



# BUILDING APPROVALS

TASMANIA

EMBARGO: 11:30AM (CANBERRA TIME) TUES 8 SEPT 1998

## JULY KEY FIGURES

### TREND ESTIMATES

	Jul 1998	% change Jun 1998 to Jul 1998	% change Jul 1997 to Jul 1998
Dwelling units approved			
Total dwelling units	119	-2.2	-19.1

### ORIGINAL

	Jul 1998	% change Jun 1998 to Jul 1998	% change Jul 1997 to Jul 1998
Dwelling units approved			
Private sector houses	117	20.6	8.3
Total dwelling units	120	12.1	-27.3

## JULY KEY POINTS

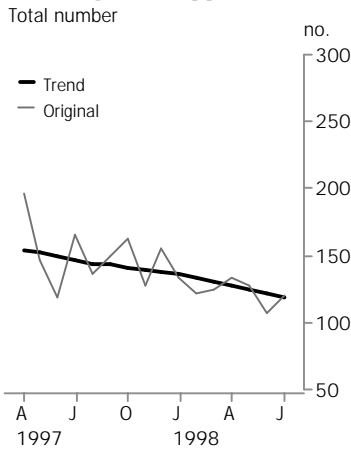
### TREND ESTIMATES

- The trend for the total number of dwelling units approved continues its steady decline to be 19.1% below the level of a year ago.

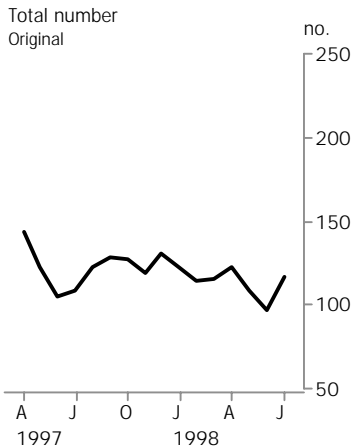
### ORIGINAL ESTIMATES

- In original terms the total number of dwellings approved in July was 120 with private sector houses accounting for 117 of the total. There were 17 dwellings approved in the City of Launceston, 11 in the Municipality of Kingborough and 10 in the City of Clarence.
- The value of new residential building approved was \$10.5 million.
- The value of non-residential building approved was \$11.7 million. The major contributors to this total were Other business premises with \$2.8 million, Shops with \$2.5 million and Health with \$2.4 million.
- At average 1989-90 prices the value of new residential building work approved for 1997-98 was \$116.1 million which is a 9.9% decrease on the previous year. The value of non-residential building work approved for 1997-98 was \$120.0 million. This is a decrease of 21.4% on the previous year.

### Dwelling units approved



### Private sector houses approved



- For further information about these and related statistics, contact Merv Leaker on 08 8237 7585, or any ABS Office.

# NOTES

## FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
August 1998	7 October 1998
September 1998	9 November 1998
October 1998	8 December 1998
November 1998	14 January 1999
December 1998	10 February 1999
January 1999	9 March 1999



## CHANGES IN THIS ISSUE

There are no changes in this issue.



## DATA NOTES

Table 5 (Constant Prices) - the 1997-98 totals in the last publication were incorrect. They did not include the June quarter information.



## REVISIONS THIS MONTH

There are no revisions this month.



Denis W. Rogers  
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>1995-96</b>	1 917	448	(b) 7	(b) 0	0	2 372	n.a.
<b>1996-97</b>	1 575	194	8	3	1	1 781	n.a.
<b>1997-98</b>	1 410	208	2	3	0	1 623	n.a.
<b>1997</b>							
July	108	56	0	0	0	164	n.a.
August	121	12	1	0	0	134	n.a.
September	128	18	0	0	0	146	n.a.
October	127	35	0	0	0	162	n.a.
November	119	8	0	0	0	127	n.a.
December	130	24	0	1	0	155	n.a.
<b>1998</b>							
January	122	10	0	0	0	132	n.a.
February	114	2	0	0	0	116	n.a.
March	116	5	0	0	0	121	n.a.
April	122	11	0	0	0	133	n.a.
May	106	18	0	2	0	126	n.a.
June	97	9	1	0	0	107	n.a.
July	117	2	1	0	0	120	n.a.
PUBLIC SECTOR (Number)							
<b>1995-96</b>	21	153	(b) 0	(b) 0	0	174	n.a.
<b>1996-97</b>	18	57	0	5	0	80	n.a.
<b>1997-98</b>	9	11	0	0	0	20	n.a.
<b>1997</b>							
July	1	0	0	0	0	1	n.a.
August	0	2	0	0	0	2	n.a.
September	3	0	0	0	0	3	n.a.
October	1	0	0	0	0	1	n.a.
November	1	0	0	0	0	1	n.a.
December	0	0	0	0	0	0	n.a.
<b>1998</b>							
January	1	0	0	0	0	1	n.a.
February	1	4	0	0	0	5	n.a.
March	1	3	0	0	0	4	n.a.
April	0	0	0	0	0	0	n.a.
May	0	2	0	0	0	2	n.a.
June	0	0	0	0	0	0	n.a.
July	0	0	0	0	0	0	n.a.
TOTAL (Number)							
<b>1995-96</b>	1 938	601	(b) 7	(b) 0	0	2 546	n.a.
<b>1996-97</b>	1 593	251	8	8	1	1 861	n.a.
<b>1997-98</b>	1 419	219	2	3	0	1 643	n.a.
<b>1997</b>							
July	109	56	0	0	0	165	147
August	121	14	1	0	0	136	144
September	131	18	0	0	0	149	143
October	128	35	0	0	0	163	141
November	120	8	0	0	0	128	139
December	130	24	0	1	0	155	137
<b>1998</b>							
January	123	10	0	0	0	133	136
February	115	6	0	0	0	121	134
March	117	8	0	0	0	125	131
April	122	11	0	0	0	133	128
May	106	20	0	2	0	128	125
June	97	9	1	0	0	107	122
July	117	2	1	0	0	120	119

(a) See Glossary for definition.

(b) Conversions are included in alterations and additions to residential buildings.

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	Total building
PRIVATE SECTOR (\$ '000)								
<b>1995-96</b>	163 633	37 698	(b) 393	34 542	(b) 0	236 266	119 849	<b>356 114</b>
<b>1996-97</b>	135 511	14 346	208	34 098	75	184 238	121 490	<b>305 728</b>
<b>1997-98</b>	124 759	15 410	35	36 852	261	177 317	82 734	<b>260 051</b>
<b>1997</b>								
July	9 494	4 730	0	3 685	0	17 908	5 761	<b>23 669</b>
August	10 155	642	10	3 472	0	14 279	4 945	<b>19 223</b>
September	11 449	2 080	0	2 715	0	16 244	3 806	<b>20 050</b>
October	10 921	2 537	0	3 273	0	16 732	8 584	<b>25 315</b>
November	10 668	380	0	2 636	140	13 824	3 459	<b>17 283</b>
December	12 136	1 400	0	2 680	60	16 276	10 958	<b>27 234</b>
<b>1998</b>								
January	10 938	690	0	3 081	0	14 708	9 993	<b>24 701</b>
February	9 318	170	0	2 985	0	12 473	2 692	<b>15 165</b>
March	11 294	313	0	3 147	0	14 754	10 684	<b>25 438</b>
April	10 652	578	0	2 584	41	13 854	5 846	<b>19 701</b>
May	8 989	1 475	0	3 612	20	14 096	11 628	<b>25 724</b>
June	8 745	415	25	2 985	0	12 170	4 379	<b>16 549</b>
July	10 395	140	42	3 001	44	13 622	8 481	<b>22 103</b>
PUBLIC SECTOR (\$ '000)								
<b>1995-96</b>	1 649	14 465	(b) 0	1 954	(b) 0	18 069	96 903	<b>114 972</b>
<b>1996-97</b>	1 763	5 808	0	584	357	8 513	37 479	<b>45 992</b>
<b>1997-98</b>	1 199	998	0	1 284	0	3 481	42 732	<b>46 213</b>
<b>1997</b>								
July	65	0	0	10	0	75	2 046	<b>2 121</b>
August	0	190	0	0	0	190	1 500	<b>1 690</b>
September	274	0	0	131	0	405	9 667	<b>10 072</b>
October	420	0	0	140	0	560	2 138	<b>2 698</b>
November	50	0	0	40	0	90	3 882	<b>3 972</b>
December	0	0	0	0	0	0	1 697	<b>1 697</b>
<b>1998</b>								
January	63	0	0	58	0	120	3 073	<b>3 193</b>
February	238	330	0	107	0	674	3 487	<b>4 161</b>
March	90	300	0	73	0	463	5 168	<b>5 631</b>
April	0	0	0	35	0	35	2 676	<b>2 711</b>
May	0	179	0	210	0	388	2 927	<b>3 315</b>
June	0	0	0	481	0	481	4 471	<b>4 952</b>
July	0	0	0	353	0	353	3 206	<b>3 560</b>
TOTAL (\$ '000)								
<b>1995-96</b>	165 282	52 163	(b) 393	36 497	(b) 0	254 334	216 752	<b>471 086</b>
<b>1996-97</b>	137 274	20 154	208	34 683	432	192 750	158 970	<b>351 720</b>
<b>1997-98</b>	125 958	16 408	35	38 136	261	180 798	125 466	<b>306 264</b>
<b>1997</b>								
July	9 559	4 730	0	3 695	0	17 983	7 807	<b>25 790</b>
August	10 155	832	10	3 472	0	14 469	6 445	<b>20 913</b>
September	11 723	2 080	0	2 845	0	16 649	13 474	<b>30 122</b>
October	11 341	2 537	0	3 413	0	17 292	10 722	<b>28 014</b>
November	10 718	380	0	2 676	140	13 914	7 341	<b>21 255</b>
December	12 136	1 400	0	2 680	60	16 276	12 655	<b>28 931</b>
<b>1998</b>								
January	11 000	690	0	3 138	0	14 828	13 066	<b>27 894</b>
February	9 556	500	0	3 092	0	13 147	6 178	<b>19 325</b>
March	11 384	613	0	3 220	0	15 217	15 852	<b>31 069</b>
April	10 652	578	0	2 619	41	13 889	8 522	<b>22 411</b>
May	8 989	1 654	0	3 822	20	14 484	14 555	<b>29 039</b>
June	8 745	415	25	3 466	0	12 651	8 850	<b>21 500</b>
July	10 395	140	42	3 354	44	13 975	11 687	<b>25 662</b>

(a) See Glossary for definition.

(b) Conversions are included in alterations and additions creating dwellings.

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

## NEW OTHER RESIDENTIAL BUILDING.....

Period	New houses	Semi-detached, row or terrace houses, townhouses, etc. of.....			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>1995-96</b>	1 938	454	35	489	6	0	106	112	601	2 539
<b>1996-97</b>	1 593	190	7	197	54	0	0	54	251	1 844
<b>1997-98</b>	1 419	146	2	148	42	0	29	71	219	1 638
<b>1997</b>										
May	121	21	2	23	2	0	0	2	25	146
June	104	10	0	10	3	0	0	3	13	117
July	109	27	0	27	0	0	29	29	56	165
August	121	8	0	8	6	0	0	6	14	135
September	131	18	0	18	0	0	0	0	18	149
October	128	35	0	35	0	0	0	0	35	163
November	120	8	0	8	0	0	0	0	8	128
December	130	24	0	24	0	0	0	0	24	154
<b>1998</b>										
January	123	10	0	10	0	0	0	0	10	133
February	115	6	0	6	0	0	0	0	6	121
March	117	8	0	8	0	0	0	0	8	125
April	122	0	0	0	11	0	0	11	11	133
May	106	2	2	4	16	0	0	16	20	126
June	97	0	0	0	9	0	0	9	9	106
July	117	0	0	0	2	0	0	2	2	119
VALUE (\$ '000)										
<b>1995-96</b>	165 282	34 349	2 693	37 042	180	0	14 941	15 121	52 163	217 445
<b>1996-97</b>	137 274	13 860	470	14 330	5 824	0	0	5 824	20 154	157 428
<b>1997-98</b>	125 958	10 590	120	10 710	2 699	0	3 000	5 699	16 408	142 366
<b>1997</b>										
May	10 821	1 587	160	1 747	200	0	0	200	1 947	12 768
June	8 936	423	0	423	105	0	0	105	528	9 464
July	9 559	1 730	0	1 730	0	0	3 000	3 000	4 730	14 289
August	10 155	490	0	490	342	0	0	342	832	10 987
September	11 723	2 080	0	2 080	0	0	0	0	2 080	13 803
October	11 341	2 537	0	2 537	0	0	0	0	2 537	13 878
November	10 718	380	0	380	0	0	0	0	380	11 098
December	12 136	1 400	0	1 400	0	0	0	0	1 400	13 536
<b>1998</b>										
January	11 000	690	0	690	0	0	0	0	690	11 690
February	9 556	500	0	500	0	0	0	0	500	10 055
March	11 384	613	0	613	0	0	0	0	613	11 997
April	10 652	0	0	0	578	0	0	578	578	11 230
May	8 989	170	120	290	1 364	0	0	1 364	1 654	10 643
June	8 745	0	0	0	415	0	0	415	415	9 160
July	10 395	0	0	0	140	0	0	140	140	10 535

(a) See Glossary for definition.

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## 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>1998</b>												
May	0	0	3	290	3	287	8	607	4	360	2	136
June	1	188	5	338	4	350	5	484	4	330	3	290
July	1	75	5	527	0	0	2	170	8	712	2	237
Value—\$200,000—\$499,999												
<b>1998</b>												
May	0	0	2	460	3	1 070	1	350	2	720	1	293
June	0	0	0	0	1	350	2	825	0	0	0	0
July	0	0	1	200	3	920	1	225	1	200	1	284
Value—\$500,000—\$999,999												
<b>1998</b>												
May	0	0	0	0	1	800	0	0	1	604	1	772
June	0	0	0	0	0	0	0	0	0	0	1	800
July	0	0	1	600	1	600	0	0	0	0	0	0
Value—\$1,000,000—\$4,999,999												
<b>1998</b>												
May	0	0	0	0	0	0	0	0	0	0	0	0
June	0	0	0	0	0	0	1	1 900	0	0	2	2 621
July	0	0	1	1 200	0	0	0	0	1	1 900	0	0
Value—\$5,000,000 and over												
<b>1998</b>												
May	0	0	0	0	0	0	0	0	1	5 500	0	0
June	0	0	0	0	0	0	0	0	0	0	0	0
July	0	0	0	0	0	0	0	0	0	0	0	0
Value—Total												
<b>1995-96</b>	13	14 380	105	32 664	64	19 768	73	17 393	76	23 096	41	32 933
<b>1996-97</b>	28	6 589	61	15 853	62	37 975	73	27 159	67	21 361	24	15 347
<b>1997-98</b>	16	8 647	71	12 909	49	10 121	68	19 437	57	26 700	40	29 208
<b>1998</b>												
May	0	0	5	750	7	2 157	9	957	8	7 184	4	1 200
June	1	188	5	338	5	700	8	3 209	4	330	6	3 711
July	1	75	8	2 527	4	1 520	3	395	10	2 812	3	522

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>1998</b>										
May	0	0	1	135	1	63	2	200	24	2 077
June	0	0	0	0	1	89	1	85	24	2 154
July	0	0	1	148	1	60	2	279	22	2 208
Value—\$200,000—\$499,999										
<b>1998</b>										
May	0	0	0	0	1	300	2	610	12	3 802
June	0	0	1	200	0	0	0	0	4	1 375
July	0	0	0	0	0	0	2	550	9	2 379
Value—\$500,000—\$999,999										
<b>1998</b>										
May	1	500	1	500	0	0	0	0	5	3 176
June	0	0	0	0	0	0	0	0	1	800
July	0	0	0	0	1	550	0	0	3	1 750
Value—\$1,000,000—\$4,999,999										
<b>1998</b>										
May	0	0	0	0	0	0	0	0	0	0
June	0	0	0	0	0	0	0	0	3	4 521
July	0	0	1	2 250	0	0	0	0	3	5 350
Value—\$5,000,000 and over										
<b>1998</b>										
May	0	0	0	0	0	0	0	0	1	5 500
June	0	0	0	0	0	0	0	0	0	0
July	0	0	0	0	0	0	0	0	0	0
Value—Total										
<b>1995-96</b>	7	1 820	29	42 586	22	14 939	38	17 173	468	216 752
<b>1996-97</b>	4	555	26	16 114	29	7 451	39	10 566	413	158 970
<b>1997-98</b>	3	715	20	6 663	23	5 872	27	5 193	374	125 466
<b>1998</b>										
May	1	500	2	635	2	363	4	810	42	14 555
June	0	0	1	200	1	89	1	85	32	8 850
July	0	0	2	2 398	2	610	4	829	37	11 687

## VALUE OF BUILDING APPROVED, Average 1989–90 Prices

<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(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
<b>1995-96</b>	132.1	49.6	181.7	29.5	211.2	209.7	<b>420.9</b>
<b>1996-97</b>	109.7	19.0	128.8	28.2	157.0	152.7	<b>309.7</b>
<b>1997-98</b>	100.7	15.4	116.1	30.7	146.8	120.0	<b>266.8</b>
<b>1997</b>							
March	26.6	3.4	30.0	8.4	38.4	32.1	<b>70.5</b>
June	24.7	7.7	32.4	6.7	39.2	35.6	<b>74.8</b>
September	25.1	7.2	32.3	8.0	40.3	26.6	<b>66.9</b>
December	27.3	4.1	31.4	7.2	38.6	29.4	<b>68.0</b>
<b>1998</b>							
March	25.5	1.7	27.2	7.6	34.8	33.6	<b>68.4</b>
June	22.7	2.5	25.2	8.0	33.2	30.4	<b>63.6</b>
ORIGINAL (% change from preceding quarter)							
<b>1997</b>							
March	-11.1	-41.7	-16.1	13.4	-11.1	49.9	<b>9.1</b>
June	-6.9	125.3	8.2	-19.8	2.1	10.7	<b>6.0</b>
September	1.6	-6.8	-0.4	19.1	3.0	-25.4	<b>-10.5</b>
December	8.8	-43.4	-2.8	-10.5	-4.4	10.8	<b>1.6</b>
<b>1998</b>							
March	-6.6	-58.2	-13.3	5.4	-9.8	14.2	<b>0.6</b>
June	-11.1	46.5	-7.5	5.7	-4.7	-9.3	<b>-7.0</b>

(a) 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>1995-96</b>	13 965	29 289	19 168	10 794	16 756	7 769	1 820	12 203	2 141	5 944	<b>119 849</b>
<b>1996-97</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>1997-98</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>1997</b>											
July	0	779	677	1 425	755	0	0	1 223	600	302	<b>5 761</b>
August	210	990	970	284	500	890	0	0	1 000	100	<b>4 945</b>
September	225	179	884	322	168	425	0	1 350	200	54	<b>3 806</b>
October	360	1 617	290	900	3 303	0	80	588	1 150	296	<b>8 584</b>
November	60	756	240	525	670	112	0	150	350	596	<b>3 459</b>
December	7 123	1 058	480	532	530	0	0	160	225	850	<b>10 958</b>
<b>1998</b>											
January	60	1 580	2 155	1 026	1 705	3 317	0	0	0	150	<b>9 993</b>
February	0	975	354	923	440	0	0	0	0	0	<b>2 692</b>
March	50	1 500	775	800	6 869	65	135	70	340	80	<b>10 684</b>
April	371	2 317	145	140	1 930	690	0	53	200	0	<b>5 846</b>
May	0	750	2 157	492	6 914	51	500	135	300	330	<b>11 628</b>
June	188	338	700	2 384	270	210	0	200	89	0	<b>4 379</b>
July	75	2 527	1 520	170	858	384	0	2 398	0	550	<b>8 481</b>
PUBLIC SECTOR (\$ '000)											
<b>1995-96</b>	414	3 375	600	6 599	6 340	25 165	0	30 383	12 798	11 229	<b>96 903</b>
<b>1996-97</b>	200	595	520	13 097	1 337	10 577	0	1 233	2 632	7 289	<b>37 479</b>
<b>1997-98</b>	0	70	295	9 685	2 647	23 447	0	2 734	1 418	2 435	<b>42 732</b>
<b>1997</b>											
July	0	0	0	380	450	0	0	1 016	0	200	<b>2 046</b>
August	0	0	0	100	0	1 400	0	0	0	0	<b>1 500</b>
September	0	0	0	6 100	143	3 314	0	0	110	0	<b>9 667</b>
October	0	0	95	200	75	400	0	1 018	0	350	<b>2 138</b>
November	0	0	0	865	0	2 717	0	0	80	220	<b>3 882</b>
December	0	0	0	0	0	1 587	0	110	0	0	<b>1 697</b>
<b>1998</b>											
January	0	0	200	0	0	2 603	0	90	80	100	<b>3 073</b>
February	0	0	0	200	100	2 200	0	0	75	912	<b>3 487</b>
March	0	0	0	550	280	3 928	0	0	410	0	<b>5 168</b>
April	0	70	0	0	1 269	648	0	0	600	89	<b>2 676</b>
May	0	0	0	465	270	1 149	0	500	63	480	<b>2 927</b>
June	0	0	0	825	60	3 501	0	0	0	85	<b>4 471</b>
July	0	0	0	225	1 954	137	0	0	610	279	<b>3 206</b>
TOTAL (\$ '000)											
<b>1995-96</b>	14 380	32 664	19 768	17 393	23 096	32 933	1 820	42 586	14 939	17 173	<b>216 752</b>
<b>1996-97</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>1997-98</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>1997</b>											
July	0	779	677	1 805	1 205	0	0	2 239	600	502	<b>7 807</b>
August	210	990	970	384	500	2 290	0	0	1 000	100	<b>6 445</b>
September	225	179	884	6 422	311	3 739	0	1 350	310	54	<b>13 474</b>
October	360	1 617	385	1 100	3 378	400	80	1 606	1 150	646	<b>10 722</b>
November	60	756	240	1 390	670	2 829	0	150	430	816	<b>7 341</b>
December	7 123	1 058	480	532	530	1 587	0	270	225	850	<b>12 655</b>
<b>1998</b>											
January	60	1 580	2 355	1 026	1 705	5 920	0	90	80	250	<b>13 066</b>
February	0	975	354	1 123	540	2 200	0	0	75	912	<b>6 178</b>
March	50	1 500	775	1 350	7 149	3 993	135	70	750	80	<b>15 852</b>
April	371	2 387	145	140	3 199	1 338	0	53	800	89	<b>8 522</b>
May	0	750	2 157	957	7 184	1 200	500	635	363	810	<b>14 555</b>
June	188	338	700	3 209	330	3 711	0	200	89	85	<b>8 850</b>
July	75	2 527	1 520	395	2 812	522	0	2 398	610	829	<b>11 687</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>117</b>	<b>2</b>	<b>120</b>	<b>10 395</b>	<b>140</b>	<b>3 440</b>	<b>13 975</b>	<b>11 687</b>	<b>25 662</b>
<b>Greater Hobart (SD)</b>	<b>46</b>	<b>2</b>	<b>49</b>	<b>4 187</b>	<b>140</b>	<b>1 420</b>	<b>5 747</b>	<b>6 034</b>	<b>11 781</b>
Greater Hobart (SSD)	46	2	49	4 187	140	1 420	5 747	6 034	11 781
Brighton (M)	8	0	8	541	0	103	644	250	894
Clarence (C)	10	0	10	1 321	0	86	1 407	2 000	3 407
Derwent Valley (M)—Pt A	2	0	2	145	0	42	187	0	187
Glenorchy (C)	5	0	5	536	0	83	619	510	1 129
Hobart (C)—Inner	0	0	0	0	0	0	0	80	80
Hobart (C)—Remainder	5	0	6	662	0	583	1 245	2 891	4 137
Kingborough (M)—Pt A	9	2	11	574	140	372	1 086	302	1 388
Sorell (M)—Pt A	7	0	7	408	0	150	558	0	558
<b>Southern (SD)</b>	<b>10</b>	<b>0</b>	<b>10</b>	<b>593</b>	<b>0</b>	<b>351</b>	<b>944</b>	<b>75</b>	<b>1 019</b>
Southern (SSD)	10	0	10	593	0	351	944	75	1 019
Central Highlands (M)	0	0	0	0	0	0	0	0	0
Derwent Valley (M)—Pt B	1	0	1	110	0	46	156	0	156
Glamorgan/Spring Bay (M)	3	0	3	180	0	70	250	75	325
Huon Valley (M)	2	0	2	130	0	150	280	0	280
Kingborough (M)—Pt B	0	0	0	0	0	61	61	0	61
Sorell (M)—Pt B	1	0	1	10	0	0	10	0	10
Southern Midlands (M)	2	0	2	143	0	25	168	0	168
Tasman (M)	1	0	1	20	0	0	20	0	20
<b>Northern (SD)</b>	<b>40</b>	<b>0</b>	<b>40</b>	<b>3 967</b>	<b>0</b>	<b>759</b>	<b>4 726</b>	<b>4 426</b>	<b>9 152</b>
Greater Launceston (SSD)	27	0	27	2 730	0	617	3 347	3 996	7 343
George Town (M)—Pt A	1	0	1	130	0	146	276	0	276
Launceston (C)—Inner	0	0	0	0	0	0	0	0	0
Launceston (C)—Pt B	12	0	12	1 217	0	337	1 554	3 326	4 880
Meander Valley (M)—Pt A	5	0	5	540	0	10	550	270	820
Northern Midlands (M)—Pt A	4	0	4	289	0	41	331	0	331
West Tamar (M)—Pt A	5	0	5	554	0	82	635	400	1 035
Central North (SSD)	8	0	8	702	0	42	743	100	843
George Town (M)—Pt B	0	0	0	0	0	0	0	0	0
Launceston (C)—Pt C	5	0	5	452	0	22	474	0	474
Meander Valley (M)—Pt B	3	0	3	250	0	20	270	100	370
Northern Midlands (M)—Pt B	0	0	0	0	0	0	0	0	0
West Tamar (M)—Pt B	0	0	0	0	0	0	0	0	0
North Eastern (SSD)	5	0	5	536	0	100	636	330	966
Break O'Day (M)	3	0	3	300	0	40	340	0	340
Dorset (M)	2	0	2	236	0	60	296	330	626
Flinders (M)	0	0	0	0	0	0	0	0	0
<b>Mersey-Lyell (SD)</b>	<b>21</b>	<b>0</b>	<b>21</b>	<b>1 648</b>	<b>0</b>	<b>910</b>	<b>2 558</b>	<b>1 152</b>	<b>3 710</b>
Burnie-Devonport (SSD)	18	0	18	1 428	0	686	2 113	1 152	3 266
Burnie (C)—Pt A	1	0	1	80	0	219	299	855	1 154
Central Coast (M)—Pt A	1	0	1	120	0	0	120	0	120
Devonport (C)	5	0	5	549	0	141	690	100	790
Latrobe (M)—Pt A	5	0	5	346	0	284	630	137	767
Waratah/Wynyard (M)—Pt A	6	0	6	333	0	42	375	60	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)	2	0	2	200	0	224	424	0	424
Burnie (C)—Pt B	0	0	0	0	0	0	0	0	0
Central Coast (M)—Pt B	0	0	0	0	0	75	75	0	75
Circular Head (M)	0	0	0	0	0	103	103	0	103
Kentish (M)	2	0	2	200	0	17	217	0	217
King Island (M)	0	0	0	0	0	0	0	0	0
Latrobe (M)—Pt B	0	0	0	0	0	0	0	0	0
Waratah/Wynyard (M)—Pt B	0	0	0	0	0	30	30	0	30
Lyell (SSD)	1	0	1	20	0	0	20	0	20
West Coast (M)	1	0	1	20	0	0	20	0	20
STATISTICAL DISTRICT									
Launceston	27	0	27	2 730		617	3 347	3 996	7 343
Burnie—Devonport	18	0	18	1 428		686	2 113	1 152	3 266

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

(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;
- 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* (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* (1348.0) or contact the Assistant Director, Time Series Analysis on (02) 6252 6345.

**19** While the smoothing techniques described in paragraph 18 enables trend estimates to be produced for the latest few periods, it does 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.

### CONSTANT PRICE ESTIMATES

**20** Constant price estimates measure changes in value after the direct effects of price changes have been eliminated.

The deflators used to revalue the current price estimates are derived from the same price data underlying the deflators compiled for the dwelling and non-dwelling construction components of the national accounts aggregate ‘Gross fixed capital expenditure’.

**21** Estimates at constant prices are subject to a number of approximations and assumptions. For more information on the nature and concepts of constant price estimates, see Chapter 4 of *Australian National Accounts: Concepts, Sources and Methods* (5216.0). Monthly value data at constant prices are not available.

### AUSTRALIAN STANDARD GEOGRAPHIC CLASSIFICATION (ASGC)

**22** Area statistics are now being classified to the ASGC, 1998 Edition (Cat. no. 1216.0), effective from 1 July 1998, 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, Australia* (8752.0)
- *Building Activity, Australia: Dwelling Unit Commencements* (8750.0)
- *Building Activity, Tasmania* (8752.6)
- *Building Approvals, Australia* (8731.0)
- *Engineering Construction Activity, Australia* (8762.0)
- *House Price Indexes: Eight Capital Cities* (6416.0).
- *Housing Finance for Owner Occupation, Australia* (5609.0)
- *Price Index of Materials Used in House Building* (6408.0)
- *Price Index of Materials Used in Building Other than House Building* (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  
SLA Statistical Local Area  
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 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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