



# BUILDING APPROVALS

TASMANIA

EMBARGO: 11:30AM (CANBERRA TIME) MON 12 MAY 2003

## MARCH KEY FIGURES

	Jan 2003	Feb 2003	Mar 2003
Dwelling units approved			
Original	141	152	183
Trend	155	159	166

	% change Dec 2002 to Jan 2003	% change Jan 2003 to Feb 2003	% change Feb 2003 to Mar 2003
Dwelling units approved			
Original	-28.8	7.8	20.4
Trend	2.2	3.0	4.1

## MARCH KEY POINTS

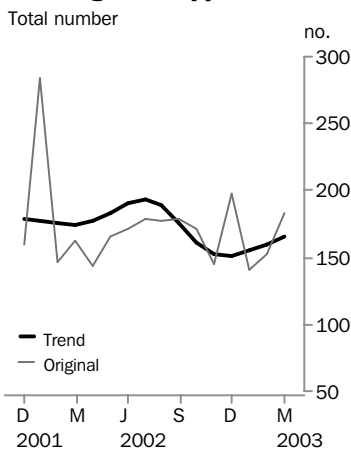
### TREND ESTIMATES

- The trend estimate for total dwelling units approved rose in each month of the March 2003 quarter following five months of decline.

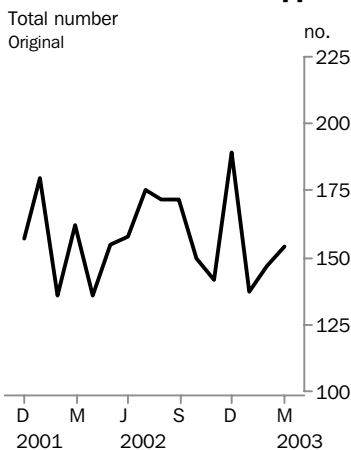
### ORIGINAL ESTIMATES

- In original terms, there were 476 dwellings approved in the March 2003 quarter, a decrease of 7.6% from the December quarter.
- In the March 2003 quarter, dwelling approvals were concentrated in Kingborough (73), Clarence (44), and Launceston (38).
- The total value of building approved in the March 2003 was \$125.5 million. This represented a 15.9% increase from the December 2002 quarter. The value of residential building fell by 0.8% in the March 2003 quarter to \$75.2 million while the value of non residential building increased by 54.8% to \$50.3 million.

### Dwelling units approved



### Private sector houses approved



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

# NOTES

## FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
June 2003	6 August 2003
September 2003	7 November 2003
December 2003	10 February 2004



## CHANGES IN THIS ISSUE

There are no changes in this issue.



## DATA NOTES

A special article 'Work Done on Housing Jobs Each Quarter' was included in the March 2003 issue of *Building Approvals Australia* (ABS Cat. no. 8731.0). This and other articles are available from the ABS website at [www.abs.gov.au](http://www.abs.gov.au). Go to the 'Feature Articles' link on the home page, then select Industry/Construction.



## REVISIONS THIS QUARTER

The following is a summary of revisions made to total dwelling units since the last issue of this publication.

2002-03

-5



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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>1999-2000</b>	1 587	224	19	33	2	<b>1 865</b>	n.a.
<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</b>							n.a.
March	162	1	0	0	0	<b>163</b>	n.a.
April	136	7	0	0	0	<b>143</b>	n.a.
May	155	4	0	0	0	<b>159</b>	n.a.
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>							n.a.
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.
PUBLIC SECTOR (Number)							
<b>1999-2000</b>	21	6	0	1	0	<b>28</b>	n.a.
<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</b>							n.a.
March	0	0	0	0	0	<b>0</b>	n.a.
April	1	0	0	0	0	<b>1</b>	n.a.
May	6	0	0	0	0	<b>6</b>	n.a.
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>							n.a.
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.
TOTAL (Number)							
<b>1999-2000</b>	1 608	230	19	34	2	<b>1 893</b>	n.a.
<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</b>							
March	162	1	0	0	0	<b>163</b>	174
April	137	7	0	0	0	<b>144</b>	177
May	161	4	0	0	0	<b>165</b>	183
June	164	6	2	0	0	<b>172</b>	190
July	174	4	0	1	0	<b>179</b>	193
August	172	4	0	0	1	<b>177</b>	189
September	172	6	0	0	0	<b>178</b>	176
October	151	19	2	0	0	<b>172</b>	161
November	142	3	0	0	0	<b>145</b>	152
December	189	9	0	0	0	<b>198</b>	151
<b>2003</b>							
January	137	2	2	0	0	<b>141</b>	155
February	146	4	1	1	0	<b>152</b>	159
March	175	7	0	0	1	<b>183</b>	166

## 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>1999-2000</b>	163 114	27 283	1 632	43 487	4 745	240 260	120 737	360 997
<b>2000-01</b>	118 360	6 546	223	41 549	265	166 942	95 244	262 186
<b>2001-02</b>	200 422	11 143	495	50 613	161	262 834	113 637	376 471
<b>2002</b>								
March	19 125	105	0	4 644	0	23 874	10 328	34 202
April	14 741	610	0	3 303	0	18 654	4 072	22 726
May	18 225	360	0	4 572	0	23 157	11 332	34 489
June	16 550	510	200	3 718	0	20 978	6 101	27 079
July	21 828	318	0	4 941	20	27 106	25 887	52 993
August	21 399	300	0	5 397	0	27 096	8 102	35 197
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
<b>2003</b>								
January	18 236	70	80	5 061	0	23 447	10 398	33 845
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
PUBLIC SECTOR (\$ '000)								
<b>1999-2000</b>	2 178	863	0	768	35	3 844	39 857	43 701
<b>2000-01</b>	1 585	1 013	671	352	0	3 621	57 228	60 849
<b>2001-02</b>	8 366	1 092	0	435	0	9 892	54 346	64 239
<b>2002</b>								
March	0	0	0	0	0	0	4 901	4 901
April	55	0	0	0	0	55	2 888	2 943
May	1 230	0	0	0	0	1 230	254	1 484
June	766	0	0	0	0	766	7 869	8 635
July	0	0	0	14	0	14	1 801	1 814
August	0	0	0	0	0	0	951	951
September	0	0	0	0	0	0	2 285	2 285
October	97	0	0	50	0	147	1 781	1 928
November	0	0	0	0	0	0	6 139	6 139
December	0	0	0	10	0	10	2 451	2 461
<b>2003</b>								
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
TOTAL (\$ '000)								
<b>1999-2000</b>	165 292	28 146	1 632	44 255	4 780	244 104	160 595	404 699
<b>2000-01</b>	119 945	7 559	894	41 900	265	170 563	152 472	323 035
<b>2001-02</b>	208 788	12 235	495	51 048	161	272 727	167 983	440 709
<b>2002</b>								
March	19 125	105	0	4 644	0	23 874	15 229	39 104
April	14 796	610	0	3 303	0	18 709	6 960	25 668
May	19 455	360	0	4 572	0	24 387	11 586	35 974
June	17 316	510	200	3 718	0	21 744	13 971	35 714
July	21 828	318	0	4 954	20	27 120	27 687	54 807
August	21 399	300	0	5 397	0	27 096	9 052	36 148
September	20 371	461	0	4 329	0	25 161	9 931	35 092
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	12 342	32 640
December	23 428	830	0	5 566	0	29 823	9 825	39 648
<b>2003</b>								
January	18 236	70	80	5 121	0	23 507	15 927	39 434
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

## 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>1999-2000</b>	1 608	63	18	81	104	0	45	149	230	1 838
<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</b>										
January	223	60	0	60	0	0	0	0	60	283
February	140	4	0	4	0	0	0	0	4	144
March	162	0	1	1	0	0	0	0	1	163
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
VALUE (\$ '000)										
<b>1999-2000</b>	165 292	5 832	1 665	7 497	6 799	0	13 850	20 649	28 146	193 437
<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</b>										
January	26 788	3 381	0	3 381	0	0	0	0	3 381	30 169
February	15 301	336	0	336	0	0	0	0	336	15 637
March	19 125	0	105	105	0	0	0	0	105	19 230
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

(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												
<b>2003</b>												
January	0	0	5	525	2	110	3	312	5	330	10	833
February	0	0	2	138	2	180	2	256	1	135	2	255
March	1	70	9	776	4	382	1	118	3	247	0	0
Value—\$200,000—\$499,999												
<b>2003</b>												
January	1	300	1	200	0	0	5	1 466	1	250	1	400
February	0	0	0	0	0	0	0	0	2	800	2	450
March	0	0	2	475	1	320	0	0	1	250	2	452
Value—\$500,000—\$999,999												
<b>2003</b>												
January	0	0	0	0	0	0	1	700	1	510	0	0
February	0	0	0	0	0	0	0	0	0	0	1	649
March	0	0	0	0	0	0	0	0	0	0	0	0
Value—\$1,000,000—\$4,999,999												
<b>2003</b>												
January	0	0	0	0	0	0	1	1 150	0	0	0	0
February	0	0	0	0	0	0	0	0	0	0	2	3 018
March	1	1 270	0	0	0	0	0	0	1	1 675	1	1 300
Value—\$5,000,000 and over												
<b>2003</b>												
January	0	0	0	0	0	0	0	0	0	0	0	0
February	0	0	0	0	1	7 500	0	0	0	0	0	0
March	0	0	0	0	0	0	0	0	0	0	0	0
Value—Total												
<b>1999-2000</b>	26	6 596	67	27 193	43	11 149	76	16 428	82	18 563	39	17 722
<b>2000-01</b>	26	15 700	73	13 923	32	8 688	61	16 435	44	12 575	46	32 035
<b>2001-02</b>	21	6 501	87	23 041	31	8 214	53	16 228	64	18 658	55	42 695
<b>2003</b>												
January	1	300	6	725	2	110	10	3 628	7	1 090	11	1 233
February	0	0	2	138	3	7 680	2	256	3	935	7	4 372
March	2	1 340	11	1 251	5	702	1	118	5	2 172	3	1 752

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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										
<b>2003</b>										
January	1	90	1	50	2	300	1	145	30	2 694
February	0	0	1	154	0	0	1	120	11	1 238
March	0	0	1	98	1	80	1	180	21	1 952
Value—\$200,000—\$499,999										
<b>2003</b>										
January	0	0	1	400	0	0	1	295	11	3 311
February	0	0	0	0	1	247	1	382	6	1 878
March	0	0	1	362	0	0	1	286	8	2 145
Value—\$500,000—\$999,999										
<b>2003</b>										
January	1	580	0	0	0	0	0	0	3	1 790
February	0	0	0	0	0	0	0	0	1	649
March	0	0	0	0	0	0	0	0	0	0
Value—\$1,000,000—\$4,999,999										
<b>2003</b>										
January	0	0	2	3 482	0	0	1	3 500	4	8 132
February	0	0	0	0	1	2 707	0	0	3	5 725
March	0	0	1	1 040	0	0	0	0	4	5 285
Value—\$5,000,000 and over										
<b>2003</b>										
January	0	0	0	0	0	0	0	0	0	0
February	0	0	0	0	0	0	0	0	1	7 500
March	0	0	1	8 000	0	0	0	0	1	8 000
Value—Total										
<b>1999-2000</b>	4	1 110	23	17 382	31	32 711	33	11 741	424	160 595
<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>2003</b>										
January	2	670	4	3 932	2	300	3	3 940	48	15 927
February	0	0	1	154	2	2 954	2	502	22	16 990
March	0	0	4	9 500	1	80	2	466	34	17 381

## 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	164.8	<b>429.6</b>
<b>2001</b>							
September	43.4	6.4	49.7	14.4	64.1	31.7	<b>95.8</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	44.7	<b>118.0</b>
December	52.5	2.9	55.4	13.9	69.3	31.0	<b>100.3</b>
ORIGINAL (% change from preceding quarter)							
<b>2001</b>							
September	24.1	1 040.3	40.2	25.6	36.6	-28.6	<b>4.8</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	-8.5	<b>-15.7</b>
September	21.1	-28.1	19.7	22.4	20.2	42.2	<b>27.7</b>
December	-10.5	177.6	-7.3	2.3	-5.5	-30.7	<b>-15.0</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>1999-2000</b>	6 596	27 113	11 099	12 578	17 725	2 500	1 110	10 904	23 215	7 898	120 737
<b>2000-01</b>	15 550	13 670	7 526	11 789	12 185	5 387	2 841	14 318	6 537	5 441	95 244
<b>2001-02</b>	6 501	22 676	7 688	8 434	16 741	9 245	725	35 361	2 150	4 116	113 637
<b>2002</b>											
March	100	5 989	384	145	420	0	0	3 030	0	260	10 328
April	95	1 231	195	855	591	480	0	150	250	225	4 072
May	3 360	287	1 350	670	1 829	500	725	1 910	80	621	11 332
June	360	2 165	719	340	195	0	0	2 062	50	211	6 101
July	300	8 620	225	8 128	2 082	0	400	5 582	185	365	25 887
August	579	2 255	1 077	1 400	322	650	479	490	369	481	8 102
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
<b>2003</b>											
January	300	725	110	2 210	1 090	753	670	450	150	3 940	10 398
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
PUBLIC SECTOR (\$ '000)											
<b>1999-2000</b>	0	80	50	3 851	838	15 222	0	6 478	9 496	3 843	39 857
<b>2000-01</b>	150	253	1 162	4 646	390	26 648	0	4 226	12 884	6 869	57 228
<b>2001-02</b>	0	365	526	7 794	1 917	33 450	0	5 872	1 987	2 436	54 346
<b>2002</b>											
March	0	0	0	0	0	4 641	0	260	0	0	4 901
April	0	0	0	0	55	679	0	2 154	0	0	2 888
May	0	0	0	0	0	0	0	55	0	199	254
June	0	0	0	2 157	70	2 191	0	3 293	60	98	7 869
July	0	0	1 300	0	0	0	0	80	0	421	1 801
August	0	0	0	562	140	0	0	80	169	0	951
September	0	0	0	60	0	1 699	0	526	0	0	2 285
October	0	0	0	341	0	0	0	600	665	175	1 781
November	0	71	0	325	571	2 525	0	0	300	2 346	6 139
December	0	0	0	235	0	1 476	0	0	375	365	2 451
<b>2003</b>											
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
TOTAL (\$ '000)											
<b>1999-2000</b>	6 596	27 193	11 149	16 428	18 563	17 722	1 110	17 382	32 711	11 741	160 595
<b>2000-01</b>	15 700	13 923	8 688	16 435	12 575	32 035	2 841	18 545	19 421	12 310	152 472
<b>2001-02</b>	6 501	23 041	8 214	16 228	18 658	42 695	725	41 233	4 137	6 553	167 983
<b>2002</b>											
March	100	5 989	384	145	420	4 641	0	3 290	0	260	15 229
April	95	1 231	195	855	646	1 159	0	2 304	250	225	6 960
May	3 360	287	1 350	670	1 829	500	725	1 965	80	820	11 586
June	360	2 165	719	2 497	265	2 191	0	5 355	110	309	13 971
July	300	8 620	1 525	8 128	2 082	0	400	5 662	185	786	27 687
August	579	2 255	1 077	1 962	462	650	479	570	538	481	9 052
September	2 525	1 050	320	610	920	1 699	0	2 807	0	0	9 931
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	3 025	57	350	300	2 456	12 342
December	555	2 923	689	549	485	1 876	0	1 896	487	365	9 825
<b>2003</b>											
January	300	725	110	3 628	1 090	1 233	670	3 932	300	3 940	15 927
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

## BUILDING APPROVED IN STATISTICAL AREAS—Mar 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>458</b>	<b>13</b>	<b>476</b>	<b>58 500</b>	<b>857</b>	<b>15 883</b>	<b>75 239</b>	<b>50 298</b>	<b>125 538</b>
<b>Greater Hobart (SD)</b>	<b>206</b>	<b>2</b>	<b>211</b>	<b>27 459</b>	<b>200</b>	<b>8 204</b>	<b>35 863</b>	<b>17 396</b>	<b>53 259</b>
Greater Hobart (SSD)	206	2	211	27 459	200	8 204	35 863	17 396	53 259
Brighton (M)	17	0	17	1 928	0	48	1 975	410	2 385
Clarence (C)	44	0	44	6 140	0	1 362	7 502	3 154	10 656
Derwent Valley (M)—Pt A	2	0	2	245	0	41	286	1 342	1 628
Glenorchy (C)	30	2	32	4 006	200	556	4 763	719	5 482
Hobart (C)—Inner	0	0	0	0	0	0	0	5 175	5 175
Hobart (C)—Remainder	25	0	28	4 404	0	4 463	8 867	4 140	13 007
Kingborough (M)—Pt A	67	0	67	8 533	0	1 465	9 998	1 130	11 128
Sorell (M)—Pt A	21	0	21	2 203	0	270	2 473	1 326	3 799
<b>Southern (SD)</b>	<b>51</b>	<b>2</b>	<b>53</b>	<b>4 894</b>	<b>70</b>	<b>809</b>	<b>5 773</b>	<b>1 692</b>	<b>7 464</b>
Southern (SSD)	51	2	53	4 894	70	809	5 773	1 692	7 464
Central Highlands (M)	3	0	3	210	0	0	210	0	210
Derwent Valley (M)—Pt B	1	0	1	113	0	25	138	120	258
Glamorgan/Spring Bay (M)	20	0	20	1 852	0	108	1 960	285	2 245
Huon Valley (M)	16	0	16	1 486	0	214	1 700	1 237	2 937
Kingborough (M)—Pt B	6	0	6	935	0	292	1 227	50	1 277
Sorell (M)—Pt B	2	0	2	70	0	70	140	0	140
Southern Midlands (M)	1	2	3	130	70	61	261	0	261
Tasman (M)	2	0	2	98	0	39	137	0	137
<b>Northern (SD)</b>	<b>115</b>	<b>9</b>	<b>125</b>	<b>15 121</b>	<b>587</b>	<b>4 003</b>	<b>19 711</b>	<b>15 707</b>	<b>35 418</b>
Greater Launceston (SSD)	78	9	88	11 164	587	2 664	14 415	12 942	27 357
George Town (M)—Pt A	3	0	3	395	0	62	457	250	707
Launceston (C)—Inner	0	0	0	0	0	0	0	1 270	1 270
Launceston (C)—Pt B	26	9	36	3 830	587	1 504	5 921	10 895	16 816
Meander Valley (M)—Pt A	24	0	24	3 131	0	152	3 282	0	3 282
Northern Midlands (M)—Pt A	7	0	7	1 021	0	296	1 317	327	1 644
West Tamar (M)—Pt A	18	0	18	2 787	0	651	3 437	200	3 637
Central North (SSD)	13	0	13	1 810	0	659	2 469	2 565	5 034
George Town (M)—Pt B	1	0	1	197	0	10	207	0	207
Launceston (C)—Pt C	2	0	2	260	0	298	558	0	558
Meander Valley (M)—Pt B	7	0	7	954	0	225	1 179	2 515	3 694
Northern Midlands (M)—Pt B	2	0	2	249	0	91	340	50	390
West Tamar (M)—Pt B	1	0	1	150	0	35	185	0	185
North Eastern (SSD)	24	0	24	2 147	0	680	2 827	200	3 027
Break O'Day (M)	10	0	10	899	0	315	1 214	200	1 414
Dorset (M)	13	0	13	1 118	0	323	1 441	0	1 441
Flinders (M)	1	0	1	130	0	42	172	0	172
<b>Mersey-Lyell (SD)</b>	<b>86</b>	<b>0</b>	<b>87</b>	<b>11 026</b>	<b>0</b>	<b>2 866</b>	<b>13 892</b>	<b>15 504</b>	<b>29 396</b>
Burnie-Devonport (SSD)	69	0	70	9 090	0	2 219	11 309	14 334	25 643
Burnie (C)—Pt A	15	0	15	1 918	0	231	2 149	2 441	4 591
Central Coast (M)—Pt A	10	0	10	1 389	0	514	1 903	62	1 965
Devonport (C)	22	0	23	2 950	0	540	3 489	3 534	7 023
Latrobe (M)—Pt A	11	0	11	1 317	0	595	1 912	510	2 422
Waratah/Wynyard (M)—Pt A	11	0	11	1 517	0	339	1 856	7 786	9 642

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)	15	0	15	1 839	0	648	2 486	875	3 362
Burnie (C)—Pt B	0	0	0	0	0	45	45	0	45
Central Coast (M)—Pt B	1	0	1	40	0	20	60	0	60
Circular Head (M)	5	0	5	780	0	153	933	595	1 528
Kentish (M)	5	0	5	611	0	208	819	0	819
King Island (M)	2	0	2	288	0	88	376	280	656
Latrobe (M)—Pt B	0	0	0	0	0	54	54	0	54
Waratah/Wynyard (M)—Pt B	2	0	2	120	0	80	200	0	200
Lyell (SSD)	2	0	2	97	0	0	97	295	392
West Coast (M)	2	0	2	97	0	0	97	295	392
STATISTICAL DISTRICT									
Launceston	78	9	88	11 164	587	2 664	14 415	12 942	27 357
Burnie—Devonport	69	0	70	9 090	0	2 219	11 309	14 334	25 643

(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).

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

## EXPLANATORY NOTES

- SEASONAL ADJUSTMENT *continued* **21** 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 **22** 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.
- 23** 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 **24** 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.
- 25** 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) **26** 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.
- ABS DATA AVAILABLE ON REQUEST **27** 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.

## EXPLANATORY NOTES

### RELATED PUBLICATIONS

**28** 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

**29** 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.

**30** 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.



## GLOSSARY



<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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2873160003031  
ISSN 0156-7861

RRP \$19.50