	118
<b>1999</b>							
January	114	3	0	0	0	117	116
February	97	12	0	0	0	109	115
March	116	9	1	0	0	126	114
April	110	14	0	2	0	126	115
May	94	0	1	0	0	95	116
June	76	11	1	0	0	88	118
July	147	9	0	2	0	158	123
August	101	16	0	0	1	118	131
September	129	4	0	0	0	133	141
October	142	19	0	0	0	161	152
November	155	26	0	2	0	183	163
December	160	20	0	0	0	180	172

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Private and Public Sector: **Original**

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(a)	Total residential building	Non-residential building(a)	Total building
PRIVATE SECTOR (\$ '000)								
<b>1996-1997</b>	135 511	14 346	208	34 098	75	184 238	121 490	<b>305 728</b>
<b>1997-1998</b>	124 759	15 410	35	36 852	261	177 317	82 734	<b>260 051</b>
<b>1998-1999</b>	124 905	6 136	342	35 501	134	167 018	115 752	<b>282 769</b>
<b>1998</b>								
December	11 256	110	0	2 910	0	14 276	2 378	<b>16 654</b>
<b>1999</b>								
January	11 104	160	0	2 772	0	14 036	15 875	<b>29 910</b>
February	10 139	580	0	2 655	0	13 375	4 164	<b>17 539</b>
March	11 592	485	60	3 032	0	15 169	10 237	<b>25 406</b>
April	11 263	1 155	0	3 766	25	16 209	23 814	<b>40 023</b>
May	8 517	0	85	2 580	0	11 182	5 303	<b>16 485</b>
June	8 160	795	85	3 410	20	12 470	5 321	<b>17 791</b>
July	13 664	495	0	3 463	253	17 875	15 315	<b>33 190</b>
August	10 169	1 565	0	3 764	97	15 594	8 174	<b>23 768</b>
September	12 945	321	0	3 642	45	16 953	23 142	<b>40 095</b>
October	14 051	1 512	0	4 218	20	19 801	8 786	<b>28 587</b>
November	13 518	2 108	0	3 789	150	19 565	4 334	<b>23 899</b>
December	16 428	1 466	0	2 646	0	20 540	8 166	<b>28 706</b>
PUBLIC SECTOR (\$ '000)								
<b>1996-1997</b>	1 763	5 808	0	584	357	8 513	37 479	<b>45 992</b>
<b>1997-1998</b>	1 199	998	0	1 284	0	3 481	42 732	<b>46 213</b>
<b>1998-1999</b>	200	0	0	817	0	1 017	58 793	<b>59 810</b>
<b>1998</b>								
December	0	0	0	0	0	0	4 286	<b>4 286</b>
<b>1999</b>								
January	0	0	0	47	0	47	29 967	<b>30 013</b>
February	0	0	0	0	0	0	70	<b>70</b>
March	0	0	0	0	0	0	6 226	<b>6 226</b>
April	0	0	0	126	0	126	3 050	<b>3 176</b>
May	0	0	0	13	0	13	4 819	<b>4 832</b>
June	0	0	0	11	0	11	1 945	<b>1 956</b>
July	1 038	0	0	12	0	1 050	3 387	<b>4 437</b>
August	0	0	0	0	0	0	2 002	<b>2 002</b>
September	100	0	0	0	0	100	125	<b>225</b>
October	0	0	0	15	0	15	1 054	<b>1 069</b>
November	70	0	0	0	0	70	1 870	<b>1 940</b>
December	450	0	0	0	0	450	4 925	<b>5 375</b>
TOTAL (\$ '000)								
<b>1996-1997</b>	137 274	20 154	208	34 683	432	192 750	158 970	<b>351 720</b>
<b>1997-1998</b>	125 958	16 408	35	38 136	261	180 798	125 466	<b>306 264</b>
<b>1998-1999</b>	125 105	6 136	342	36 319	134	168 035	174 545	<b>342 580</b>
<b>1998</b>								
December	11 256	110	0	2 910	0	14 276	6 664	<b>20 940</b>
<b>1999</b>								
January	11 104	160	0	2 818	0	14 082	45 841	<b>59 923</b>
February	10 139	580	0	2 655	0	13 375	4 234	<b>17 609</b>
March	11 592	485	60	3 032	0	15 169	16 463	<b>31 632</b>
April	11 263	1 155	0	3 892	25	16 334	26 864	<b>43 198</b>
May	8 517	0	85	2 593	0	11 195	10 122	<b>21 317</b>
June	8 160	795	85	3 421	20	12 481	7 266	<b>19 746</b>
July	14 702	495	0	3 475	253	18 925	18 702	<b>37 627</b>
August	10 169	1 565	0	3 764	97	15 594	10 176	<b>25 770</b>
September	13 045	321	0	3 642	45	17 053	23 267	<b>40 320</b>
October	14 051	1 512	0	4 233	20	19 816	9 840	<b>29 656</b>
November	13 588	2 108	0	3 789	150	19 635	6 204	<b>25 839</b>
December	16 878	1 466	0	2 646	0	20 990	13 091	<b>34 081</b>

(a) See Glossary for definition.

## DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDING(a): Original

### NEW OTHER RESIDENTIAL BUILDING.....

Period	New houses			Flats, units or apartments in a building of.....				Total	Total new residential building	
	One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total			
DWELLING UNITS (Number)										
<b>1996-1997</b>	1 593	190	7	197	54	0	0	54	251	1 844
<b>1997-1998</b>	1 419	146	2	148	42	0	29	71	219	1 638
<b>1998-1999</b>	1 297	16	6	22	82	0	0	82	104	1 401
<b>1998</b>										
October	117	0	0	0	21	0	0	21	21	138
November	97	4	0	4	7	0	0	7	11	108
December	112	0	0	0	2	0	0	2	2	114
<b>1999</b>										
January	114	0	0	0	3	0	0	3	3	117
February	97	0	0	0	12	0	0	12	12	109
March	116	0	0	0	9	0	0	9	9	125
April	110	8	6	14	0	0	0	0	14	124
May	94	0	0	0	0	0	0	0	0	94
June	76	2	0	2	9	0	0	9	11	87
July	147	2	0	2	7	0	0	7	9	156
August	101	0	16	16	0	0	0	0	16	117
September	129	2	0	2	2	0	0	2	4	133
October	142	8	0	8	11	0	0	11	19	161
November	155	24	0	24	2	0	0	2	26	181
December	160	4	2	6	14	0	0	14	20	180
VALUE (\$ '000)										
<b>1996-1997</b>	137 274	13 860	470	14 330	5 824	0	0	5 824	20 154	157 428
<b>1997-1998</b>	125 958	10 590	120	10 710	2 699	0	3 000	5 699	16 408	142 366
<b>1998-1999</b>	125 105	1 216	570	1 786	4 350	0	0	4 350	6 136	131 240
<b>1998</b>										
October	11 548	0	0	0	950	0	0	950	950	12 498
November	8 804	295	0	295	385	0	0	385	680	9 484
December	11 256	0	0	0	110	0	0	110	110	11 366
<b>1999</b>										
January	11 104	0	0	0	160	0	0	160	160	11 264
February	10 139	0	0	0	580	0	0	580	580	10 719
March	11 592	0	0	0	485	0	0	485	485	12 077
April	11 263	585	570	1 155	0	0	0	0	1 155	12 418
May	8 517	0	0	0	0	0	0	0	0	8 517
June	8 160	156	0	156	639	0	0	639	795	8 955
July	14 702	110	0	110	385	0	0	385	495	15 197
August	10 169	0	1 565	1 565	0	0	0	0	1 565	11 734
September	13 045	181	0	181	140	0	0	140	321	13 366
October	14 051	562	0	562	950	0	0	950	1 512	15 563
November	13 588	2 018	0	2 018	90	0	0	90	2 108	15 696
December	16 878	570	100	670	796	0	0	796	1 466	18 344

(a) See Glossary for definition.

# 4

## NON-RESIDENTIAL BUILDING APPROVED, Jobs By Value Range: Original

Period	<i>Hotels, motels and other short term accommodation.....</i>		<i>Shops.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<i>Other business premises.....</i>		<i>Educational</i>	
	no.	\$'000	no.	\$'000	no.	\$'000	no.	\$'000	no.	\$'000	no.	\$'000
Value—\$50,000—\$199,999												
<b>1999</b>												
October	2	216	6	646	3	220	5	474	3	262	2	327
November	0	0	1	60	2	159	5	453	3	190	3	228
December	0	0	2	105	1	112	3	233	2	200	3	190
Value—\$200,000—\$499,999												
<b>1999</b>												
October	1	453	1	339	1	250	1	216	3	985	1	270
November	0	0	0	0	1	400	4	1 517	0	0	0	0
December	1	200	2	530	0	0	3	825	2	510	2	595
Value—\$500,000—\$999,999												
<b>1999</b>												
October	0	0	3	2 180	0	0	0	0	0	0	0	0
November	1	500	0	0	0	0	1	580	0	0	1	770
December	0	0	0	0	0	0	0	0	3	1 973	1	758
Value—\$1,000,000—\$4,999,999												
<b>1999</b>												
October	0	0	0	0	0	0	0	0	0	0	0	0
November	0	0	0	0	0	0	0	0	0	0	0	0
December	0	0	0	0	0	0	0	0	0	0	0	0
Value—\$5,000,000 and over												
<b>1999</b>												
October	0	0	0	0	0	0	0	0	0	0	0	0
November	0	0	0	0	0	0	0	0	0	0	0	0
December	0	0	0	0	0	0	0	0	0	0	0	0
Value—Total												
<b>1996-1997</b>	28	6 589	61	15 853	62	37 975	73	27 159	67	21 361	24	15 347
<b>1997-1998</b>	16	8 647	71	12 909	49	10 121	68	19 437	57	26 700	40	29 208
<b>1998-1999</b>	14	1 649	67	23 217	45	12 973	66	29 843	61	19 936	31	17 503
<b>1999</b>												
October	3	669	10	3 165	4	470	6	690	6	1 247	3	597
November	1	500	1	60	3	559	10	2 550	3	190	4	998
December	1	200	4	635	1	112	6	1 058	7	2 683	6	1 542

# 4

## NON-RESIDENTIAL BUILDINGS APPROVED, Jobs By Value Range: **Original** *continued*

Period	Religious.....		Health.....		Entertainment and recreational		Miscellaneous.....		Total non-residential building.....	
	no.	\$'000	no.	\$'000	no.	\$'000	no.	\$'000	no.	\$'000
Value—\$50,000—\$199,999										
<b>1999</b>										
October	0	0	1	50	1	120	3	225	26	2 540
November	1	150	0	0	1	107	2	340	18	1 687
December	0	0	0	0	3	160	1	125	15	1 125
Value—\$200,000—\$499,999										
<b>1999</b>										
October	0	0	0	0	2	720	1	357	11	3 590
November	1	450	0	0	1	300	0	0	7	2 667
December	0	0	2	682	1	250	2	585	15	4 177
Value—\$500,000—\$999,999										
<b>1999</b>										
October	0	0	2	1 530	0	0	0	0	5	3 710
November	0	0	0	0	0	0	0	0	3	1 850
December	0	0	1	505	0	0	0	0	5	3 235
Value—\$1,000,000—\$4,999,999										
<b>1999</b>										
October	0	0	0	0	0	0	0	0	0	0
November	0	0	0	0	0	0	0	0	0	0
December	0	0	0	0	1	1 300	1	3 254	2	4 554
Value—\$5,000,000 and over										
<b>1999</b>										
October	0	0	0	0	0	0	0	0	0	0
November	0	0	0	0	0	0	0	0	0	0
December	0	0	0	0	0	0	0	0	0	0
Value—Total										
<b>1996-1997</b>	4	555	26	16 114	29	7 451	39	10 566	413	158 970
<b>1997-1998</b>	3	715	20	6 663	23	5 872	27	5 193	374	125 466
<b>1998-1999</b>	9	1 380	22	52 314	23	4 552	35	11 179	373	174 545
<b>1999</b>										
October	0	0	3	1 580	3	840	4	582	42	9 840
November	2	600	0	0	2	407	2	340	28	6 204
December	0	0	3	1 187	5	1 710	4	3 964	37	13 091

## VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
<b>1996-1997</b>	137.3	20.2	157.5	35.3	192.8	160.5	353.2
<b>1997-1998</b>	126.0	16.4	142.4	38.4	180.8	125.5	306.3
<b>1998-1999</b>	125.1	6.1	131.2	36.8	168.0	173.5	341.4
<b>1998</b>							
June	28.4	2.6	31.0	10.0	41.0	31.8	72.8
September	32.7	1.2	33.9	9.3	43.2	33.7	76.9
December	31.6	1.7	33.3	8.9	42.2	29.8	72.0
<b>1999</b>							
March	32.8	1.2	34.0	8.6	42.6	66.2	108.8
June	27.9	1.9	29.9	10.1	40.0	43.8	83.8
September	36.3	2.2	38.5	10.9	49.4	49.4	98.8
ORIGINAL (% change from preceding quarter)							
<b>1998</b>							
June	-11.1	46.2	-8.1	5.7	-5.1	-9.2	-6.9
September	15.3	-54.1	9.3	-7.4	5.3	5.8	5.5
December	-3.4	41.9	-1.8	-4.3	-2.3	-11.6	-6.4
<b>1999</b>							
March	3.9	-29.7	2.1	-3.3	1.0	122.2	51.2
June	-14.9	58.3	-12.3	18.2	-6.2	-33.8	-23.0
September	30.0	14.3	29.0	7.5	23.6	12.8	17.9

(a) Reference year for chain volume measures is 1996-97.  
Refer to Explanatory Notes paragraphs 20-21.

(b) Refer to Explanatory Notes paragraph 12.



## VALUE OF NON-RESIDENTIAL BUILDING APPROVED: Original

Period	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total non- residential building
PRIVATE SECTOR (\$ '000)											
<b>1996-1997</b>	6 389	15 258	37 455	14 063	20 024	4 770	555	14 881	4 819	3 277	<b>121 490</b>
<b>1997-1998</b>	8 647	12 839	9 826	9 752	24 053	5 760	715	3 929	4 454	2 758	<b>82 734</b>
<b>1998-1999</b>	1 649	23 217	12 023	20 278	12 722	9 729	1 380	22 818	3 020	8 918	<b>115 752</b>
<b>1998</b>											
December	150	215	165	551	547	0	65	0	50	635	<b>2 378</b>
<b>1999</b>											
January	100	202	700	440	1 463	190	150	12 390	240	0	<b>15 875</b>
February	100	700	180	540	419	1 190	730	80	75	150	<b>4 164</b>
March	250	1 002	2 425	160	466	845	0	4 555	0	534	<b>10 237</b>
April	0	5 715	875	10 257	570	4 608	0	388	850	550	<b>23 814</b>
May	340	3 630	390	263	280	0	170	62	105	63	<b>5 303</b>
June	255	631	405	617	1 988	0	90	350	700	285	<b>5 321</b>
July	1 060	8 420	255	1 189	3 158	700	0	0	50	483	<b>15 315</b>
August	1 099	1 760	851	539	1 170	0	0	0	2 500	255	<b>8 174</b>
September	0	8 906	4 190	3 866	2 688	755	0	437	2 250	50	<b>23 142</b>
October	669	3 165	470	486	1 247	427	0	950	840	532	<b>8 786</b>
November	500	60	509	1 860	140	98	600	0	407	160	<b>4 334</b>
December	200	635	112	437	2 683	65	0	420	360	3 254	<b>8 166</b>
PUBLIC SECTOR (\$ '000)											
<b>1996-1997</b>	200	595	520	13 097	1 337	10 577	0	1 233	2 632	7 289	<b>37 479</b>
<b>1997-1998</b>	0	70	295	9 685	2 647	23 447	0	2 734	1 418	2 435	<b>42 732</b>
<b>1998-1999</b>	0	0	950	9 565	7 214	7 774	0	29 497	1 532	2 261	<b>58 793</b>
<b>1998</b>											
December	0	0	0	1 250	200	2 401	0	185	0	250	<b>4 286</b>
<b>1999</b>											
January	0	0	0	245	0	60	0	29 212	385	65	<b>29 967</b>
February	0	0	0	70	0	0	0	0	0	0	<b>70</b>
March	0	0	0	125	5 000	0	0	0	310	791	<b>6 226</b>
April	0	0	0	0	0	3 050	0	0	0	0	<b>3 050</b>
May	0	0	150	4 529	0	0	0	0	140	0	<b>4 819</b>
June	0	0	0	1 945	0	0	0	0	0	0	<b>1 945</b>
July	0	0	0	225	130	2 116	0	0	916	0	<b>3 387</b>
August	0	0	0	200	133	1 544	0	0	0	125	<b>2 002</b>
September	0	0	0	0	75	0	0	0	50	0	<b>125</b>
October	0	0	0	204	0	170	0	630	0	50	<b>1 054</b>
November	0	0	50	690	50	900	0	0	0	180	<b>1 870</b>
December	0	0	0	621	0	1 477	0	767	1 350	710	<b>4 925</b>
TOTAL (\$ '000)											
<b>1996-1997</b>	6 589	15 853	37 975	27 159	21 361	15 347	555	16 114	7 451	10 566	<b>158 970</b>
<b>1997-1998</b>	8 647	12 909	10 121	19 437	26 700	29 208	715	6 663	5 872	5 193	<b>125 466</b>
<b>1998-1999</b>	1 649	23 217	12 973	29 843	19 936	17 503	1 380	52 314	4 552	11 179	<b>174 545</b>
<b>1998</b>											
December	150	215	165	1 801	747	2 401	65	185	50	885	<b>6 664</b>
<b>1999</b>											
January	100	202	700	685	1 463	250	150	41 602	625	65	<b>45 841</b>
February	100	700	180	610	419	1 190	730	80	75	150	<b>4 234</b>
March	250	1 002	2 425	285	5 466	845	0	4 555	310	1 325	<b>16 463</b>
April	0	5 715	875	10 257	570	7 658	0	388	850	550	<b>26 864</b>
May	340	3 630	540	4 792	280	0	170	62	245	63	<b>10 122</b>
June	255	631	405	2 562	1 988	0	90	350	700	285	<b>7 266</b>
July	1 060	8 420	255	1 414	3 288	2 816	0	0	966	483	<b>18 702</b>
August	1 099	1 760	851	739	1 303	1 544	0	0	2 500	380	<b>10 176</b>
September	0	8 906	4 190	3 866	2 763	755	0	437	2 300	50	<b>23 267</b>
October	669	3 165	470	690	1 247	597	0	1 580	840	582	<b>9 840</b>
November	500	60	559	2 550	190	998	600	0	407	340	<b>6 204</b>
December	200	635	112	1 058	2 683	1 542	0	1 187	1 710	3 964	<b>13 091</b>

## BUILDING APPROVED IN STATISTICAL AREAS

DWELLINGS (no.).....

VALUE (\$ '000).....

	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential buildings(b)	Total residential building	Non- residential building	Total building
STATISTICAL LOCAL AREAS									
<b>TASMANIA</b>	<b>160</b>	<b>20</b>	<b>180</b>	<b>16 878</b>	<b>1 466</b>	<b>2 646</b>	<b>20 990</b>	<b>13 091</b>	<b>34 081</b>
<b>Greater Hobart (SD)</b>	<b>63</b>	<b>6</b>	<b>69</b>	<b>6 911</b>	<b>615</b>	<b>1 033</b>	<b>8 560</b>	<b>5 803</b>	<b>14 363</b>
Greater Hobart (SSD)	63	6	69	6 911	615	1 033	8 560	5 803	14 363
Brighton (M)	5	0	5	496	0	40	536	65	601
Clarence (C)	17	2	19	2 048	105	242	2 395	2 648	5 043
Derwent Valley (M)—Pt A	1	0	1	20	0	12	32	0	32
Glenorchy (C)	5	2	7	645	110	120	875	586	1 461
Hobart (C)—Inner	0	0	0	0	0	0	0	0	0
Hobart (C)—Remainder	14	2	16	1 593	400	322	2 315	2 504	4 820
Kingborough (M)—Pt A	19	0	19	1 971	0	272	2 243	0	2 243
Sorell (M)—Pt A	2	0	2	138	0	25	163	0	163
<b>Southern (SD)</b>	<b>20</b>	<b>0</b>	<b>20</b>	<b>1 692</b>	<b>0</b>	<b>79</b>	<b>1 771</b>	<b>984</b>	<b>2 754</b>
Southern (SSD)	20	0	20	1 692	0	79	1 771	984	2 754
Central Highlands (M)	5	0	5	190	0	10	200	0	200
Derwent Valley (M)—Pt B	1	0	1	60	0	0	60	0	60
Glamorgan/Spring Bay (M)	5	0	5	571	0	0	571	859	1 430
Huon Valley (M)	5	0	5	379	0	15	394	125	519
Kingborough (M)—Pt B	1	0	1	250	0	54	304	0	304
Sorell (M)—Pt B	1	0	1	50	0	0	50	0	50
Southern Midlands (M)	2	0	2	192	0	0	192	0	192
Tasman (M)	0	0	0	0	0	0	0	0	0
<b>Northern (SD)</b>	<b>35</b>	<b>6</b>	<b>41</b>	<b>3 998</b>	<b>395</b>	<b>1 018</b>	<b>5 411</b>	<b>1 468</b>	<b>6 879</b>
Greater Launceston (SSD)	25	6	31	3 298	395	738	4 431	0	4 431
George Town (M)—Pt A	1	0	1	106	0	30	136	0	136
Launceston (C)—Inner	0	0	0	0	0	0	0	0	0
Launceston (C)—Pt B	8	4	12	1 162	270	447	1 879	0	1 879
Meander Valley (M)—Pt A	5	0	5	538	0	74	612	0	612
Northern Midlands (M)—Pt A	7	0	7	720	0	98	818	0	818
West Tamar (M)—Pt A	4	2	6	772	125	89	986	0	986
Central North (SSD)	3	0	3	270	0	117	387	1 348	1 735
George Town (M)—Pt B	1	0	1	15	0	30	45	0	45
Launceston (C)—Pt C	1	0	1	125	0	12	137	0	137
Meander Valley (M)—Pt B	0	0	0	0	0	15	15	598	613
Northern Midlands (M)—Pt B	1	0	1	130	0	60	190	750	940
West Tamar (M)—Pt B	0	0	0	0	0	0	0	0	0
North Eastern (SSD)	7	0	7	430	0	163	593	120	713
Break O' Day (M)	5	0	5	355	0	71	426	0	426
Dorset (M)	1	0	1	15	0	92	107	120	227
Flinders (M)	1	0	1	60	0	0	60	0	60
<b>Mersey-Lyell (SD)</b>	<b>42</b>	<b>8</b>	<b>50</b>	<b>4 277</b>	<b>456</b>	<b>515</b>	<b>5 248</b>	<b>4 836</b>	<b>10 084</b>
Burnie-Devonport (SSD)	28	6	34	2 963	396	381	3 740	4 256	7 996
Burnie (C)—Pt A	3	6	9	381	396	94	871	3 894	4 765
Central Coast (M)—Pt A	9	0	9	1 055	0	103	1 158	50	1 208
Devonport (C)	4	0	4	530	0	95	625	250	875
Latrobe (M)—Pt A	8	0	8	679	0	34	713	0	713
Waratah/Wynyard (M)—Pt A	4	0	4	318	0	56	373	62	435

BUILDING APPROVED IN STATISTICAL AREAS *continued*

DWELLINGS (no.)..... VALUE (\$ '000).....

	<i>New houses</i>	<i>New other residential building</i>	<i>Total dwellings(a)</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
STATISTICAL LOCAL AREAS									
North Western Rural (SSD)	12	0	12	1 166	0	114	1 280	0	1 280
Burnie (C)—Pt B	0	0	0	0	0	70	70	0	70
Central Coast (M)—Pt B	0	0	0	0	0	12	12	0	12
Circular Head (M)	2	0	2	204	0	0	204	0	204
Kentish (M)	6	0	6	628	0	32	660	0	660
King Island (M)	1	0	1	80	0	0	80	0	80
Latrobe (M)—Pt B	3	0	3	255	0	0	255	0	255
Waratah/Wynyard (M)—Pt B	0	0	0	0	0	0	0	0	0
Lyell (SSD)	2	2	4	148	60	20	228	580	808
West Coast (M)	2	2	4	148	60	20	228	580	808
STATISTICAL DISTRICT									
Launceston	25	6	31	3 298	395	738	4 431	0	4 431
Burnie—Devonport	28	6	34	2 963	396	381	3 740	4 256	7 996

(a) Includes conversions and dwelling units approved as part of alterations and additions or the construction of non-residential buildings.

(b) Refer to Explanatory Notes paragraph 12.

# EXPLANATORY NOTES

## INTRODUCTION

**1** This publication presents monthly details of building work approved.

## SCOPE AND COVERAGE

**2** Statistics of building work approved are compiled from:

- permits issued by local government authorities;
- permits issued by licensed building surveyors;
- contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities;
- major building activity in areas not subject to normal administrative approval e.g. building on remote mine sites.

**3** The scope of the survey 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

From July 1990, the statistics include:

- all approved new residential building valued at \$10,000 or more
- approved alterations and additions to residential building valued at \$10,000 or more
- all approved non-residential building jobs valued at \$50,000 or more.

Excluded from the statistics is:

- construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks, etc.). Statistics for this activity can be found in *Engineering Construction Activity, Australia* (Cat. no. 8762.0).

## VALUE DATA

**4** Value data are derived by aggregation of the estimated value of building work when completed as reported on approval documents. Such value data excludes the value of land and landscaping but includes site preparation. These estimates are usually a reliable indicator of the completed value of 'houses'. However, for 'other residential buildings' and 'non-residential buildings', these estimates can differ significantly from the completed value of the building.

## OWNERSHIP

**5** Building ownership is classified as either public or private sector and is based on the sector of 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

**6** Building approvals are classified both by the Type of Building (e.g. 'house', 'factory') and by the Type of Work involved (e.g. 'new', 'alterations and additions'). These classifications are often used in conjunction with each other to describe building approvals in this publication.

**7** The Type of Building classification refers to the intended major function of a building. 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, not to the function of the group as a whole.

## EXPLANATORY NOTES

### BUILDING CLASSIFICATIONS

*continued*

**8** An example is the treatment of building work approved for a factory complex. For instance, a detached administration building would be classified to Offices, a detached cafeteria building to Shops, while the factory buildings would be classified to Factories.

**9** An exception to this rule is the treatment of group accommodation buildings. For example, a student accommodation building on a university campus would be classified to Education.

**10** In the case of a large multi-function building, i.e. a single large physical 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.

**11** Where this is not possible because separate details cannot be obtained, the building is classified to the predominant function of the building on the basis of the function which represents the highest proportion of the total value of the project.

**12** The Type of Work classification refers to the building activity carried out: New; Alterations and additions; or Conversion. See the Glossary for definitions of these terms. Prior to the April 1998 issue of this publication, Conversions were published as part of a category called 'Conversions, etc.'. From the April 1998 issue onwards, Conversion jobs are shown separately in tables 1 and 2. However, in other tables they are included within existing categories, as follows: in table 7 it is included in the appropriate Type of Building and 'Alterations and additions to residential buildings' categories.

### SEASONAL ADJUSTMENT

**13** Seasonal adjustment is a means of removing the estimated effects of seasonal variation from the series so that the effects of other influences can be more clearly recognised.

**14** In the seasonal adjustment of series, account has been taken of both normal seasonal factors and 'trading day' effects arising from the varying numbers of Sundays, Mondays, Tuesdays, etc. in the month. Adjustment has also been made for the influence of Easter which may affect the March and April estimates differently.

**15** Seasonal adjustment does not remove from the series the effect of irregular or non-seasonal influences (e.g. the approval of large projects or a change in the administrative arrangements of approving authorities).

**16** Some of the component series have been seasonally adjusted independently. Therefore, the adjusted components may not add to the adjusted totals.

**17** As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. The timing of this review may vary and when appropriate will be notified in the 'Data Notes' section of this publication.

## EXPLANATORY NOTES

### TREND ESTIMATES

**18** Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. For monthly series, these trend estimates are derived by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted series. For further information, see *A Guide to Interpreting Time Series—Monitoring 'Trends': an Overview* (Cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on (02) 6252 6345.

**19** While the smoothing techniques described in paragraph 18 enable trend estimates to be produced for the latest few periods, they do result in revisions to the trend estimates as new data becomes available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

### CHAIN VOLUME MEASURES

**20** The chain volume measures appearing in this publication are annually re-weighted chain Laspeyres indexes referenced to current price values in a chosen reference year (currently 1996–97). The reference year will be updated annually in the July publication. While current price estimates reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and therefore only reflect volume changes.

**21** Further information on the nature and concepts of chain volume measures is contained in the ABS publication *Information Paper: Introduction of Chain Volume Measures in the Australian National Accounts* (Cat. no. 5248.0).

### AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)

**22** Area statistics are now being classified to the *Australian Standard Geographical Classification, 1999 Edition* (Cat. no. 1216.0), effective from 1 July 1999, and ASGC terminology has been adopted in the presentation of building statistics.

**23** Some Statistical Districts straddle State/Territory boundaries (e.g. the Gold Coast–Tweed Statistical District lies partly in Queensland and partly in New South Wales).

### UNPUBLISHED DATA

**24** The ABS can also make available certain building approvals data which are not published. Where the data cannot be provided by telephone, it can be provided via fax, photocopy, computer printout, floppy disk and email. A charge may be made for providing unpublished data in these forms.

### RELATED PUBLICATIONS

**25** Users may also wish to refer to the following publications:

- *Building Activity, Building Work Done, Australia* (Cat. no. 8755.0)
- *Building Activity, Australia* (Cat. no. 8752.0)
- *Building Activity, Australia: Dwelling Unit Commencements* (Cat. no. 8750.0)
- *Building Activity, Tasmania* (Cat. no. 8752.6)
- *Building Approvals, Australia* (Cat. no. 8731.0)
- *Engineering Construction Activity, Australia* (Cat. no. 8762.0)
- *House Price Indexes: Eight Capital Cities* (Cat. no. 6416.0).
- *Housing Finance for Owner Occupation, Australia* (Cat. no. 5609.0)
- *Price Index of Materials Used in House Building* (Cat. no. 6408.0)
- *Price Index of Materials Used in Building Other than House Building* (Cat. no. 6407.0).

## EXPLANATORY NOTES

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### ROUNDING

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

### SYMBOLS AND OTHER USAGES

n.a. not available  
C City  
M Municipality  
SD Statistical Division  
SSD Statistical Subdivision

## G L O S S A R Y

<b>Alterations and additions</b>	Building activity carried out on existing buildings. Includes adding to or diminishing floor area, altering the structural design of a building and affixing rigid components which are integral to the functioning of the building.
<b>Alterations and additions to residential buildings</b>	Alterations and additions carried out on existing residential buildings, which may result in the creation of new dwelling units. See also Explanatory Notes paragraph 12.
<b>Building</b>	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.
<b>Conversion</b>	Building activity which converts a non-residential building to a residential building, e.g. conversion of a warehouse to residential apartments. Conversion is 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 April 1998 issue. Prior to that issue, conversions were published as part of the 'Conversions, etc.' category or included elsewhere within a table. Prior to July 1996, Table 1 includes the number of Conversions in the 'Alterations and additions to residential buildings' category while Table 2 includes the value of Conversions in the 'Alterations and additions to residential buildings, creating dwellings' category. See also Explanatory Notes paragraph 12.
<b>Dwelling unit</b>	A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Regardless of whether they are self-contained or not, units within buildings offering institutional care (e.g. hospitals) or temporary accommodation (e.g. motels, hostels and holiday apartments) are not defined as dwelling units. Such units are included in the appropriate category of non-residential building approvals. Dwelling units 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.
<b>Educational</b>	Includes schools, colleges, kindergartens, libraries, museums and universities.
<b>Entertainment and recreational</b>	Includes clubs, cinemas, sport and recreation centres.
<b>Factories</b>	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
<b>Flats, units or apartments</b>	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
<b>Health</b>	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
<b>Hotels, motels and other short term accommodation</b>	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
<b>House</b>	A house is a detached building primarily used for long term residential purposes. It consists of one dwelling unit. For instance, detached 'granny flats' and detached dwelling units (e.g. caretakers residences) associated with a non-residential building are defined as houses.



## GLOSSARY

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<b>Miscellaneous</b>	Includes justice and defence buildings, welfare and charitable homes, prisons and reformatories, maintenance camps, farming and livestock buildings, veterinary clinics, child-minding centres, police stations and public toilets.
<b>New building work</b>	Building activity which will result in the creation of a building which previously did not exist.
<b>New other residential buildings</b>	Building activity which will result in the creation of a residential building other than a house, which previously did not exist.
<b>New residential</b>	Building activity which will result in the creation of any residential building (house or other residential) which previously did not exist.
<b>Non-residential building</b>	A non-residential building is primarily intended for purposes other than long term residential purposes. Note that, on occasions, one or more dwelling units may be created through non-residential building activity. Prior to the April 1998 issue of this publication, they have been included in the 'Conversions, etc.' column in tables showing dwelling units approved. They are now identified separately (e.g. see table 1). However, the value of these dwelling units cannot be separated out from that of the non-residential building which they are part of, therefore the value associated with these remain in the appropriate Non-residential category.
<b>Offices</b>	Includes banks, post offices and council chambers.
<b>Other business premises</b>	Includes warehouses, service stations, transport depots and terminals, electricity substation buildings, telephone exchanges, broadcasting and film studios.
<b>Other dwellings</b>	Includes all dwellings other than houses. They can be created by: the creation of new other residential buildings (e.g. flats); alteration/addition work to an existing residential building; either new or alteration/addition work on a non-residential building; conversion of a non-residential building to a residential building creating more than one dwelling unit.
<b>Other residential building</b>	An other residential building is a building other than a house primarily used for long-term residential purposes. An other residential building contains more than one dwelling unit. Other residential buildings are coded to the following categories: semi-detached, row or terrace house or townhouse with one storey; semi-detached, row or terrace house or townhouse with two or more storeys; flat, unit or apartment in a building of one or two storeys; flat, unit or apartment in a building of three storeys; flat, unit or apartment in a building of four or more storeys; flat, unit or apartment attached to a house; other/number of storeys unknown. The latter two categories are included with the semi-detached, row or terrace house or townhouse with one storey category in table 3 of this publication.
<b>Religious</b>	Includes convents, churches, temples, mosques, monasteries and noviciates.
<b>Residential building</b>	A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.
<b>Semi-detached, row or terrace houses, townhouses</b>	Dwellings having their own private grounds with no other dwellings above or below.
<b>Shops</b>	Includes retail shops, restaurants, taverns and shopping arcades.

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