



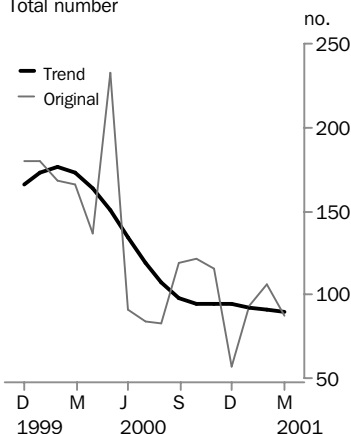
BUILDING APPROVALS

TASMANIA

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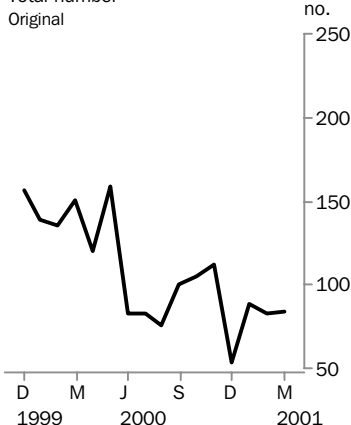
Dwelling units approved

Total number



Private sector houses approved

Total number



MARCH KEY FIGURES

	Jan 2001	Feb 2001	Mar 2001
Dwelling units approved			
Original	93	106	88
Trend	92	91	90
.....			
	% change Dec 2000 to Jan 2001	% change Jan 2001 to Feb 2001	% change Feb 2001 to Mar 2001
Dwelling units approved			
Original	63.2	14.0	-17.0
Trend	-1.9	-0.8	-1.2

MARCH KEY POINTS

TREND ESTIMATES

- The trend estimates for total dwelling units approved have been in decline throughout 2000 and the early part of 2001, although the rate of decline has slowed markedly in the last six months.

ORIGINAL ESTIMATES

- In original terms there were 93, 106 and 88 dwellings approved in the respective months of the March quarter. While the number of new houses was relatively evenly spread across each month, there were 23 other residential dwelling units approved in February.
- For the three months ended March 2001 Kingborough (40), Clarence (27), Glenorchy and Meander Valley (26 each) had the highest number of dwellings approved.
- The value of total building work approved in the three months ended March 2001 was \$70.6 million, down 13.2% compared to the previous quarter and 33.0% lower than the March quarter 2000.

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

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
June 2001	7 August 2001
September 2001	7 November 2001



CHANGES IN THIS ISSUE

There are no changes in this issue.



DATA NOTES

The effects of the increased First Home Owners Grant, announced during March, are unlikely to have impacted on approval series in this reporting period.



REVISIONS THIS MONTH

There has been a minor revision made to previously released data this month, resulting in a reduction of \$0.435 million in the value of non-residential building for December 2000.



Stevan R. Matheson
Regional Director, Tasmania

DWELLING UNITS APPROVED, Private and Public Sector

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	Total dwelling units	Trend estimates
PRIVATE SECTOR (Number)							
1997-1998	1 410	208	2	3	0	1 623	n.a.
1998-1999	1 296	104	6	2	1	1 409	n.a.
1999-2000	1 587	224	19	33	2	1 865	n.a.
2000							n.a.
March	149	12	2	0	0	163	n.a.
April	120	10	1	0	1	132	n.a.
May	159	43	0	29	0	231	n.a.
June	83	4	3	0	0	90	n.a.
July	83	0	1	0	0	84	n.a.
August	76	0	0	0	0	76	n.a.
September	100	14	0	0	0	114	n.a.
October	105	13	0	0	0	118	0
November	112	4	0	0	0	116	n.a.
December	53	4	0	0	0	57	n.a.
2001							n.a.
January	89	2	0	0	0	91	0
February	83	23	0	0	0	106	0
March	84	2	0	0	0	86	n.a.
PUBLIC SECTOR (Number)							
1997-1998	9	11	0	0	n.a.	20	0
1998-1999	1	0	0	0	0	1	n.a.
1999-2000	21	6	0	1	0	28	n.a.
2000							n.a.
March	0	2	0	1	0	3	n.a.
April	2	2	0	0	0	4	n.a.
May	0	2	0	0	0	2	n.a.
June	1	0	0	0	0	1	n.a.
July	0	0	0	0	0	0	n.a.
August	6	0	1	0	0	7	n.a.
September	0	5	0	0	0	5	0
October	0	3	0	0	0	3	n.a.
November	0	0	0	0	0	0	n.a.
December	0	0	0	0	0	0	n.a.
2001							n.a.
January	0	0	2	0	0	2	0
February	0	0	0	0	0	0	n.a.
March	0	2	0	0	0	2	n.a.
TOTAL (Number)							
1997-1998	1 419	219	2	3	n.a.	1 643	1 630
1998-1999	1 297	104	6	2	1	1 410	1 428
1999-2000	1 608	230	19	34	2	1 893	1 836
2000							
March	149	14	2	1	0	166	173
April	122	12	1	0	1	136	164
May	159	45	0	29	0	233	150
June	84	4	3	0	0	91	134
July	83	0	1	0	0	84	119
August	82	0	1	0	0	83	107
September	100	19	0	0	0	119	98
October	105	16	0	0	0	121	94
November	112	4	0	0	0	116	94
December	53	4	0	0	0	57	94
2001							
January	89	2	2	0	0	93	92
February	83	23	0	0	0	106	91
March	84	4	0	0	0	88	90

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(a)	Total residential building	Non-residential building(a)	Total building
PRIVATE SECTOR (\$ '000)								
1997-1998	124 759	15 410	35	36 852	261	177 317	82 734	260 051
1998-1999	124 905	6 136	342	35 501	134	167 018	115 752	282 769
1999-2000	163 114	27 283	1	43 487	4 745	240 260	120 737	360 997
			632					
2000								
March	15 972	1 230	20	3 997	0	21 219	7 001	28 220
April	12 406	670	120	3 608	85	16 889	2 273	19 162
May	16 946	8 650	0	3 762	4 075	33 433	10 651	44 084
June	9 883	200	62	3 716	20	13 881	6 429	20 310
July	7 866	0	152	2 299	0	10 317	4 261	14 578
August	8 178	0	0	3 553	110	11 841	4 681	16 522
September	10 996	1 400	0	2 099	0	14 495	21 508	36 003
October	11 535	1 564	0	4 464	25	17 588	9 534	27 122
November	11 877	270	0	3 488	0	15 635	9 593	25 228
December	5 904	420	0	3 157	35	9 516	9 389	18 905
2001								
January	9 447	140	0	3 028	65	12 679	1 948	14 627
February	8 996	2 232	0	4 152	0	15 380	3 322	18 702
March	9 235	100	0	3 970	65	13 370	5 282	18 652
PUBLIC SECTOR (\$ '000)								
1997-1998	1 199	998	0	1 284	0	3 481	42 732	46 213
1998-1999	200	0	0	817	0	1 017	58 793	59 810
1999-2000	2 178	863	0	768	35	3 844	39 857	43 701
2000								
March	0	305	0	80	35	420	2 797	3 216
April	338	396	0	69	0	803	5 722	6 525
May	0	162	0	157	0	319	6 440	6 759
June	182	0	0	435	0	617	10 255	10 871
July	0	0	0	85	0	85	2 995	3 080
August	694	0	443	0	0	1 137	5 995	7 132
September	0	337	0	56	0	393	1 723	2 115
October	0	457	0	0	0	457	3 081	3 537
November	0	0	0	20	0	20	3 514	3 534
December	0	0	0	55	0	55	3 019	3 074
2001								
January	0	0	228	0	0	228	14 550	14 778
February	0	0	0	0	0	0	820	820
March	0	220	0	18	0	238	2 817	3 055
TOTAL (\$ '000)								
1997-1998	125 958	16 408	35	38 136	261	180 798	125 466	306 264
1998-1999	125 105	6 136	342	36 319	134	168 035	174 545	342 580
1999-2000	165 292	28 146	1	44 255	4 780	244 104	160 595	404 699
			632					
2000								
March	15 972	1 535	20	4 078	35	21 639	9 798	31 437
April	12 744	1 066	120	3 677	85	17 692	7 995	25 687
May	16 946	8 812	0	3 919	4 075	33 752	17 091	50 843
June	10 065	200	62	4 151	20	14 498	16 683	31 181
July	7 866	0	152	2 384	0	10 402	7 256	17 657
August	8 871	0	443	3 553	110	12 977	10 676	23 654
September	10 996	1 737	0	2 155	0	14 887	23 231	38 118
October	11 535	2 021	0	4 464	25	18 045	12 614	30 659
November	11 877	270	0	3 508	0	15 655	13 106	28 762
December	5 904	420	0	3 212	35	9 571	12 408	21 979
2001								
January	9 447	140	228	3 028	65	12 907	16 498	29 405
February	8 996	2 232	0	4 152	0	15 380	4 142	19 522
March	9 235	320	0	3 988	65	13 607	8 099	21 706

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)											
1997-1998	1 419	146	2	148	42	0	29	71	219	1 638	
1998-1999	1 297	16	6	22	82	0	0	82	104	1 401	
1999-2000	1 608	63	18	81	104	0	45	149	230	1 838	
2000											
January	139	0	0	0	13	0	15	28	28	167	
February	135	2	0	2	31	0	0	31	33	168	
March	149	12	0	12	2	0	0	2	14	163	
April	122	5	0	5	7	0	0	7	12	134	
May	159	4	0	4	11	0	30	41	45	204	
June	84	0	0	0	4	0	0	4	4	88	
July	83	0	0	0	0	0	0	0	0	83	
August	82	0	0	0	0	0	0	0	0	82	
September	100	5	14	19	0	0	0	0	19	119	
October	105	14	0	14	2	0	0	2	16	121	
November	112	4	0	4	0	0	0	0	4	116	
December	53	4	0	4	0	0	0	0	4	57	
2001											
January	89	0	2	2	0	0	0	0	2	91	
February	83	7	0	7	16	0	0	16	23	106	
March	84	4	0	4	0	0	0	0	4	88	
VALUE (\$ '000)											
1997-1998	125 958	10 590	120	10 710	2 699	0	3 000	5 699	16 408	142 366	
1998-1999	125 105	1 216	570	1 786	4 350	0	0	4 350	6 136	131 240	
1999-2000	165 292	5 832	1 665	7 497	6 799	0	13 850	20 649	28 146	193 437	
2000											
January	14 525	0	0	0	807	0	5 850	6 657	6 657	21 182	
February	14 049	168	0	168	2 241	0	0	2 241	2 409	16 458	
March	15 972	1 405	0	1 405	130	0	0	130	1 535	17 506	
April	12 744	576	0	576	490	0	0	490	1 066	13 810	
May	16 946	242	0	242	570	0	8 000	8 570	8 812	25 758	
June	10 065	0	0	0	200	0	0	200	200	10 265	
July	7 866	0	0	0	0	0	0	0	0	7 866	
August	8 871	0	0	0	0	0	0	0	0	8 871	
September	10 996	337	1 400	1 737	0	0	0	0	1 737	12 732	
October	11 535	1 955	0	1 955	66	0	0	66	2 021	13 556	
November	11 877	270	0	270	0	0	0	0	270	12 147	
December	5 904	420	0	420	0	0	0	0	420	6 324	
2001											
January	9 447	0	140	140	0	0	0	0	140	9 587	
February	8 996	600	0	600	1 632	0	0	1 632	2 232	11 228	
March	9 235	320	0	320	0	0	0	0	320	9 555	

(a) See Glossary for definition.

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

Period	Hotels, motels and other short term accommodation.....		Shops.....		Factories.....		Offices.....		Other business premises.....		Educational	
	no.	\$'000	no.	\$'000	no.	\$'000	no.	\$'000	no.	\$'000	no.	\$'000
Value—\$50,000—\$199,999												
2001												
January	2	160	2	186	3	263	2	219	1	60	0	0
February	0	0	0	0	4	345	2	185	3	205	1	50
March	0	0	1	120	2	170	1	68	3	270	1	130
Value—\$200,000—\$499,999												
2001												
January	0	0	0	0	1	220	1	200	0	0	1	260
February	0	0	1	350	1	300	0	0	0	0	1	300
March	1	200	0	0	1	210	2	450	0	0	1	200
Value—\$500,000—\$999,999												
2001												
January	0	0	0	0	0	0	1	900	0	0	2	1 150
February	0	0	0	0	0	0	0	0	0	0	0	0
March	0	0	0	0	0	0	0	0	0	0	1	655
Value—\$1,000,000—\$4,999,999												
2001												
January	0	0	0	0	0	0	0	0	0	0	0	0
February	0	0	0	0	0	0	0	0	0	0	1	1 030
March	0	0	0	0	1	1 900	0	0	0	0	0	0
Value—\$5,000,000 and over												
2001												
January	0	0	0	0	0	0	0	0	0	0	2	12 000
February	0	0	0	0	0	0	0	0	0	0	0	0
March	0	0	0	0	0	0	0	0	0	0	0	0
Value—Total												
1997-1998	16	8 647	71	12 909	49	10 121	68	19 437	57	26 700	40	29 208
1998-1999	14	1 649	67	23 217	45	12 973	66	29 843	61	19 936	31	17 503
1999-2000	26	6 596	67	27 193	43	11 149	76	16 428	82	18 563	39	17 722
2001												
January	2	160	2	186	4	483	4	1 319	1	60	5	13 410
February	0	0	1	350	5	645	2	185	3	205	3	1 380
March	1	200	1	120	4	2 280	3	518	3	270	3	985

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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										
2001										
January	0	0	0	0	0	0	1	80	11	968
February	1	180	1	77	1	60	2	330	15	1 432
March	0	0	1	85	0	0	2	200	11	1 043
Value—\$200,000—\$499,999										
2001										
January	0	0	0	0	1	300	0	0	4	980
February	0	0	0	0	0	0	3	730	6	1 680
March	1	271	2	612	0	0	1	358	9	2 301
Value—\$500,000—\$999,999										
2001										
January	0	0	0	0	1	500	0	0	4	2 550
February	0	0	0	0	0	0	0	0	0	0
March	0	0	0	0	0	0	1	800	2	1 455
Value—\$1,000,000—\$4,999,999										
2001										
January	0	0	0	0	0	0	0	0	0	0
February	0	0	0	0	0	0	0	0	1	1 030
March	0	0	1	1 400	0	0	0	0	2	3 300
Value—\$5,000,000 and over										
2001										
January	0	0	0	0	0	0	0	0	2	12 000
February	0	0	0	0	0	0	0	0	0	0
March	0	0	0	0	0	0	0	0	0	0
Value—Total										
1997-1998	3	715	20	6 663	23	5 872	27	5 193	374	125 466
1998-1999	9	1 380	22	52 314	23	4 552	35	11 179	373	174 545
1999-2000	4	1 110	23	17 382	31	32 711	33	11 741	424	160 595
2001										
January	0	0	0	0	2	800	1	80	21	16 498
February	1	180	1	77	1	60	5	1 060	22	4 142
March	1	271	4	2 097	0	0	4	1 358	24	8 099

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)							
1997-1998	126.0	16.6	142.4	38.4	180.9	126.3	307.3
1998-1999	125.1	6.1	131.2	36.8	168.0	174.5	342.6
1999-2000	163.0	26.6	189.6	49.9	239.4	158.9	398.3
1999							
September	36.5	2.4	38.8	10.9	49.7	51.7	101.4
December	44.3	5.0	49.3	10.8	60.0	28.9	89.0
2000							
March	43.8	10.0	53.8	12.6	66.4	37.2	103.6
June	38.4	9.2	47.7	15.6	63.2	41.1	104.4
September	24.4	1.5	26.0	7.8	33.7	40.3	74.1
December	25.8	2.4	28.2	9.9	38.1	37.0	75.1
ORIGINAL (% change from preceding quarter)							
1999							
September	30.5	21.4	30.0	7.8	24.4	17.1	20.6
December	21.4	112.2	26.9	-1.2	20.7	-44.0	-12.3
2000							
March	-1.1	101.1	9.3	16.9	10.7	28.5	16.5
June	-12.2	-8.3	-11.5	23.7	-4.8	10.7	0.8
September	-36.4	-83.3	-45.5	-50.2	-46.7	-2.0	-29.1
December	5.7	54.9	8.6	27.8	13.0	-8.2	1.5

(a) Reference year for chain volume measures is 1998-99.
Refer to Explanatory Notes paragraphs 26-27.

(b) Refer to Explanatory Notes paragraph 18.

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)											
1997-1998	8 647	12 839	9 826	9 752	24 053	5 760	715	3 929	4 454	2 758	82 734
1998-1999	1 649	23 217	12 023	20 278	12 722	9 729	1 380	22 818	3 020	8 918	115 752
1999-2000	6 596	27 113	11 099	12 578	17 725	2 500	1 110	10 904	23 215	7 898	120 737
2000											
March	1 180	85	440	370	803	0	60	188	3 250	625	7 001
April	130	50	310	210	670	115	0	500	0	288	2 273
May	858	2 262	2 212	513	1 095	190	0	760	900	1 861	10 651
June	300	1 009	200	1 272	1 124	0	0	2 464	60	0	6 429
July	0	669	191	545	235	200	0	2 421	0	0	4 261
August	870	952	70	230	1 584	0	0	160	450	365	4 681
September	10 440	1 257	585	2 448	999	0	0	4 729	1 000	50	21 508
October	580	2 864	750	866	373	1 718	1 668	0	500	215	9 534
November	570	1 886	187	1 828	745	840	168	622	2 277	470	9 593
December	350	765	405	412	444	683	0	3 830	1 850	650	9 389
2001											
January	160	186	483	419	60	260	0	0	300	80	1 948
February	0	350	645	85	205	1 030	180	77	60	690	3 322
March	200	120	2 180	518	215	130	271	340	0	1 308	5 282
PUBLIC SECTOR (\$ '000)											
1997-1998	0	70	295	9 685	2 647	23 447	0	2 734	1 418	2 435	42 732
1998-1999	0	0	950	9 565	7 214	7 774	0	29 497	1 532	2 261	58 793
1999-2000	0	80	50	3 851	838	15 222	0	6 478	9 496	3 843	39 857
2000											
March	0	0	0	645	100	1 496	0	241	0	315	2 797
April	0	0	0	417	50	4 731	0	244	280	0	5 722
May	0	0	0	323	0	1 153	0	0	2 500	2 464	6 440
June	0	0	0	150	80	1 375	0	4 250	4 400	0	10 255
July	0	0	0	0	0	2 895	0	100	0	0	2 995
August	0	160	0	1 097	0	0	0	0	0	4 739	5 995
September	0	0	962	0	0	761	0	0	0	0	1 723
October	300	0	0	78	235	1 306	0	772	0	390	3 081
November	150	0	100	0	0	2 468	0	646	0	150	3 514
December	0	0	0	0	0	2 114	0	470	0	435	3 019
2001											
January	0	0	0	900	0	13 150	0	0	500	0	14 550
February	0	0	0	100	0	350	0	0	0	370	820
March	0	0	100	0	55	855	0	1 757	0	50	2 817
TOTAL (\$ '000)											
1997-1998	8 647	12 909	10 121	19 437	26 700	29 208	715	6 663	5 872	5 193	125 466
1998-1999	1 649	23 217	12 973	29 843	19 936	17 503	1 380	52 314	4 552	11 179	174 545
1999-2000	6 596	27 193	11 149	16 428	18 563	17 722	1 110	17 382	32 711	11 741	160 595
2000											
March	1 180	85	440	1 015	903	1 496	60	429	3 250	940	9 798
April	130	50	310	627	720	4 846	0	744	280	288	7 995
May	858	2 262	2 212	837	1 095	1 343	0	760	3 400	4 325	17 091
June	300	1 009	200	1 422	1 204	1 375	0	6 714	4 460	0	16 683
July	0	669	191	545	235	3 095	0	2 521	0	0	7 256
August	870	1 112	70	1 327	1 584	0	0	160	450	5 104	10 676
September	10 440	1 257	1 547	2 448	999	761	0	4 729	1 000	50	23 231
October	880	2 864	750	944	608	3 024	1 668	772	500	605	12 614
November	720	1 886	287	1 828	745	3 308	168	1 268	2 277	620	13 106
December	350	765	405	412	444	2 797	0	4 300	1 850	1 085	12 408
2001											
January	160	186	483	1 319	60	13 410	0	0	800	80	16 498
February	0	350	645	185	205	1 380	180	77	60	1 060	4 142
March	200	120	2 280	518	270	985	271	2 097	0	1 358	8 099

BUILDING APPROVED IN STATISTICAL AREAS—Mar Qtr 2001

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	256	29	287	27 677	2 692	11 525	41 894	28 739	70 634
Greater Hobart (SD)	114	16	132	12 801	1 632	5 707	20 140	7 643	27 783
Greater Hobart (SSD)	114	16	132	12 801	1 632	5 707	20 140	7 643	27 783
Brighton (M)	4	0	4	330	0	122	452	0	452
Clarence (C)	25	0	27	2 691	0	1 992	4 682	1 174	5 856
Derwent Valley (M)—Pt A	4	0	4	322	0	10	332	358	690
Glenorchy (C)	10	16	26	1 084	1 632	313	3 029	569	3 598
Hobart (C)—Inner	0	0	0	0	0	90	90	1 242	1 332
Hobart (C)—Remainder	20	0	20	2 101	0	2 423	4 524	3 800	8 324
Kingborough (M)—Pt A	39	0	39	5 049	0	667	5 715	500	6 215
Sorell (M)—Pt A	12	0	12	1 224	0	91	1 315	0	1 315
Southern (SD)	21	2	23	1 541	140	575	2 256	1 320	3 576
Southern (SSD)	21	2	23	1 541	140	575	2 256	1 320	3 576
Central Highlands (M)	5	0	5	178	0	10	188	0	188
Derwent Valley (M)—Pt B	0	0	0	0	0	12	12	220	232
Glamorgan/Spring Bay (M)	3	2	5	375	140	167	682	290	972
Huon Valley (M)	10	0	10	801	0	112	913	500	1 413
Kingborough (M)—Pt B	1	0	1	80	0	169	249	70	319
Sorell (M)—Pt B	0	0	0	0	0	20	20	160	180
Southern Midlands (M)	2	0	2	107	0	35	142	80	222
Tasman (M)	0	0	0	0	0	50	50	0	50
Northern (SD)	71	9	80	7 697	700	2 827	11 225	14 447	25 672
Greater Launceston (SSD)	59	9	68	6 575	700	1 771	9 045	14 065	23 110
George Town (M)—Pt A	2	0	2	92	0	242	334	160	494
Launceston (C)—Inner	0	0	0	0	0	0	0	200	200
Launceston (C)—Pt B	20	0	20	2 581	0	950	3 531	13 555	17 086
Meander Valley (M)—Pt A	13	7	20	1 620	600	40	2 260	150	2 410
Northern Midlands (M)—Pt A	7	2	9	825	100	229	1 154	0	1 154
West Tamar (M)—Pt A	17	0	17	1 457	0	310	1 766	0	1 766
Central North (SSD)	6	0	6	563	0	622	1 185	80	1 265
George Town (M)—Pt B	0	0	0	0	0	202	202	0	202
Launceston (C)—Pt C	0	0	0	0	0	127	127	0	127
Meander Valley (M)—Pt B	6	0	6	563	0	243	806	80	886
Northern Midlands (M)—Pt B	0	0	0	0	0	50	50	0	50
West Tamar (M)—Pt B	0	0	0	0	0	0	0	0	0
North Eastern (SSD)	6	0	6	560	0	435	995	302	1 297
Break O'Day (M)	4	0	4	310	0	181	491	0	491
Dorset (M)	2	0	2	250	0	254	504	302	806
Flinders (M)	0	0	0	0	0	0	0	0	0
Mersey-Lyell (SD)	50	2	52	5 638	220	2 416	8 274	5 329	13 603
Burnie-Devonport (SSD)	31	2	33	3 404	220	1 746	5 370	2 829	8 199
Burnie (C)—Pt A	2	0	2	327	0	231	558	88	646
Central Coast (M)—Pt A	11	0	11	1 081	0	549	1 631	1 315	2 946
Devonport (C)	5	0	5	536	0	239	775	1 246	2 021
Latrobe (M)—Pt A	7	2	9	775	220	356	1 351	180	1 531
Waratah/Wynyard (M)—Pt A	6	0	6	685	0	370	1 055	0	1 055

BUILDING APPROVED IN STATISTICAL AREAS—Mar Qtr 2001 *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)	17	0	17	2 092	0	605	2 697	2 280	4 977
Burnie (C)—Pt B	1	0	1	150	0	31	181	0	181
Central Coast (M)—Pt B	1	0	1	40	0	130	170	0	170
Circular Head (M)	7	0	7	989	0	215	1 204	150	1 354
Kentish (M)	6	0	6	723	0	169	892	0	892
King Island (M)	1	0	1	40	0	0	40	2 080	2 120
Latrobe (M)—Pt B	0	0	0	0	0	20	20	50	70
Waratah/Wynyard (M)—Pt B	1	0	1	150	0	40	190	0	190
Lyell (SSD)	2	0	2	142	0	65	207	220	427
West Coast (M)	2	0	2	142	0	65	207	220	427

STATISTICAL DISTRICT

Launceston	59	9	68	6 575	700	1 771	9 045	14 065	23 110
Burnie—Devonport	31	2	33	3 404	220	1 746	5 370	2 829	8 199

(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 18.

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.

EXPLANATORY NOTES

VALUE DATA *continued*

9 However, it is not certain that at present the GST is being reflected in all values. In particular, councils that use floor area calculation to derive a value may not have amended their formulae to take account of the GST and other price changes. Where it has been identified by a council or other approving authority that approvals submitted from its jurisdiction are on a GST-exclusive basis, the ABS has made adjustments to the data to ensure that values are consistent with other data collected are inclusive of GST.

10 As building work approved before 1 July 2000 attracted GST on that portion of the work not completed by 20 June it is likely, but not certain, that the value reported on approvals documents submitted before 30 June included the GST.

OWNERSHIP

11 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

12 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.

13 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.

14 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.

15 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.

16 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.

17 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.

18 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.

EXPLANATORY NOTES

SEASONAL ADJUSTMENT

19 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.

20 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.

21 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).

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

23 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.

TREND ESTIMATES

24 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.

25 While the smoothing techniques described in paragraph 24 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

26 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.

27 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)

28 Area statistics are now being classified to the *Australian Standard Geographical Classification (ASGC), 2000 Edition* (Cat. no. 1216.0), effective from 1 July 2000, and ASGC terminology has been adopted in the presentation of building statistics.

EXPLANATORY NOTES

UNPUBLISHED DATA

29 The ABS can also provide some unpublished building approvals data. At Statistical Local Area and Collection District, this includes new houses, floor area, material or outer wall, floor and roof. A charge may be made for providing unpublished data.

RELATED PUBLICATIONS

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

31 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.

32 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 12.
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 12.
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.

G L O S S A R Y



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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