

BUILDING APPROVALS

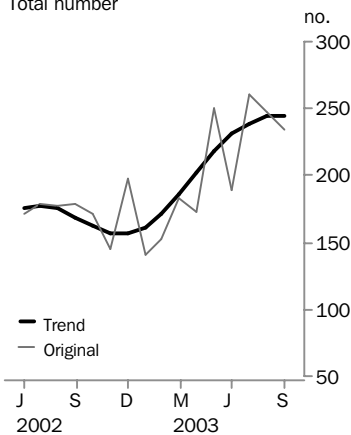
TASMANIA

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SEPTEMBER KEY FIGURES

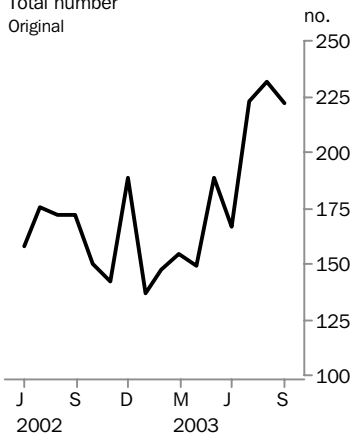
Dwelling units approved

Total number



Private sector houses approved

Total number
Original



	Jul 2003	Aug 2003	Sep 2003
Dwelling units approved			
Original	260	247	234
Trend	239	244	244

	% change Jun 2003 to Jul 2003	% change Jul 2003 to Aug 2003	% change Aug 2003 to Sep 2003
Dwelling units approved			
Original	37.6	-5.0	-5.3
Trend	3.6	1.7	0.1

SEPTEMBER KEY POINTS

TREND ESTIMATES

- The trend estimate for the number of dwelling units was flat in September 2003, following eight months of rises.

ORIGINAL ESTIMATES

- The total number of dwelling units approved in the September 2003 quarter was 741, an increase of 20.9% from the June 2003 quarter.
- In the September 2003 quarter, dwelling approvals were concentrated in Kingborough (100), Hobart (67), and Launceston (66).
- The total value of building work approved in the September 2003 quarter was \$161.3m, an increase of 2.9% from the June 2003 quarter. The value of residential work rose 35.4% in the September 2003 quarter to \$125.5m, conversely the value of non residential building fell by 44.2% to \$35.8m.

INQUIRIES

- For further information about these and related statistics, contact Darryl Rowe on Adelaide (08) 8237 7596 or the National Information and Referral Service on 1300 135 070.

ABOUT THIS ISSUE

This September quarter 2003 issue is the final issue of this publication.

In future, all data in this publication will be available in other ABS products, viz:

- From the October 2003 issue, Building Approvals Australia (cat. no. 8731.0) will be expanded to include the state and territory data series of interest to most users. A copy of the proposed publication is available on the ABS website. (see www.abs.gov.au and press the Publications icon, then go to 8731.0)
- A Building Approvals data cube—contains most of the variables in this publication.
- The on-line AusStats service—under Building Approvals Australia (cat. no. 8731.0).
- The ABS web site—in the Main Features for Building Approvals Australia (cat. no. 8731.0).

For further information on these alternative sources and how to access them, please refer to the letter enclosed.



CHANGES IN THIS ISSUE

Quarterly chain volume data incorporate a new base year, 2001-02, which has resulted in revisions to growth rates, small in most cases, for subsequent periods. In addition, the reference year has been advanced to 2001-02, thereby preserving additivity in the quarters after the reference year. Re-referencing resulted in revisions to levels, but not growth rates, for all periods (see paragraphs 25-26 of the Explanatory Notes).

Area statistics are now classified to the Australian Standard Geographical Classification, 2003 Edition (see paragraph 27 of the Explanatory Notes).



DATA NOTES

A special article 'Functional Classification of Buildings', containing data for 2001-02 and 2002-03 was included in the September 2003 issue of Building Approvals Australia (cat. no. 8731.0). This and other articles are available from the ABS website at www.abs.gov.au. Go to the 'Feature Articles' link on the home page, then select 'Industry/Construction'.



REVISIONS THIS QUARTER

There are no significant revisions this quarter.



Stevan R. Matheson
Regional Director, Tasmania

DWELLING UNITS APPROVED, Private and Public Sector

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion</i>	<i>Non-residential building</i>	<i>Total dwelling units</i>	<i>Trend estimates</i>
PRIVATE SECTOR (Number)							
2000-01	1 094	70	3	4	0	1 171	n.a.
2001-02	1 816	132	5	6	2	1 961	n.a.
2002-03	1 934	164	9	5	3	2 115	n.a.
2002							
September	172	6	0	0	0	178	n.a.
October	150	19	2	0	0	171	n.a.
November	142	3	0	0	0	145	n.a.
December	189	9	0	0	0	198	n.a.
2003							
January	137	2	2	0	0	141	n.a.
February	145	4	1	1	0	151	n.a.
March	154	7	0	0	1	162	n.a.
April	146	23	4	0	0	173	n.a.
May	186	62	0	3	0	251	n.a.
June	167	21	0	0	1	189	n.a.
July	223	36	0	0	1	260	n.a.
August	231	8	0	8	0	247	n.a.
September	221	12	0	1	0	234	n.a.
PUBLIC SECTOR (Number)							
2000-01	14	10	3	0	0	27	n.a.
2001-02	62	9	0	0	0	71	n.a.
2002-03	23	0	0	0	0	23	n.a.
2002							
September	0	0	0	0	0	0	n.a.
October	1	0	0	0	0	1	n.a.
November	0	0	0	0	0	0	n.a.
December	0	0	0	0	0	0	n.a.
2003							
January	0	0	0	0	0	0	n.a.
February	1	0	0	0	0	1	n.a.
March	21	0	0	0	0	21	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	0	0	0	0	0	0	n.a.
August	0	0	0	0	0	0	n.a.
September	0	0	0	0	0	0	n.a.
TOTAL (Number)							
2000-01	1 108	80	6	4	0	1 198	n.a.
2001-02	1 878	141	5	6	2	2 032	n.a.
2002-03	1 957	164	9	5	3	2 138	n.a.
2002							
September	172	6	0	0	0	178	169
October	151	19	2	0	0	172	162
November	142	3	0	0	0	145	156
December	189	9	0	0	0	198	156
2003							
January	137	2	2	0	0	141	161
February	146	4	1	1	0	152	171
March	175	7	0	0	1	183	186
April	146	23	4	0	0	173	202
May	186	62	0	3	0	251	218
June	167	21	0	0	1	189	231
July	223	36	0	0	1	260	239
August	231	8	0	8	0	247	244
September	221	12	0	1	0	234	244

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)								
2000-01	118 360	6 546	223	41 549	265	166 942	95 244	262 186
2001-02	200 422	11 143	495	50 613	161	262 834	113 637	376 471
2002-03	243 514	14 231	478	61 557	190	319 970	147 750	467 721
2002								
September	20 371	461	0	4 329	0	25 161	7 646	32 807
October	17 472	1 880	80	6 119	0	25 551	8 537	34 088
November	16 594	300	0	3 404	0	20 298	6 204	26 502
December	23 428	830	0	5 556	0	29 813	7 373	37 187
2003								
January	18 236	70	80	5 061	0	23 447	18 603	42 050
February	17 822	340	100	4 950	60	23 272	9 467	32 739
March	19 546	447	0	5 557	0	25 549	15 494	41 043
April	19 329	3 140	218	3 652	0	26 339	9 704	36 043
May	23 228	3 550	0	6 335	110	33 223	15 432	48 655
June	24 262	2 595	0	6 257	0	33 114	15 303	48 417
July	31 768	8 574	0	6 482	0	46 824	8 537	55 361
August	31 903	700	0	6 576	310	39 490	10 060	49 550
September	30 633	1 530	0	6 341	10	38 514	6 457	44 971
PUBLIC SECTOR (\$ '000)								
2000-01	1 585	1 013	671	352	0	3 621	57 228	60 849
2001-02	8 366	1 092	0	435	0	9 892	54 346	64 239
2002-03	2 993	0	0	192	0	3 184	53 092	56 276
2002								
September	0	0	0	0	0	0	1 285	1 285
October	97	0	0	50	0	147	1 781	1 928
November	0	0	0	0	0	0	6 259	6 259
December	0	0	0	10	0	10	2 451	2 461
2003								
January	0	0	0	60	0	60	5 529	5 589
February	130	0	0	0	0	130	7 523	7 653
March	2 766	0	0	15	0	2 781	1 888	4 668
April	0	0	0	0	0	0	10 776	10 776
May	0	0	0	0	0	0	519	519
June	0	0	0	43	0	43	12 330	12 373
July	0	0	0	191	0	191	7 763	7 954
August	0	0	0	444	0	444	2 945	3 390
September	0	0	0	50	0	50	0	50
TOTAL (\$ '000)								
2000-01	119 945	7 559	894	41 900	265	170 563	152 472	323 035
2001-02	208 788	12 235	495	51 048	161	272 727	167 983	440 709
2002-03	246 506	14 231	478	61 749	190	323 154	200 843	523 997
2002								
September	20 371	461	0	4 329	0	25 161	8 931	34 092
October	17 569	1 880	80	6 169	0	25 698	10 318	36 016
November	16 594	300	0	3 404	0	20 298	12 463	32 761
December	23 428	830	0	5 566	0	29 823	9 825	39 648
2003								
January	18 236	70	80	5 121	0	23 507	24 132	47 639
February	17 952	340	100	4 950	60	23 402	16 990	40 392
March	22 311	447	0	5 572	0	28 330	17 381	45 711
April	19 329	3 140	218	3 652	0	26 339	20 479	46 818
May	23 228	3 550	0	6 335	110	33 223	15 951	49 174
June	24 262	2 595	0	6 300	0	33 157	27 634	60 790
July	31 768	8 574	0	6 673	0	47 015	16 300	63 315
August	31 903	700	0	7 021	310	39 934	13 005	52 939
September	30 633	1 530	0	6 391	10	38 564	6 457	45 021

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			
DWELLING UNITS (Number)										
2000-01	1 108	46	14	60	20	0	0	20	80	1 188
2001-02	1 878	86	29	115	26	0	0	26	141	2 019
2002-03	1 957	121	26	147	17	0	0	17	164	2 121
2002										
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
2003										
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
July	223	4	0	4	32	0	0	32	36	259
August	231	6	2	8	0	0	0	0	8	239
September	221	10	2	12	0	0	0	0	12	233
VALUE (\$ '000)										
2000-01	119 945	4 311	1 400	5 711	1 848	0	0	1 848	7 559	127 504
2001-02	208 788	5 420	2 415	7 835	4 400	0	0	4 400	12 235	221 023
2002-03	246 506	9 368	3 165	12 533	1 698	0	0	1 698	14 231	260 737
2002										
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
2003										
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
July	31 768	242	0	242	8 332	0	0	8 332	8 574	40 342
August	31 903	450	250	700	0	0	0	0	700	32 603
September	30 633	1 250	280	1 530	0	0	0	0	1 530	32 163

(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												
2003												
July	1	75	12	963	2	150	5	645	4	490	2	128
August	2	209	4	340	6	515	1	100	6	570	0	0
September	2	185	8	946	0	0	4	341	4	250	1	75
Value—\$200,000–\$499,999												
2003												
July	3	826	6	1 913	0	0	0	0	2	890	0	0
August	0	0	1	400	2	685	1	200	2	810	0	0
September	0	0	5	1 510	1	300	0	0	1	200	0	0
Value—\$500,000–\$999,999												
2003												
July	0	0	0	0	0	0	0	0	1	711	0	0
August	0	0	1	500	1	800	0	0	0	0	1	600
September	0	0	0	0	0	0	1	500	0	0	1	680
Value—\$1,000,000–\$4,999,999												
2003												
July	0	0	1	1 700	0	0	0	0	0	0	0	0
August	0	0	0	0	1	1 037	0	0	1	2 000	1	1 813
September	0	0	0	0	0	0	0	0	1	1 200	0	0
Value—\$5,000,000 and over												
2003												
July	0	0	0	0	0	0	0	0	0	0	1	7 300
August	0	0	0	0	0	0	0	0	0	0	0	0
September	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	28	24 023	111	31 887	48	17 217	69	27 630	62	14 123	63	27 289
2003												
July	4	901	19	4 576	2	150	5	645	7	2 091	3	7 428
August	2	209	6	1 240	10	3 037	2	300	9	3 380	2	2 413
September	2	185	13	2 456	1	300	5	841	6	1 650	2	755

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										
2003										
July	0	0	1	60	2	150	2	300	31	2 961
August	0	0	0	0	0	0	1	153	20	1 886
September	0	0	3	170	1	100	0	0	23	2 067
Value—\$200,000—\$499,999										
2003										
July	0	0	0	0	0	0	0	0	11	3 629
August	0	0	0	0	0	0	0	0	6	2 095
September	0	0	0	0	0	0	0	0	7	2 010
Value—\$500,000—\$999,999										
2003										
July	0	0	0	0	0	0	0	0	1	711
August	1	520	1	700	0	0	0	0	5	3 120
September	0	0	0	0	0	0	0	0	2	1 180
Value—\$1,000,000—\$4,999,999										
2003										
July	0	0	0	0	0	0	0	0	1	1 700
August	0	0	0	0	1	1 054	0	0	4	5 904
September	0	0	0	0	0	0	0	0	1	1 200
Value—\$5,000,000 and over										
2003										
July	0	0	0	0	0	0	0	0	1	7 300
August	0	0	0	0	0	0	0	0	0	0
September	0	0	0	0	0	0	0	0	0	0
Value—Total										
2000-01	7	2 841	29	18 545	18	19 421	40	12 310	376	152 472
2001-02	1	725	38	41 233	20	4 137	30	6 553	400	167 983
2002-03	7	1 796	42	32 585	26	9 508	37	14 787	493	200 843
2003										
July	0	0	1	60	2	150	2	300	45	16 300
August	1	520	1	700	1	1 054	1	153	35	13 005
September	0	0	3	170	1	100	0	0	33	6 457

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)							
2000-01	123.7	7.6	131.3	44.3	175.7	155.5	331.4
2001-02	208.8	12.2	221.0	51.7	272.7	168.0	440.7
2002-03	225.8	13.6	239.4	57.1	296.5	194.0	490.5
2002							
March	61.4	3.8	65.2	12.4	77.6	35.1	112.6
June	50.0	1.5	51.4	11.4	62.9	32.0	94.8
September	60.5	1.0	61.5	14.0	75.5	44.5	120.0
December	54.1	2.9	57.0	14.3	71.3	31.6	103.0
2003							
March	52.7	0.8	53.5	14.3	67.8	56.4	124.2
June	58.5	8.8	67.3	14.6	81.9	61.4	143.3
ORIGINAL (% change from preceding quarter)							
2002							
March	16.6	581.9	22.7	-5.7	17.1	-48.9	-16.7
June	-18.6	-61.7	-21.2	-7.7	-19.0	-8.7	-15.8
September	21.0	-28.3	19.7	22.4	20.2	39.1	26.6
December	-10.5	176.8	-7.3	2.3	-5.6	-28.9	-14.2
2003							
March	-2.7	-71.8	-6.2	0.0	-5.0	78.2	20.6
June	11.1	978.8	25.9	1.7	20.8	9.0	15.4

(a) Reference year for chain volume measures is 2001-02.
Refer to Explanatory Notes paragraphs 25-26.

(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	Entertain- ment and recreational	Miscell- aneous	Total non- residential building
PRIVATE SECTOR (\$ '000)											
2000-01	15 550	13 670	7 526	11 789	12 185	5 387	2 841	14 318	6 537	5 441	95 244
2001-02	6 501	22 676	7 688	8 434	16 741	9 245	725	35 361	2 150	4 116	113 637
2002-03	24 023	31 737	14 557	18 565	12 755	7 972	1 796	23 778	1 606	10 961	147 750
2002											
September	2 525	1 050	320	550	920	0	0	2 281	0	0	7 646
October	1 584	1 968	425	949	203	2 583	90	110	110	515	8 537
November	315	1 305	1 068	555	1 945	500	57	350	0	110	6 204
December	555	2 923	689	314	485	400	0	1 896	112	0	7 373
2003											
January	8 505	725	110	2 210	1 090	753	670	450	150	3 940	18 603
February	0	60	7 680	256	935	0	0	154	0	382	9 467
March	1 340	1 251	702	118	2 116	1 500	0	8 000	0	466	15 494
April	450	880	502	2 091	320	720	0	820	75	3 846	9 704
May	3 870	3 377	965	235	1 777	506	100	3 570	605	427	15 432
June	4 000	7 324	795	1 759	560	360	0	75	0	430	15 303
July	901	4 576	150	410	2 091	50	0	60	150	150	8 537
August	209	740	3 037	300	2 900	600	520	700	1 054	0	10 060
September	185	2 456	300	841	1 650	755	0	170	100	0	6 457
PUBLIC SECTOR (\$ '000)											
2000-01	150	253	1 162	4 646	390	26 648	0	4 226	12 884	6 869	57 228
2001-02	0	365	526	7 794	1 917	33 450	0	5 872	1 987	2 436	54 346
2002-03	0	149	2 660	9 065	1 367	19 317	0	8 807	7 902	3 825	53 092
2002											
September	0	0	0	60	0	699	0	526	0	0	1 285
October	0	0	0	341	0	0	0	600	665	175	1 781
November	0	71	0	325	571	2 646	0	0	300	2 346	6 259
December	0	0	0	235	0	1 476	0	0	375	365	2 451
2003											
January	0	0	0	1 418	0	480	0	3 482	150	0	5 529
February	0	78	0	0	0	4 372	0	0	2 954	120	7 523
March	0	0	0	0	56	252	0	1 500	80	0	1 888
April	0	0	1 360	5 698	600	453	0	2 027	240	398	10 776
May	0	0	0	150	0	0	0	250	119	0	519
June	0	0	0	278	0	8 940	0	263	2 850	0	12 330
July	0	0	0	235	0	7 378	0	0	0	150	7 763
August	0	500	0	0	480	1 813	0	0	0	153	2 945
September	0	0	0	0	0	0	0	0	0	0	0
TOTAL (\$ '000)											
2000-01	15 700	13 923	8 688	16 435	12 575	32 035	2 841	18 545	19 421	12 310	152 472
2001-02	6 501	23 041	8 214	16 228	18 658	42 695	725	41 233	4 137	6 553	167 983
2002-03	24 023	31 887	17 217	27 630	14 123	27 289	1 796	32 585	9 508	14 787	200 843
2002											
September	2 525	1 050	320	610	920	699	0	2 807	0	0	8 931
October	1 584	1 968	425	1 290	203	2 583	90	710	775	690	10 318
November	315	1 376	1 068	880	2 516	3 146	57	350	300	2 456	12 463
December	555	2 923	689	549	485	1 876	0	1 896	487	365	9 825
2003											
January	8 505	725	110	3 628	1 090	1 233	670	3 932	300	3 940	24 132
February	0	138	7 680	256	935	4 372	0	154	2 954	502	16 990
March	1 340	1 251	702	118	2 172	1 752	0	9 500	80	466	17 381
April	450	880	1 862	7 789	920	1 173	0	2 847	315	4 244	20 479
May	3 870	3 377	965	385	1 777	506	100	3 820	724	427	15 951
June	4 000	7 324	795	2 037	560	9 300	0	338	2 850	430	27 634
July	901	4 576	150	645	2 091	7 428	0	60	150	300	16 300
August	209	1 240	3 037	300	3 380	2 413	520	700	1 054	153	13 005
September	185	2 456	300	841	1 650	755	0	170	100	0	6 457

BUILDING APPROVED IN STATISTICAL AREAS—Sep 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									
TASMANIA	675	56	741	94 305	10 804	20 404	125 513	35 763	161 276
Greater Hobart (SD)	301	40	342	43 952	9 332	10 377	63 661	19 979	83 640
Greater Hobart (SSD)	301	40	342	43 952	9 332	10 377	63 661	19 979	83 640
Brighton (M)	39	0	39	4 707	0	775	5 482	380	5 862
Clarence (C)	64	0	64	10 808	0	2 274	13 082	1 922	15 004
Derwent Valley (M)—Pt A	4	0	4	454	0	150	604	198	802
Glenorchy (C)	49	0	49	6 145	0	605	6 750	4 828	11 578
Hobart (C)—Inner	0	0	0	0	0	0	0	165	165
Hobart (C)—Remainder	28	38	67	6 255	9 112	4 432	19 799	10 394	30 193
Kingborough (M)—Pt A	84	2	86	11 978	220	1 636	13 834	2 093	15 927
Sorell (M)—Pt A	33	0	33	3 604	0	505	4 109	0	4 109
Southern (SD)	76	0	78	7 728	0	1 652	9 380	1 938	11 317
Southern (SSD)	76	0	78	7 728	0	1 652	9 380	1 938	11 317
Central Highlands (M)	0	0	0	0	0	50	50	159	209
Derwent Valley (M)—Pt B	1	0	1	42	0	28	70	0	70
Glamorgan/Spring Bay (M)	16	0	16	1 607	0	331	1 938	100	2 038
Huon Valley (M)	30	0	32	2 822	0	435	3 256	995	4 251
Kingborough (M)—Pt B	14	0	14	1 956	0	567	2 523	204	2 727
Sorell (M)—Pt B	4	0	4	350	0	38	388	0	388
Southern Midlands (M)	5	0	5	487	0	28	515	0	515
Tasman (M)	6	0	6	465	0	176	641	480	1 121
Northern (SD)	174	12	193	25 960	1 162	5 502	32 623	9 642	42 265
Greater Launceston (SSD)	133	8	148	21 129	662	3 934	25 725	8 624	34 350
George Town (M)—Pt A	3	0	3	506	0	401	907	2 983	3 890
Launceston (C)—Inner	0	0	0	0	0	35	35	0	35
Launceston (C)—Pt B	48	8	63	8 144	662	1 994	10 800	5 231	16 031
Meander Valley (M)—Pt A	27	0	27	4 460	0	128	4 589	75	4 664
Northern Midlands (M)—Pt A	15	0	15	1 750	0	650	2 400	0	2 400
West Tamar (M)—Pt A	40	0	40	6 268	0	726	6 994	335	7 329
Central North (SSD)	23	0	23	2 762	0	747	3 509	372	3 881
George Town (M)—Pt B	1	0	1	50	0	50	100	0	100
Launceston (C)—Pt C	3	0	3	389	0	328	717	0	717
Meander Valley (M)—Pt B	11	0	11	1 570	0	95	1 665	372	2 037
Northern Midlands (M)—Pt B	5	0	5	447	0	241	688	0	688
West Tamar (M)—Pt B	3	0	3	306	0	33	339	0	339
North Eastern (SSD)	18	4	22	2 069	500	821	3 389	645	4 034
Break O' Day (M)	14	0	14	1 499	0	422	1 920	470	2 390
Dorset (M)	3	4	7	320	500	342	1 162	175	1 337
Flinders (M)	1	0	1	250	0	57	307	0	307
Mersey-Lyell (SD)	124	4	128	16 665	310	2 874	19 849	4 204	24 053
Burnie-Devonport (SSD)	103	4	107	14 741	310	2 417	17 467	4 104	21 571
Burnie (C)—Pt A	11	0	11	1 735	0	299	2 034	1 859	3 893
Central Coast (M)—Pt A	28	0	28	4 383	0	487	4 869	110	4 979
Devonport (C)	30	4	34	4 315	310	568	5 193	1 640	6 833
Latrobe (M)—Pt A	26	0	26	3 083	0	563	3 646	380	4 026
Waratah/Wynyard (M)—Pt A	8	0	8	1 225	0	500	1 725	115	1 840

BUILDING APPROVED IN STATISTICAL AREAS—Sep Qtr 2003 *continued*

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									
North Western Rural (SSD)	19	0	19	1 723	0	457	2 180	100	2 280
Burnie (C)—Pt B	0	0	0	0	0	0	0	0	0
Central Coast (M)—Pt B	1	0	1	230	0	66	296	0	296
Circular Head (M)	6	0	6	329	0	122	451	0	451
Kentish (M)	8	0	8	749	0	127	876	100	976
King Island (M)	2	0	2	242	0	120	362	0	362
Latrobe (M)—Pt B	2	0	2	173	0	22	195	0	195
Waratah/Wynyard (M)—Pt B	0	0	0	0	0	0	0	0	0
Lyell (SSD)	2	0	2	202	0	0	202	0	202
West Coast (M)	2	0	2	202	0	0	202	0	202
STATISTICAL DISTRICT									
Launceston	133	8	148	21 129	662	3 934	25 725	8 624	34 350
Burnie—Devonport	103	4	107	14 741	310	2 417	17 467	4 104	21 571

(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 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), 2003 Edition (cat. no. 1216.0), effective from July 2003. Building work approved before July 2003 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

Alterations and additions	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.
Alterations and additions to residential buildings	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.
Building	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.
Conversion	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.
Dwelling unit	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.
Educational	Includes schools, colleges, kindergartens, libraries, museums and universities.
Entertainment and recreational	Includes clubs, cinemas, sport and recreation centres.
Factories	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
Flats, units or apartments	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
Health	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
Hotels, motels and other short term accommodation	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
House	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.

GLOSSARY

Miscellaneous	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.
New building work	Building activity which will result in the creation of a building which previously did not exist.
New other residential buildings	Building activity which will result in the creation of a residential building other than a house, which previously did not exist.
New residential	Building activity which will result in the creation of any residential building (house or other residential) which previously did not exist.
Non-residential building	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.
Offices	Includes banks, post offices and council chambers.
Other business premises	Includes warehouses, service stations, transport depots and terminals, electricity substation buildings, telephone exchanges, broadcasting and film studios.
Other dwellings	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.
Other residential building	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.
Religious	Includes convents, churches, temples, mosques, monasteries and noviciates.
Residential building	A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.
Semi-detached, row or terrace houses, townhouses	Dwellings having their own private grounds with no other dwellings above or below.
Shops	Includes retail shops, restaurants, taverns and shopping arcades.

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