

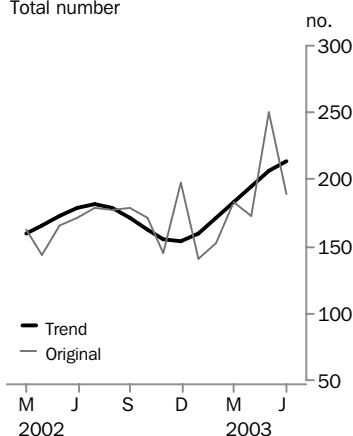
# BUILDING APPROVALS

TASMANIA

EMBARGO: 11:30AM (CANBERRA TIME) WED 6 AUG 2003

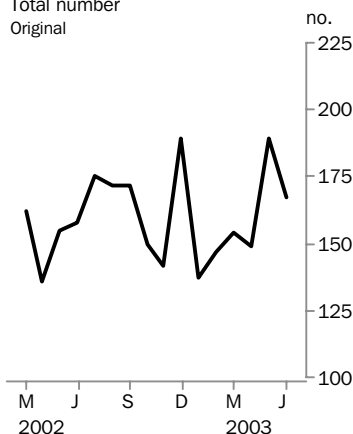
## Dwelling units approved

Total number



## Private sector houses approved

Total number  
Original



## JUNE KEY FIGURES

	Apr 2003	May 2003	Jun 2003
Dwelling units approved			
Original	173	251	189
Trend	195	206	214
.....			
	% change Mar 2003 to Apr 2003	% change Apr 2003 to May 2003	% change May 2003 to Jun 2003
Dwelling units approved			
Original	-5.5	45.1	-24.7
Trend	6.4	5.7	3.9

## JUNE KEY POINTS

### TREND ESTIMATES

- The trend estimate for total dwelling units approved has risen for the past six months following five months of decline.

### ORIGINAL ESTIMATES

- In original terms, there were 613 dwellings approved in the June 2003 quarter, an increase of 28.8% from the March 2003 quarter.
- In the June 2003 quarter, dwelling approvals were concentrated in Launceston (116), Clarence (69), and Kingborough (51).
- The total value of building approved in the June 2003 quarter was \$156.8m. This was an increase of 24.9% from the March 2003 quarter. The value of residential building approved rose 23.2% in the June 2003 quarter to \$92.7m while the value of non residential building increased 27.4% to \$64.1m.

## INQUIRIES

- For further information about these and related statistics, contact Sophia Colangelo on Adelaide 08 8237 7350 or the National Information and Referral Service on 1300 135 070.

# NOTES

## FORTHCOMING ISSUES

### ISSUE

September 2003

### RELEASE DATE

7 November 2003

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## ABOUT THIS ISSUE

**The September quarter 2003 issue of this publication will be the final issue.** However, the October 2003 issue of Building Approvals Australia (8731.0) will be expanded to include some additional state and territory data.

Please note that all the data in this publication (8731.6) will continue to be available. The ABS will notify subscribers of the range of alternative products around the time of release of the final issue on 7 November 2003.

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## CHANGES IN THIS ISSUE

Seasonally adjusted and trend estimates to April 2003 have been revised as a result of the annual reanalysis of seasonal factors. In addition, a methodological change has been introduced with the May reference month. Concurrent seasonal adjustment has replaced forward factor methodology for the Building Approvals seasonally adjusted series. See paragraphs 17-22 of the Explanatory Notes.

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## DATA NOTES

There are no notes about the data in this issue.

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## REVISIONS THIS QUARTER

There are no significant revisions this quarter.

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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	Non-residential building	Total dwelling units	Trend estimates
PRIVATE SECTOR (Number)							
<b>2000-01</b>	1 094	70	3	4	0	<b>1 171</b>	n.a.
<b>2001-02</b>	1 816	132	5	6	2	<b>1 961</b>	n.a.
<b>2002-03</b>	1 934	164	9	5	3	<b>2 115</b>	n.a.
<b>2002</b>							
June	158	6	2	0	0	<b>166</b>	n.a.
July	174	4	0	1	0	<b>179</b>	n.a.
August	172	4	0	0	1	<b>177</b>	n.a.
September	172	6	0	0	0	<b>178</b>	n.a.
October	150	19	2	0	0	<b>171</b>	n.a.
November	142	3	0	0	0	<b>145</b>	n.a.
December	189	9	0	0	0	<b>198</b>	n.a.
<b>2003</b>							
January	137	2	2	0	0	<b>141</b>	n.a.
February	145	4	1	1	0	<b>151</b>	n.a.
March	154	7	0	0	1	<b>162</b>	n.a.
April	146	23	4	0	0	<b>173</b>	n.a.
May	186	62	0	3	0	<b>251</b>	n.a.
June	167	21	0	0	1	<b>189</b>	n.a.
PUBLIC SECTOR (Number)							
<b>2000-01</b>	14	10	3	0	0	<b>27</b>	n.a.
<b>2001-02</b>	62	9	0	0	0	<b>71</b>	n.a.
<b>2002-03</b>	23	0	0	0	0	<b>23</b>	n.a.
<b>2002</b>							
June	6	0	0	0	0	<b>6</b>	n.a.
July	0	0	0	0	0	<b>0</b>	n.a.
August	0	0	0	0	0	<b>0</b>	n.a.
September	0	0	0	0	0	<b>0</b>	n.a.
October	1	0	0	0	0	<b>1</b>	n.a.
November	0	0	0	0	0	<b>0</b>	n.a.
December	0	0	0	0	0	<b>0</b>	n.a.
<b>2003</b>							
January	0	0	0	0	0	<b>0</b>	n.a.
February	1	0	0	0	0	<b>1</b>	n.a.
March	21	0	0	0	0	<b>21</b>	n.a.
April	0	0	0	0	0	<b>0</b>	n.a.
May	0	0	0	0	0	<b>0</b>	n.a.
June	0	0	0	0	0	<b>0</b>	n.a.
TOTAL (Number)							
<b>2000-01</b>	1 108	80	6	4	0	<b>1 198</b>	n.a.
<b>2001-02</b>	1 878	141	5	6	2	<b>2 032</b>	n.a.
<b>2002-03</b>	1 957	164	9	5	3	<b>2 138</b>	n.a.
<b>2002</b>							
June	164	6	2	0	0	<b>172</b>	179
July	174	4	0	1	0	<b>179</b>	181
August	172	4	0	0	1	<b>177</b>	179
September	172	6	0	0	0	<b>178</b>	172
October	151	19	2	0	0	<b>172</b>	163
November	142	3	0	0	0	<b>145</b>	155
December	189	9	0	0	0	<b>198</b>	154
<b>2003</b>							
January	137	2	2	0	0	<b>141</b>	160
February	146	4	1	1	0	<b>152</b>	171
March	175	7	0	0	1	<b>183</b>	183
April	146	23	4	0	0	<b>173</b>	195
May	186	62	0	3	0	<b>251</b>	206
June	167	21	0	0	1	<b>189</b>	214

# 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	Total residential building	Non-residential building	Total building
PRIVATE SECTOR (\$ '000)								
<b>2000-01</b>	118 360	6 546	223	41 549	265	166 942	95 244	<b>262 186</b>
<b>2001-02</b>	200 422	11 143	495	50 613	161	262 834	113 637	<b>376 471</b>
<b>2002-03</b>	243 514	14 231	478	61 557	190	319 970	139 545	<b>459 516</b>
<b>2002</b>								
June	16 550	510	200	3 718	0	20 978	6 101	<b>27 079</b>
July	21 828	318	0	4 941	20	27 106	25 887	<b>52 993</b>
August	21 399	300	0	5 397	0	27 096	8 102	<b>35 197</b>
September	20 371	461	0	4 329	0	25 161	7 646	<b>32 807</b>
October	17 472	1 880	80	6 119	0	25 551	8 537	<b>34 088</b>
November	16 594	300	0	3 404	0	20 298	6 204	<b>26 502</b>
December	23 428	830	0	5 556	0	29 813	7 373	<b>37 187</b>
<b>2003</b>								
January	18 236	70	80	5 061	0	23 447	10 398	<b>33 845</b>
February	17 822	340	100	4 950	60	23 272	9 467	<b>32 739</b>
March	19 546	447	0	5 557	0	25 549	15 494	<b>41 043</b>
April	19 329	3 140	218	3 652	0	26 339	9 704	<b>36 043</b>
May	23 228	3 550	0	6 335	110	33 223	15 432	<b>48 655</b>
June	24 262	2 595	0	6 257	0	33 114	15 303	<b>48 417</b>
PUBLIC SECTOR (\$ '000)								
<b>2000-01</b>	1 585	1 013	671	352	0	3 621	57 228	<b>60 849</b>
<b>2001-02</b>	8 366	1 092	0	435	0	9 892	54 346	<b>64 239</b>
<b>2002-03</b>	2 993	0	0	192	0	3 184	53 972	<b>57 156</b>
<b>2002</b>								
June	766	0	0	0	0	766	7 869	<b>8 635</b>
July	0	0	0	14	0	14	1 801	<b>1 814</b>
August	0	0	0	0	0	0	951	<b>951</b>
September	0	0	0	0	0	0	2 285	<b>2 285</b>
October	97	0	0	50	0	147	1 781	<b>1 928</b>
November	0	0	0	0	0	0	6 139	<b>6 139</b>
December	0	0	0	10	0	10	2 451	<b>2 461</b>
<b>2003</b>								
January	0	0	0	60	0	60	5 529	<b>5 589</b>
February	130	0	0	0	0	130	7 523	<b>7 653</b>
March	2 766	0	0	15	0	2 781	1 888	<b>4 668</b>
April	0	0	0	0	0	0	10 776	<b>10 776</b>
May	0	0	0	0	0	0	519	<b>519</b>
June	0	0	0	43	0	43	12 330	<b>12 373</b>
TOTAL (\$ '000)								
<b>2000-01</b>	119 945	7 559	894	41 900	265	170 563	152 472	<b>323 035</b>
<b>2001-02</b>	208 788	12 235	495	51 048	161	272 727	167 983	<b>440 709</b>
<b>2002-03</b>	246 506	14 231	478	61 749	190	323 154	193 517	<b>516 671</b>
<b>2002</b>								
June	17 316	510	200	3 718	0	21 744	13 971	<b>35 714</b>
July	21 828	318	0	4 954	20	27 120	27 687	<b>54 807</b>
August	21 399	300	0	5 397	0	27 096	9 052	<b>36 148</b>
September	20 371	461	0	4 329	0	25 161	9 931	<b>35 092</b>
October	17 569	1 880	80	6 169	0	25 698	10 318	<b>36 016</b>
November	16 594	300	0	3 404	0	20 298	12 342	<b>32 640</b>
December	23 428	830	0	5 566	0	29 823	9 825	<b>39 648</b>
<b>2003</b>								
January	18 236	70	80	5 121	0	23 507	15 927	<b>39 434</b>
February	17 952	340	100	4 950	60	23 402	16 990	<b>40 392</b>
March	22 311	447	0	5 572	0	28 330	17 381	<b>45 711</b>
April	19 329	3 140	218	3 652	0	26 339	20 479	<b>46 818</b>
May	23 228	3 550	0	6 335	110	33 223	15 951	<b>49 174</b>
June	24 262	2 595	0	6 300	0	33 157	27 634	<b>60 790</b>

# 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>2000-01</b>	1 108	46	14	60	20	0	0	20	80	1 188
<b>2001-02</b>	1 878	86	29	115	26	0	0	26	141	2 019
<b>2002-03</b>	1 957	121	26	147	17	0	0	17	164	2 121
<b>2002</b>										
April	137	4	0	4	3	0	0	3	7	144
May	161	0	4	4	0	0	0	0	4	165
June	164	6	0	6	0	0	0	0	6	170
July	174	2	0	2	2	0	0	2	4	178
August	172	4	0	4	0	0	0	0	4	176
September	172	6	0	6	0	0	0	0	6	178
October	151	2	2	4	15	0	0	15	19	170
November	142	3	0	3	0	0	0	0	3	145
December	189	9	0	9	0	0	0	0	9	198
<b>2003</b>										
January	137	2	0	2	0	0	0	0	2	139
February	146	2	2	4	0	0	0	0	4	150
March	175	7	0	7	0	0	0	0	7	182
April	146	23	0	23	0	0	0	0	23	169
May	186	59	3	62	0	0	0	0	62	248
June	167	2	19	21	0	0	0	0	21	188
VALUE (\$ '000)										
<b>2000-01</b>	119 945	4 311	1 400	5 711	1 848	0	0	1 848	7 559	127 504
<b>2001-02</b>	208 788	5 420	2 415	7 835	4 400	0	0	4 400	12 235	221 023
<b>2002-03</b>	246 506	9 368	3 165	12 533	1 698	0	0	1 698	14 231	260 737
<b>2002</b>										
April	14 796	460	0	460	150	0	0	150	610	15 406
May	19 455	0	360	360	0	0	0	0	360	19 815
June	17 316	510	0	510	0	0	0	0	510	17 826
July	21 828	120	0	120	198	0	0	198	318	22 146
August	21 399	300	0	300	0	0	0	0	300	21 699
September	20 371	461	0	461	0	0	0	0	461	20 832
October	17 569	150	230	380	1 500	0	0	1 500	1 880	19 449
November	16 594	300	0	300	0	0	0	0	300	16 894
December	23 428	830	0	830	0	0	0	0	830	24 258
<b>2003</b>										
January	18 236	70	0	70	0	0	0	0	70	18 306
February	17 952	200	140	340	0	0	0	0	340	18 292
March	22 311	447	0	447	0	0	0	0	447	22 758
April	19 329	3 140	0	3 140	0	0	0	0	3 140	22 469
May	23 228	3 200	350	3 550	0	0	0	0	3 550	26 778
June	24 262	150	2 445	2 595	0	0	0	0	2 595	26 857

(a) See Glossary for definition.

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

	Hotels, motels and other short term accommodation.....								Shops.....				Factories.....		Offices.....		Other business premises.....		Educational	
Period	no.	\$'000	no.	\$'000	no.	\$'000	no.	\$'000	no.	\$'000	no.	\$'000	no.	\$'000						
Value—\$50,000–\$199,999																				
2003																				
April	1	50	6	680	4	462	5	489	4	320	0	0								
May	3	370	1	150	3	265	4	385	9	747	1	66								
June	0	0	6	579	3	305	7	653	2	130	3	282								
Value—\$200,000–\$499,999																				
2003																				
April	1	400	1	200	1	200	0	0	0	0	1	453								
May	0	0	3	927	1	200	0	0	1	380	1	440								
June	0	0	4	1 145	1	490	2	584	1	430	3	1 144								
Value—\$500,000–\$999,999																				
2003																				
April	0	0	0	0	0	0	1	700	1	600	1	720								
May	0	0	1	800	1	500	0	0	1	650	0	0								
June	0	0	2	1 400	0	0	1	800	0	0	3	2 265								
Value—\$1,000,000–\$4,999,999																				
2003																				
April	0	0	0	0	1	1 200	1	1 100	0	0	0	0								
May	1	3 500	1	1 500	0	0	0	0	0	0	0	0								
June	1	4 000	2	4 200	0	0	0	0	0	0	3	5 609								
Value—\$5,000,000 and over																				
2003																				
April	0	0	0	0	0	0	1	5 500	0	0	0	0								
May	0	0	0	0	0	0	0	0	0	0	0	0								
June	0	0	0	0	0	0	0	0	0	0	0	0								
Value—Total																				
2000-01	26	15 700	73	13 923	32	8 688	61	16 435	44	12 575	46	32 035								
2001-02	21	6 501	87	23 041	31	8 214	53	16 228	64	18 658	55	42 695								
2002-03	27	15 818	111	31 887	48	17 217	69	27 630	62	14 123	63	28 168								
2003																				
April	2	450	7	880	6	1 862	8	7 789	5	920	2	1 173								
May	4	3 870	6	3 377	5	965	4	385	11	1 777	2	506								
June	1	4 000	14	7 324	4	795	10	2 037	3	560	12	9 300								

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>2003</b>										
April	0	0	1	120	1	75	4	406	26	2 601
May	1	100	3	320	3	244	1	150	29	2 797
June	0	0	2	132	0	0	1	50	24	2 130
Value—\$200,000–\$499,999										
<b>2003</b>										
April	0	0	0	0	1	240	1	338	6	1 832
May	0	0	3	750	1	480	1	277	11	3 454
June	0	0	1	206	0	0	1	380	13	4 379
Value—\$500,000–\$999,999										
<b>2003</b>										
April	0	0	2	1 518	0	0	0	0	5	3 538
May	0	0	0	0	0	0	0	0	3	1 950
June	0	0	0	0	1	650	0	0	7	5 115
Value—\$1,000,000–\$4,999,999										
<b>2003</b>										
April	0	0	1	1 209	0	0	1	3 500	4	7 009
May	0	0	1	2 750	0	0	0	0	3	7 750
June	0	0	0	0	1	2 200	0	0	7	16 009
Value—\$5,000,000 and over										
<b>2003</b>										
April	0	0	0	0	0	0	0	0	1	5 500
May	0	0	0	0	0	0	0	0	0	0
June	0	0	0	0	0	0	0	0	0	0
Value—Total										
<b>2000-01</b>	7	2 841	29	18 545	18	19 421	40	12 310	376	152 472
<b>2001-02</b>	1	725	38	41 233	20	4 137	30	6 553	400	167 983
<b>2002-03</b>	7	1 796	42	32 585	26	9 508	37	14 787	492	193 517
<b>2003</b>										
April	0	0	4	2 847	2	315	6	4 244	42	20 479
May	1	100	7	3 820	4	724	2	427	46	15 951
June	0	0	3	338	2	2 850	2	430	51	27 634

## 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>1999-2000</b>	185.6	30.5	216.7	56.9	273.6	163.1	<b>432.4</b>
<b>2000-01</b>	119.9	7.6	127.5	43.1	170.6	152.5	<b>323.0</b>
<b>2001-02</b>	202.5	12.1	214.6	50.2	264.8	164.7	<b>429.5</b>
<b>2001</b>							
December	51.1	0.6	51.6	12.7	64.4	67.3	<b>131.7</b>
<b>2002</b>							
March	59.6	3.8	63.3	12.0	75.3	34.4	<b>109.7</b>
June	48.5	1.4	49.9	11.1	61.0	31.4	<b>92.4</b>
September	58.7	1.0	59.7	13.6	73.3	44.5	<b>117.8</b>
December	52.5	2.9	55.4	13.9	69.2	30.8	<b>100.0</b>
<b>2003</b>							
March	51.1	0.8	51.9	13.9	65.8	47.3	<b>113.1</b>
ORIGINAL (% change from preceding quarter)							
<b>2001</b>							
December	17.7	-91.3	3.8	-11.3	0.4	112.6	<b>37.5</b>
<b>2002</b>							
March	16.6	581.7	22.7	-5.7	17.1	-48.9	<b>-16.7</b>
June	-18.6	-61.7	-21.2	-7.7	-19.0	-8.7	<b>-15.8</b>
September	21.1	-28.4	19.7	22.4	20.2	41.9	<b>27.5</b>
December	-10.5	176.3	-7.3	2.3	-5.5	-30.8	<b>-15.1</b>
<b>2003</b>							
March	-2.7	-71.8	-6.3	0.0	-5.0	53.6	<b>13.0</b>

(a) Reference year for chain volume measures is 2000-2001.  
Refer to Explanatory Notes paragraphs 24-25.

(b) Refer to Explanatory Notes paragraph 16.

# 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>2000-01</b>	15 550	13 670	7 526	11 789	12 185	5 387	2 841	14 318	6 537	5 441	<b>95 244</b>
<b>2001-02</b>	6 501	22 676	7 688	8 434	16 741	9 245	725	35 361	2 150	4 116	<b>113 637</b>
<b>2002-03</b>	15 818	31 737	14 557	18 565	12 755	7 972	1 796	23 778	1 606	10 961	<b>139 545</b>
<b>2002</b>											
June	360	2 165	719	340	195	0	0	2 062	50	211	<b>6 101</b>
July	300	8 620	225	8 128	2 082	0	400	5 582	185	365	<b>25 887</b>
August	579	2 255	1 077	1 400	322	650	479	490	369	481	<b>8 102</b>
September	2 525	1 050	320	550	920	0	0	2 281	0	0	<b>7 646</b>
October	1 584	1 968	425	949	203	2 583	90	110	110	515	<b>8 537</b>
November	315	1 305	1 068	555	1 945	500	57	350	0	110	<b>6 204</b>
December	555	2 923	689	314	485	400	0	1 896	112	0	<b>7 373</b>
<b>2003</b>											
January	300	725	110	2 210	1 090	753	670	450	150	3 940	<b>10 398</b>
February	0	60	7 680	256	935	0	0	154	0	382	<b>9 467</b>
March	1 340	1 251	702	118	2 116	1 500	0	8 000	0	466	<b>15 494</b>
April	450	880	502	2 091	320	720	0	820	75	3 846	<b>9 704</b>
May	3 870	3 377	965	235	1 777	506	100	3 570	605	427	<b>15 432</b>
June	4 000	7 324	795	1 759	560	360	0	75	0	430	<b>15 303</b>
PUBLIC SECTOR (\$ '000)											
<b>2000-01</b>	150	253	1 162	4 646	390	26 648	0	4 226	12 884	6 869	<b>57 228</b>
<b>2001-02</b>	0	365	526	7 794	1 917	33 450	0	5 872	1 987	2 436	<b>54 346</b>
<b>2002-03</b>	0	149	2 660	9 065	1 367	20 196	0	8 807	7 902	3 825	<b>53 972</b>
<b>2002</b>											
June	0	0	0	2 157	70	2 191	0	3 293	60	98	<b>7 869</b>
July	0	0	1 300	0	0	0	0	80	0	421	<b>1 801</b>
August	0	0	0	562	140	0	0	80	169	0	<b>951</b>
September	0	0	0	60	0	1 699	0	526	0	0	<b>2 285</b>
October	0	0	0	341	0	0	0	600	665	175	<b>1 781</b>
November	0	71	0	325	571	2 525	0	0	300	2 346	<b>6 139</b>
December	0	0	0	235	0	1 476	0	0	375	365	<b>2 451</b>
<b>2003</b>											
January	0	0	0	1 418	0	480	0	3 482	150	0	<b>5 529</b>
February	0	78	0	0	0	4 372	0	0	2 954	120	<b>7 523</b>
March	0	0	0	0	56	252	0	1 500	80	0	<b>1 888</b>
April	0	0	1 360	5 698	600	453	0	2 027	240	398	<b>10 776</b>
May	0	0	0	150	0	0	0	250	119	0	<b>519</b>
June	0	0	0	278	0	8 940	0	263	2 850	0	<b>12 330</b>
TOTAL (\$ '000)											
<b>2000-01</b>	15 700	13 923	8 688	16 435	12 575	32 035	2 841	18 545	19 421	12 310	<b>152 472</b>
<b>2001-02</b>	6 501	23 041	8 214	16 228	18 658	42 695	725	41 233	4 137	6 553	<b>167 983</b>
<b>2002-03</b>	15 818	31 887	17 217	27 630	14 123	28 168	1 796	32 585	9 508	14 787	<b>193 517</b>
<b>2002</b>											
June	360	2 165	719	2 497	265	2 191	0	5 355	110	309	<b>13 971</b>
July	300	8 620	1 525	8 128	2 082	0	400	5 662	185	786	<b>27 687</b>
August	579	2 255	1 077	1 962	462	650	479	570	538	481	<b>9 052</b>
September	2 525	1 050	320	610	920	1 699	0	2 807	0	0	<b>9 931</b>
October	1 584	1 968	425	1 290	203	2 583	90	710	775	690	<b>10 318</b>
November	315	1 376	1 068	880	2 516	3 025	57	350	300	2 456	<b>12 342</b>
December	555	2 923	689	549	485	1 876	0	1 896	487	365	<b>9 825</b>
<b>2003</b>											
January	300	725	110	3 628	1 090	1 233	670	3 932	300	3 940	<b>15 927</b>
February	0	138	7 680	256	935	4 372	0	154	2 954	502	<b>16 990</b>
March	1 340	1 251	702	118	2 172	1 752	0	9 500	80	466	<b>17 381</b>
April	450	880	1 862	7 789	920	1 173	0	2 847	315	4 244	<b>20 479</b>
May	3 870	3 377	965	385	1 777	506	100	3 820	724	427	<b>15 951</b>
June	4 000	7 324	795	2 037	560	9 300	0	338	2 850	430	<b>27 634</b>

## BUILDING APPROVED IN STATISTICAL AREAS—Jun Qtr 2003

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>499</b>	<b>106</b>	<b>613</b>	<b>66 819</b>	<b>9 285</b>	<b>16 615</b>	<b>92 719</b>	<b>64 064</b>	<b>156 783</b>
<b>Greater Hobart (SD)</b>	<b>209</b>	<b>27</b>	<b>237</b>	<b>29 427</b>	<b>3 970</b>	<b>8 663</b>	<b>42 060</b>	<b>36 791</b>	<b>78 851</b>
Greater Hobart (SSD)	209	27	237	29 427	3 970	8 663	42 060	36 791	78 851
Brighton (M)	23	0	23	2 798	0	97	2 894	740	3 634
Clarence (C)	57	12	69	9 077	1 740	2 668	13 485	8 763	22 247
Derwent Valley (M)—Pt A	1	0	1	120	0	130	250	3 189	3 439
Glenorchy (C)	32	6	38	3 986	1 200	1 047	6 233	5 516	11 749
Hobart (C)—Inner	2	0	2	360	0	120	480	2 049	2 529
Hobart (C)—Remainder	29	2	32	4 638	400	3 653	8 691	2 600	11 291
Kingborough (M)—Pt A	37	7	44	5 611	630	701	6 941	9 567	16 508
Sorell (M)—Pt A	28	0	28	2 837	0	249	3 086	4 368	7 454
<b>Southern (SD)</b>	<b>65</b>	<b>0</b>	<b>67</b>	<b>7 160</b>	<b>0</b>	<b>1 167</b>	<b>8 327</b>	<b>3 042</b>	<b>11 369</b>
Southern (SSD)	65	0	67	7 160	0	1 167	8 327	3 042	11 369
Central Highlands (M)	5	0	5	342	0	103	445	59	504
Derwent Valley (M)—Pt B	3	0	3	396	0	28	424	0	424
Glamorgan/Spring Bay (M)	12	0	12	1 476	0	82	1 558	530	2 088
Huon Valley (M)	31	0	33	3 512	0	704	4 215	250	4 465
Kingborough (M)—Pt B	7	0	7	667	0	56	723	1 700	2 423
Sorell (M)—Pt B	0	0	0	0	0	120	120	0	120
Southern Midlands (M)	2	0	2	165	0	0	165	50	215
Tasman (M)	5	0	5	603	0	74	677	453	1 130
<b>Northern (SD)</b>	<b>132</b>	<b>77</b>	<b>212</b>	<b>17 505</b>	<b>5 165</b>	<b>4 551</b>	<b>27 221</b>	<b>19 268</b>	<b>46 489</b>
Greater Launceston (SSD)	95	77	175	13 967	5 165	3 144	22 276	13 699	35 975
George Town (M)—Pt A	3	0	3	567	0	134	700	647	1 348
Launceston (C)—Inner	0	0	0	0	0	145	145	75	220
Launceston (C)—Pt B	33	77	113	5 022	5 165	1 723	11 910	11 326	23 236
Meander Valley (M)—Pt A	18	0	18	2 129	0	115	2 244	300	2 544
Northern Midlands (M)—Pt A	6	0	6	1 066	0	284	1 349	1 130	2 479
West Tamar (M)—Pt A	35	0	35	5 184	0	744	5 928	220	6 148
Central North (SSD)	15	0	15	1 297	0	784	2 080	1 875	3 955
George Town (M)—Pt B	1	0	1	55	0	0	55	0	55
Launceston (C)—Pt C	3	0	3	312	0	352	664	0	664
Meander Valley (M)—Pt B	7	0	7	680	0	284	964	1 875	2 839
Northern Midlands (M)—Pt B	3	0	3	203	0	148	351	0	351
West Tamar (M)—Pt B	1	0	1	47	0	0	47	0	47
North Eastern (SSD)	22	0	22	2 241	0	624	2 865	3 694	6 559
Break O'Day (M)	17	0	17	1 707	0	408	2 115	3 500	5 615
Dorset (M)	3	0	3	269	0	175	444	75	519
Flinders (M)	2	0	2	265	0	41	306	119	425
<b>Mersey-Lyell (SD)</b>	<b>93</b>	<b>2</b>	<b>97</b>	<b>12 727</b>	<b>150</b>	<b>2 233</b>	<b>15 110</b>	<b>4 964</b>	<b>20 073</b>
Burnie-Devonport (SSD)	81	2	84	11 557	150	1 942	13 648	4 074	17 722
Burnie (C)—Pt A	10	0	10	1 408	0	299	1 707	2 116	3 823
Central Coast (M)—Pt A	25	0	26	3 839	0	549	4 388	400	4 788
Devonport (C)	18	0	18	2 479	0	368	2 847	1 342	4 189
Latrobe (M)—Pt A	20	2	22	2 767	150	524	3 441	50	3 491
Waratah/Wynyard (M)—Pt A	8	0	8	1 064	0	202	1 265	166	1 431

BUILDING APPROVED IN STATISTICAL AREAS—Jun Qtr 2003 *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)	10	0	11	1 055	0	271	1 326	890	2 216
Burnie (C)—Pt B	0	0	0	0	0	0	0	0	0
Central Coast (M)—Pt B	0	0	0	0	0	20	20	0	20
Circular Head (M)	5	0	6	706	0	163	869	0	869
Kentish (M)	5	0	5	350	0	25	375	680	1 055
King Island (M)	0	0	0	0	0	13	13	80	93
Latrobe (M)—Pt B	0	0	0	0	0	0	0	130	130
Waratah/Wynyard (M)—Pt B	0	0	0	0	0	50	50	0	50
Lyell (SSD)	2	0	2	115	0	20	135	0	135
West Coast (M)	2	0	2	115	0	20	135	0	135
STATISTICAL DISTRICT									
Launceston	95	77	175	13 967	5 165	3 144	22 276	13 699	35 975
Burnie—Devonport	81	2	84	11 557	150	1 942	13 648	4 074	17 722

(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 16.

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

**3** The scope of the survey comprises the following:

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

**4** 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.

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

### VALUE DATA

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

**7** 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 contract to construct a dwelling based on the owner's plans, the value may only be the builder's costs. Some councils do not use the value on approval documents, instead deriving a value based on floor area and type of structure.

**8** From July 2000, value data includes the Goods and Services Tax (GST) for residential and non-residential building approvals. The ABS has consulted with councils and other approving authorities to ensure that approval values are reported inclusive of GST. Where it was identified by a council or other approving authority that approvals submitted from its jurisdiction were on a GST-exclusive basis, the ABS has made adjustments to the data to ensure that values were consistent with other data collected were inclusive of GST.

# EXPLANATORY NOTES

## OWNERSHIP

**9** 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

**10** 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' and 'conversions'). These classifications are often used in conjunction with each other in this publication and are defined in the Glossary.

**11** 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 specific building, not to the function of the group as a whole.

**12** 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.

**13** 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.

**14** In the case of a large 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.

**15** 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.

**16** The Type of Work classification refers to the building activity carried out. 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 they are included in the appropriate Type of Building and 'Alterations and additions to residential buildings' category.

## SEASONAL ADJUSTMENTS

**17** 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.

**18** 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.

**19** 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).

## EXPLANATORY NOTES

### SEASONAL ADJUSTMENT *continued*

**20** From May 2003, the seasonally adjusted estimates are produced by the concurrent seasonal adjustment method which takes account of the latest available original estimates. The concurrent method improves the estimation of seasonal factors, and therefore, the seasonally adjusted and trend estimates for the current and previous months. As a result of this improvement, revisions to the seasonally adjusted and trend estimates will be observed for recent periods. The estimates that will improve the most will be for the current month, previous month and the same month one year ago. In most instances the only noticeable revisions will be to the previous month and the same month one year ago. The concurrent seasonal adjustment methodology replaces the forward factor methodology previously used to adjust Building Approval series, where seasonal factors were only revised following an annual reanalysis.

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

**22** A more detailed review of concurrent seasonal factors will be 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.

### TREND ESTIMATES

**23** 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 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 *Information Paper: A Guide to Interpreting Time Series—Monitoring 'Trends': an Overview* (cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on Canberra 02 6252 6076.

**24** While the smoothing techniques described in paragraph 22 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

**25** 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. The reference year will be updated annually in the September 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. The direct impact of the GST is a price change, and hence is removed from chain volume estimates.

**26** 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)

**27** Area statistics are now being classified to the Australian Standard Geographical Classification (ASGC), 2002 Edition (cat. no. 1216.0), effective from July 2002. Building work approved before July 2002 was classified according to the current editions of the ASGC at that time, and is presented in this publication unrevised, in the original geographical area that applied at the time of approval.

# EXPLANATORY NOTES



**ABS DATA AVAILABLE ON REQUEST**     **28** 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.

**RELATED PUBLICATIONS**     **29** Users may also wish to refer to the following publications:

- *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
- *Construction Work Done, Australia, Preliminary*, cat. no. 8755.0
- *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
- *Producer Price Indexes, Australia*, cat. no. 6427.0

**30** While building approvals value series are shown inclusive of GST, this is different to the value series shown in the Building Activity publications (cat. nos 8752.0, 8752.6 and 8755.0), in which residential work will be published inclusive of GST and non-residential work exclusive of GST. In the *Engineering Construction Activity, Australia* (cat. no. 8762.0) all values will exclude GST.

**31** 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 16.
<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 16.
<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. caretaker's residences) associated with a non-residential building are defined as houses.

## G L O S S A R Y

<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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