



BUILDING APPROVALS

TASMANIA

EMBARGO: 11:30AM (CANBERRA TIME) WED 8 JULY 1998

MAY KEY FIGURES

TREND ESTIMATES

	May 1998	% change Apr 1998 to May 1998	% change May 1997 to May 1998
Dwelling units approved			
Total dwelling units	129	-0.8	-15.7

ORIGINAL

	May 1998	% change Apr 1998 to May 1998	% change May 1997 to May 1998
Dwelling units approved			
Private sector houses	108	-11.5	-11.5
Total dwelling units	128	-3.8	-12.9

MAY KEY POINTS

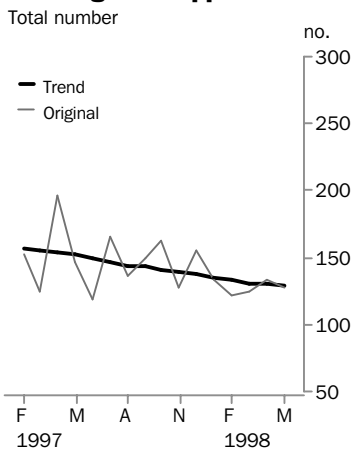
TREND ESTIMATES

- The trend for the total number of dwelling units approved continues its steady decline. It has fallen 15.7% over the past year.

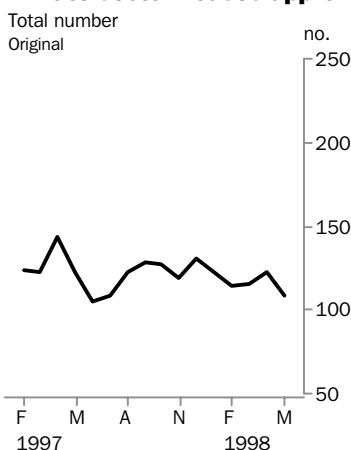
ORIGINAL ESTIMATES

- In original terms, the total number of dwelling units approved was 128, comprising 108 houses and 20 other residential dwellings. There were 17 dwellings approved in the City of Clarence, 12 in the Municipality of Meander Valley and 10 in the Municipality of Kingborough.
- The value of new residential building approved was \$10.6 million.
- The value of non-residential building approved in May was \$14.6 million. Other Business Premises accounted for \$7.2 million of this total, with a warehouse development in the City of Glenorchy contributing \$5.5 million to this category. Other contributors were Factories with \$2.2 million and Educational with \$1.2 million.

Dwelling units approved



Private sector houses approved



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

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
June 1998	6 August 1998
July 1998	8 September 1998
August 1998	1 October 1998



CHANGES IN THIS ISSUE

There are no changes in this issue.



DATA NOTES

Geographic coding - Dwelling approvals are geographically coded to the Census Collector District (CD) level and will generally be available 3 months after the end of a quarter. CD information for the five mainland states for the period July 1996 to December 1997 is expected to be released early July 1998. In preparing for this release of information, checking has revealed unexpected differences between the CD code and the Statistical Local Area (SLA) code and has consequently meant a revision to about 2% of SLA codes. Most of the changes have been in Victoria and Queensland and in the main to adjoining Statistical Local Areas. For further information please contact Tamra Nitschke on 08 82377655.



REVISIONS THIS MONTH

Seasonally adjusted and trend estimates have been revised as a result of the annual reanalysis of seasonal factors.



Denis W. Rogers
Regional Director, Tasmania



DWELLING UNITS APPROVED, Private and Public Sector

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	Total dwelling units	Trend estimates
PRIVATE SECTOR (Number)							
1994-95	2 570	545	(b) 4	(b) 0	10	3 129	n.a.
1995-96	1 917	448	(b) 7	(b) 0	0	2 372	n.a.
1996-97	1 575	194	8	3	1	1 781	n.a.
1997							
May	121	25	1	0	0	147	n.a.
June	104	13	1	0	0	118	n.a.
July	108	56	0	0	0	164	n.a.
August	121	12	1	0	0	134	n.a.
September	128	18	0	0	0	146	n.a.
October	127	35	0	0	0	162	n.a.
November	119	8	0	0	0	127	n.a.
December	130	24	0	1	0	155	n.a.
1998							
January	122	10	0	0	0	132	n.a.
February	114	2	0	0	0	116	n.a.
March	116	5	0	0	0	121	n.a.
April	122	11	0	0	0	133	n.a.
May	106	18	0	2	0	126	n.a.
PUBLIC SECTOR (Number)							
1994-95	6	51	(b) 0	(b) 0	0	57	n.a.
1995-96	21	153	(b) 0	(b) 0	0	174	n.a.
1996-97	18	57	0	5	0	80	n.a.
1997							
May	0	0	0	0	0	0	n.a.
June	0	0	0	0	0	0	n.a.
July	1	0	0	0	0	1	n.a.
August	0	2	0	0	0	2	n.a.
September	3	0	0	0	0	3	n.a.
October	1	0	0	0	0	1	n.a.
November	1	0	0	0	0	1	n.a.
December	0	0	0	0	0	0	n.a.
1998							
January	1	0	0	0	0	1	n.a.
February	1	4	0	0	0	5	n.a.
March	1	3	0	0	0	4	n.a.
April	0	0	0	0	0	0	n.a.
May	0	2	0	0	0	2	n.a.
TOTAL (Number)							
1994-95	2 576	596	(b) 4	(b) 0	10	3 186	n.a.
1995-96	1 938	601	(b) 7	(b) 0	0	2 546	n.a.
1996-97	1 593	251	8	8	1	1 861	n.a.
1997							
May	121	25	1	0	0	147	153
June	104	13	1	0	0	118	150
July	109	56	0	0	0	165	147
August	121	14	1	0	0	136	144
September	131	18	0	0	0	149	143
October	128	35	0	0	0	163	141
November	120	8	0	0	0	128	139
December	130	24	0	1	0	155	137
1998							
January	123	10	0	0	0	133	135
February	115	6	0	0	0	121	133
March	117	8	0	0	0	125	131
April	122	11	0	0	0	133	130
May	106	20	0	2	0	128	129

(a) See Glossary for definition.

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

VALUE OF BUILDING APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(a)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR (\$ '000)								
1994-95	210 842	29 696	(b) 210	39 169	(b) 0	279 916	117 985	397 901
1995-96	163 633	37 698	(b) 393	34 542	(b) 0	236 266	119 849	356 114
1996-97	135 511	14 346	208	34 098	75	184 238	121 490	305 728
1997								
May	10 821	1 947	10	2 318	0	15 096	16 913	32 009
June	8 936	528	20	2 503	0	11 987	13 294	25 281
July	9 494	4 730	0	3 685	0	17 908	5 761	23 669
August	10 155	642	10	3 472	0	14 279	4 945	19 223
September	11 449	2 080	0	2 715	0	16 244	3 806	20 050
October	10 921	2 537	0	3 273	0	16 732	8 584	25 315
November	10 668	380	0	2 636	140	13 824	3 459	17 283
December	12 136	1 400	0	2 680	60	16 276	10 958	27 234
1998								
January	10 938	690	0	3 081	0	14 708	9 993	24 701
February	9 318	170	0	2 985	0	12 473	2 692	15 165
March	11 294	313	0	3 147	0	14 754	10 684	25 438
April	10 652	578	0	2 584	41	13 854	5 846	19 701
May	8 989	1 475	0	3 612	20	14 096	11 628	25 724
PUBLIC SECTOR (\$ '000)								
1994-95	510	3 575	(b) 0	584	(b) 0	4 669	43 583	48 251
1995-96	1 649	14 465	(b) 0	1 954	(b) 0	18 069	96 903	114 972
1996-97	1 763	5 808	0	584	357	8 513	37 479	45 992
1997								
May	0	0	0	395	0	395	1 178	1 572
June	0	0	0	0	0	0	326	326
July	65	0	0	10	0	75	2 046	2 121
August	0	190	0	0	0	190	1 500	1 690
September	274	0	0	131	0	405	9 667	10 072
October	420	0	0	140	0	560	2 138	2 698
November	50	0	0	40	0	90	3 882	3 972
December	0	0	0	0	0	0	1 697	1 697
1998								
January	63	0	0	58	0	120	3 073	3 193
February	238	330	0	107	0	674	3 487	4 161
March	90	300	0	73	0	463	5 168	5 631
April	0	0	0	35	0	35	2 676	2 711
May	0	179	0	210	0	388	2 927	3 315
TOTAL (\$ '000)								
1994-95	211 352	33 271	(b) 210	39 753	(b) 0	284 585	161 567	446 152
1995-96	165 282	52 163	(b) 393	36 497	(b) 0	254 334	216 752	471 086
1996-97	137 274	20 154	208	34 683	432	192 750	158 970	351 720
1997								
May	10 821	1 947	10	2 713	0	15 491	18 091	33 582
June	8 936	528	20	2 503	0	11 987	13 619	25 606
July	9 559	4 730	0	3 695	0	17 983	7 807	25 790
August	10 155	832	10	3 472	0	14 469	6 445	20 913
September	11 723	2 080	0	2 845	0	16 649	13 474	30 122
October	11 341	2 537	0	3 413	0	17 292	10 722	28 014
November	10 718	380	0	2 676	140	13 914	7 341	21 255
December	12 136	1 400	0	2 680	60	16 276	12 655	28 931
1998								
January	11 000	690	0	3 138	0	14 828	13 066	27 894
February	9 556	500	0	3 092	0	13 147	6 178	19 325
March	11 384	613	0	3 220	0	15 217	15 852	31 069
April	10 652	578	0	2 619	41	13 889	8 522	22 411
May	8 989	1 654	0	3 822	20	14 484	14 555	29 039

(a) See Glossary for definition.

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

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

NEW OTHER RESIDENTIAL BUILDING.....

Period	New houses	Semi-detached, row or terrace houses, townhouses, etc. of.....			Flats, units or apartments in a building of.....				Total	Total new residential building
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
DWELLING UNITS (Number)										
1994-95	2 576	594	0	594	2	0	0	2	596	3 172
1995-96	1 938	454	35	489	6	0	106	112	601	2 539
1996-97	1 593	190	7	197	54	0	0	54	251	1 844
1997										
March	125	0	0	0	0	0	0	0	0	125
April	144	19	0	19	32	0	0	32	51	195
May	121	21	2	23	2	0	0	2	25	146
June	104	10	0	10	3	0	0	3	13	117
July	109	27	0	27	0	0	29	29	56	165
August	121	8	0	8	6	0	0	6	14	135
September	131	18	0	18	0	0	0	0	18	149
October	128	35	0	35	0	0	0	0	35	163
November	120	8	0	8	0	0	0	0	8	128
December	130	24	0	24	0	0	0	0	24	154
1998										
January	123	10	0	10	0	0	0	0	10	133
February	115	6	0	6	0	0	0	0	6	121
March	117	8	0	8	0	0	0	0	8	125
April	122	0	0	0	11	0	0	11	11	133
May	106	2	2	4	16	0	0	16	20	126
VALUE (\$ '000)										
1994-95	211 352	33 141	0	33 141	130	0	0	130	33 271	244 623
1995-96	165 282	34 349	2 693	37 042	180	0	14 941	15 121	52 163	217 445
1996-97	137 274	13 860	470	14 330	5 824	0	0	5 824	20 154	157 428
1997										
March	10 922	0	0	0	0	0	0	0	0	10 922
April	11 186	1 551	0	1 551	4 164	0	0	4 164	5 714	16 900
May	10 821	1 587	160	1 747	200	0	0	200	1 947	12 768
June	8 936	423	0	423	105	0	0	105	528	9 464
July	9 559	1 730	0	1 730	0	0	3 000	3 000	4 730	14 289
August	10 155	490	0	490	342	0	0	342	832	10 987
September	11 723	2 080	0	2 080	0	0	0	0	2 080	13 803
October	11 341	2 537	0	2 537	0	0	0	0	2 537	13 878
November	10 718	380	0	380	0	0	0	0	380	11 098
December	12 136	1 400	0	1 400	0	0	0	0	1 400	13 536
1998										
January	11 000	690	0	690	0	0	0	0	690	11 690
February	9 556	500	0	500	0	0	0	0	500	10 055
March	11 384	613	0	613	0	0	0	0	613	11 997
April	10 652	0	0	0	578	0	0	578	578	11 230
May	8 989	170	120	290	1 364	0	0	1 364	1 654	10 643

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Average 1989–90 Prices

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
1994-95	173.1	32.1	205.2	32.7	238.0	158.3	396.2
1995-96	132.1	49.6	181.7	29.5	211.2	209.7	420.9
1996-97	109.7	19.0	128.8	28.2	157.0	152.6	309.6
1996							
December	29.9	5.9	35.8	7.4	43.2	21.4	64.6
1997							
March	26.6	3.4	30.0	8.4	38.4	32.1	70.5
June	24.7	7.7	32.4	6.7	39.2	35.5	74.7
September	25.1	7.2	32.3	8.0	40.3	26.3	66.7
December	27.3	4.0	31.4	7.2	38.5	29.0	67.6
1998							
March	25.5	1.7	27.2	7.6	34.8	33.0	67.7
ORIGINAL (% change from preceding quarter)							
1996							
December	4.8	189.0	17.1	28.8	18.9	-66.3	-35.3
1997							
March	-11.1	-41.7	-16.1	13.4	-11.1	49.9	9.1
June	-6.9	125.3	8.2	-19.8	2.1	10.4	5.9
September	1.6	-7.1	-0.5	19.1	2.9	-25.8	-10.7
December	8.8	-43.8	-2.9	-10.5	-4.4	10.2	1.4
1998							
March	-6.6	-58.5	-13.3	5.4	-9.8	13.6	0.2

(a) Refer to Explanatory Notes paragraph 12.

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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												
1998												
March	1	50	1	50	4	460	8	800	4	353	1	65
April	2	141	4	387	2	145	2	140	6	499	0	0
May	0	0	3	290	3	287	8	607	4	360	2	136
Value—\$200,000—\$499,999												
1998												
March	0	0	1	200	1	315	0	0	1	250	0	0
April	1	230	1	200	0	0	0	0	0	0	2	690
May	0	0	2	460	3	1 070	1	350	2	720	1	293
Value—\$500,000—\$999,999												
1998												
March	0	0	0	0	0	0	1	550	0	0	0	0
April	0	0	0	0	0	0	0	0	0	0	1	648
May	0	0	0	0	1	800	0	0	1	604	1	772
Value—\$1,000,000—\$4,999,999												
1998												
March	0	0	1	1 250	0	0	0	0	0	0	1	3 928
April	0	0	1	1 800	0	0	0	0	2	2 700	0	0
May	0	0	0	0	0	0	0	0	0	0	0	0
Value—\$5,000,000 and over												
1998												
March	0	0	0	0	0	0	0	0	1	6 546	0	0
April	0	0	0	0	0	0	0	0	0	0	0	0
May	0	0	0	0	0	0	0	0	1	5 500	0	0
Value—Total												
1994-95	27	4 933	77	29 874	61	11 936	66	21 655	58	15 892	44	24 512
1995-96	13	14 380	105	32 664	64	19 768	73	17 393	76	23 096	41	32 933
1996-97	28	6 589	61	15 853	62	37 975	73	27 159	67	21 361	24	15 347
1998												
March	1	50	3	1 500	5	775	9	1 350	6	7 149	2	3 993
April	3	371	6	2 387	2	145	2	140	8	3 199	3	1 338
May	0	0	5	750	7	2 157	9	957	8	7 184	4	1 200

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										
1998										
March	1	135	1	70	2	140	1	80	24	2 203
April	0	0	1	53	1	140	1	89	19	1 595
May	0	0	1	135	1	63	2	200	24	2 077
Value—\$200,000—\$499,999										
1998										
March	0	0	0	0	2	610	0	0	5	1 375
April	0	0	0	0	2	660	0	0	6	1 780
May	0	0	0	0	1	300	2	610	12	3 802
Value—\$500,000—\$999,999										
1998										
March	0	0	0	0	0	0	0	0	1	550
April	0	0	0	0	0	0	0	0	1	648
May	1	500	1	500	0	0	0	0	5	3 176
Value—\$1,000,000—\$4,999,999										
1998										
March	0	0	0	0	0	0	0	0	2	5 178
April	0	0	0	0	0	0	0	0	3	4 500
May	0	0	0	0	0	0	0	0	0	0
Value—\$5,000,000 and over										
1998										
March	0	0	0	0	0	0	0	0	1	6 546
April	0	0	0	0	0	0	0	0	0	0
May	0	0	0	0	0	0	0	0	1	5 500
Value—Total										
1994-95	4	432	24	26 686	14	10 242	24	15 405	399	161 567
1995-96	7	1 820	29	42 586	22	14 939	38	17 173	468	216 752
1996-97	4	555	26	16 114	29	7 451	39	10 566	413	158 970
1998										
March	1	135	1	70	4	750	1	80	33	15 852
April	0	0	1	53	3	800	1	89	29	8 522
May	1	500	2	635	2	363	4	810	42	14 555

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)											
1994-95	4 933	29 874	11 841	14 289	14 957	11 682	432	17 317	9 922	2 739	117 985
1995-96	13 965	29 289	19 168	10 794	16 756	7 769	1 820	12 203	2 141	5 944	119 849
1996-97	6 389	15 258	37 455	14 063	20 024	4 770	555	14 881	4 819	3 277	121 490
1997											
May	202	522	9 196	3 875	1 583	150	65	900	280	140	16 913
June	1 325	785	138	100	7 356	435	180	2 863	0	112	13 294
July	0	779	677	1 425	755	0	0	1 223	600	302	5 761
August	210	990	970	284	500	890	0	0	1 000	100	4 945
September	225	179	884	322	168	425	0	1 350	200	54	3 806
October	360	1 617	290	900	3 303	0	80	588	1 150	296	8 584
November	60	756	240	525	670	112	0	150	350	596	3 459
December	7 123	1 058	480	532	530	0	0	160	225	850	10 958
1998											
January	60	1 580	2 155	1 026	1 705	3 317	0	0	0	150	9 993
February	0	975	354	923	440	0	0	0	0	0	2 692
March	50	1 500	775	800	6 869	65	135	70	340	80	10 684
April	371	2 317	145	140	1 930	690	0	53	200	0	5 846
May	0	750	2 157	492	6 914	51	500	135	300	330	11 628
PUBLIC SECTOR (\$ '000)											
1994-95	0	0	95	7 367	935	12 830	0	9 370	320	12 666	43 583
1995-96	414	3 375	600	6 599	6 340	25 165	0	30 383	12 798	11 229	96 903
1996-97	200	595	520	13 097	1 337	10 577	0	1 233	2 632	7 289	37 479
1997											
May	0	0	0	998	0	0	0	0	0	180	1 178
June	0	0	0	246	0	0	0	0	0	80	326
July	0	0	0	380	450	0	0	1 016	0	200	2 046
August	0	0	0	100	0	1 400	0	0	0	0	1 500
September	0	0	0	6 100	143	3 314	0	0	110	0	9 667
October	0	0	95	200	75	400	0	1 018	0	350	2 138
November	0	0	0	865	0	2 717	0	0	80	220	3 882
December	0	0	0	0	0	1 587	0	110	0	0	1 697
1998											
January	0	0	200	0	0	2 603	0	90	80	100	3 073
February	0	0	0	200	100	2 200	0	0	75	912	3 487
March	0	0	0	550	280	3 928	0	0	410	0	5 168
April	0	70	0	0	1 269	648	0	0	600	89	2 676
May	0	0	0	465	270	1 149	0	500	63	480	2 927
TOTAL (\$ '000)											
1994-95	4 933	29 874	11 936	21 655	15 892	24 512	432	26 686	10 242	15 405	161 567
1995-96	14 380	32 664	19 768	17 393	23 096	32 933	1 820	42 586	14 939	17 173	216 752
1996-97	6 589	15 853	37 975	27 159	21 361	15 347	555	16 114	7 451	10 566	158 970
1997											
May	202	522	9 196	4 873	1 583	150	65	900	280	320	18 091
June	1 325	785	138	346	7 356	435	180	2 863	0	192	13 619
July	0	779	677	1 805	1 205	0	0	2 239	600	502	7 807
August	210	990	970	384	500	2 290	0	0	1 000	100	6 445
September	225	179	884	6 422	311	3 739	0	1 350	310	54	13 474
October	360	1 617	385	1 100	3 378	400	80	1 606	1 150	646	10 722
November	60	756	240	1 390	670	2 829	0	150	430	816	7 341
December	7 123	1 058	480	532	530	1 587	0	270	225	850	12 655
1998											
January	60	1 580	2 355	1 026	1 705	5 920	0	90	80	250	13 066
February	0	975	354	1 123	540	2 200	0	0	75	912	6 178
March	50	1 500	775	1 350	7 149	3 993	135	70	750	80	15 852
April	371	2 387	145	140	3 199	1 338	0	53	800	89	8 522
May	0	750	2 157	957	7 184	1 200	500	635	363	810	14 555

BUILDING APPROVED IN STATISTICAL AREAS

DWELLINGS (no.).....

VALUE (\$'000).....

	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
STATISTICAL LOCAL AREAS									
TASMANIA	106	20	128	8 989	1 654	3 842	14 485	14 555	29 040
Greater Hobart (SD)	48	4	52	4 541	290	2 179	7 010	8 673	15 683
Greater Hobart (SSD)	48	4	52	4 541	290	2 179	7 010	8 673	15 683
Brighton (M)	4	0	4	231	0	55	286	0	286
Clarence (C)	17	0	17	1 736	0	479	2 215	300	2 515
Derwent Valley (M)—Pt A	3	0	3	273	0	55	328	0	328
Glenorchy (C)	7	0	7	689	0	182	871	5 500	6 371
Hobart (C)—Inner	0	0	0	0	0	90	90	701	791
Hobart (C)—Remainder	3	4	7	555	290	789	1 634	1 672	3 306
Kingborough (M)—Pt A	9	0	9	872	0	337	1 209	500	1 709
Sorrell (M)—Pt A	5	0	5	185	0	192	377	0	377
Southern (SD)	19	2	21	1 061	179	291	1 531	263	1 794
Southern (SSD)	19	2	21	1 061	179	291	1 531	263	1 794
Central Highlands (M)	4	0	4	137	0	10	147	0	147
Derwent Valley (M)—Pt B	1	0	1	20	0	20	40	63	103
Glamorgan/Spring Bay (M)	4	0	4	264	0	30	294	0	294
Huon Valley (M)	5	0	5	237	0	116	353	120	473
Kingborough (M)—Pt B	1	0	1	120	0	50	170	0	170
Sorrell (M)—Pt B	0	0	0	0	0	15	15	80	95
Southern Midlands (M)	3	2	5	213	179	50	442	0	442
Tasman (M)	1	0	1	70	0	0	70	0	70
Greater Launceston (SSD)	17	10	27	1 534	880	561	2 975	1 688	4 663
George Town (M)—Pt A	0	0	0	0	0	80	80	450	530
Launceston (C)—Inner	0	0	0	0	0	0	0	60	60
Launceston (C)—Pt B	1	8	9	90	800	240	1 130	878	2 007
Meander Valley (M)—Pt A	4	2	6	407	80	34	521	0	521
Northern Midlands (M)—Pt A	3	0	3	327	0	43	370	300	670
West Tamar (M)—Pt A	9	0	9	710	0	165	875	0	875
Central North (SSD)	8	0	8	573	0	0	573	270	843
George Town (M)—Pt B	1	0	1	30	0	0	30	0	30
Launceston (C)—Pt C	0	0	0	0	0	0	0	0	0
Meander Valley (M)—Pt B	6	0	6	415	0	0	415	270	685
Northern Midlands (M)—Pt B	1	0	1	128	0	0	128	0	128
West Tamar (M)—Pt B	0	0	0	0	0	0	0	0	0
Northern (SD)	30	10	42	2 439	880	785	4 104	2 293	6 397
North Eastern (SSD)	5	0	7	332	0	224	556	335	891
Break O'Day (M)	3	0	5	205	0	20	225	50	275
Dorset (M)	1	0	1	77	0	110	187	285	472
Flinders (M)	1	0	1	50	0	94	144	0	144
Mersey-Lyell (SD)	9	4	13	948	305	587	1 840	3 327	5 166
Burnie-Davenport (SSD)	6	4	10	643	305	376	1 324	2 375	3 699
Burnie (C)—Pt A	1	2	3	52	190	102	344	1 525	1 869
Central Coast (M)—Pt A	2	0	2	160	0	12	172	50	222
Devonport (C)	0	0	0	0	0	102	102	800	902
Latrobe (M)—Pt A	2	2	4	208	115	61	384	0	384
Waratah/Wynyard (M)—Pt A	1	0	1	223	0	100	323	0	323

BUILDING APPROVED IN STATISTICAL AREAS *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)	3	0	3	305	0	211	516	952	1 467
Burnie (C)—Pt B	0	0	0	0	0	10	10	0	10
Central Coast (M)—Pt B	0	0	0	0	0	0	0	0	0
Circular Head (M)	0	0	0	0	0	20	20	417	437
Kentish (M)	3	0	3	305	0	30	335	135	470
King Island (M)	0	0	0	0	0	136	136	400	536
Latrobe (M)—Pt B	0	0	0	0	0	0	0	0	0
Waratah/Wynyard (M)—Pt B	0	0	0	0	0	15	15	0	15
Lyell (SSD)	0	0	0	0	0	0	0	0	0
West Coast (M)	0	0	0	0	0	0	0	0	0
STATISTICAL DISTRICT									
Launceston	17	10	27	1 534	880	561	2 975	1 688	4 663
Burnie—Davenport	6	4	10	643	305	376	1 324	2 375	3 699

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

(b) Refer to Explanatory Notes paragraph 12.

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

- permits issued by local government authorities;
- contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities;
- major building activity in areas not subject to normal administrative approval e.g. building on remote mine sites.

3 The scope of the survey comprises the following activities:

- construction of new buildings
- alterations and additions to existing buildings
- approved non-structural renovation and refurbishment work
- approved installation of integral building fixtures
- From July 1990, the statistics include:
 - all approved new residential building valued at \$10,000 or more
 - approved alterations and additions to residential building valued at \$10,000 or more
 - all approved non-residential building jobs valued at \$50,000 or more.

Excluded from the statistics is:

- construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks, etc.). Statistics for this activity can be found in *Engineering Construction Activity, Australia* (8762.0).

VALUE DATA

4 Value data are derived by aggregation of the estimated value of building work when completed as reported on approval documents. Such value data excludes the value of land and landscaping but includes site preparation. These estimates are usually a reliable indicator of the completed value of 'houses'. However, for 'other residential buildings' and 'non-residential buildings', these estimates can differ significantly from the completed value of the building.

OWNERSHIP

5 Building ownership is classified as either public or private sector and is based on the sector of intended owner of the completed building at the time of approval. Residential buildings constructed by private sector builders under government housing authority schemes are classified as public sector when the authority has contracted, or intends to contract, to purchase the building on or before completion.

BUILDING CLASSIFICATIONS

6 Building approvals are classified both by the Type of Building (e.g. 'house', 'factory') and by the Type of Work involved (e.g. 'new', 'alterations' and 'additions'). These classifications are often used in conjunction with each other to describe building approvals in this publication.

7 The Type of Building classification refers to the intended major function of a building. A building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building, not to the function of the group as a whole.

EXPLANATORY NOTES

BUILDING CLASSIFICATIONS

continued

8 An example is the treatment of building work approved for a factory complex. For instance, a detached administration building would be classified to Offices, a detached cafeteria building to Shops, while the factory buildings would be classified to Factories.

9 An exception to this rule is the treatment of group accommodation buildings. For example, a student accommodation building on a university campus would be classified to Education.

10 In the case of a large multi-function building, i.e. a single large physical building which, at the time of approval is intended to have more than one purpose (e.g. a hotel/shops/casino project), the ABS endeavours to split the approval details according to each main function.

11 Where this is not possible because separate details cannot be obtained, the building is classified to the predominant function of the building on the basis of the function which represents the highest proportion of the total value of the project.

12 The Type of Work classification refers to the building activity carried out: New; Alterations and additions; or Conversion. See the Glossary for definitions of these terms. Prior to the April 1998 issue of this publication, Conversions were published as part of a category called 'Conversions, etc.'. From the April 1998 issue onwards, Conversion jobs are shown separately in tables 1 and 2. However, in other tables they are included within existing categories, as follows: in table 7 it is included in the appropriate Type of Building and 'Alterations and additions to residential buildings' categories.

SEASONAL ADJUSTMENT

13 Seasonal adjustment is a means of removing the estimated effects of seasonal variation from the series so that the effects of other influences can be more clearly recognised.

14 In the seasonal adjustment of series, account has been taken of both normal seasonal factors and 'trading day' effects arising from the varying numbers of Sundays, Mondays, Tuesdays, etc. in the month. Adjustment has also been made for the influence of Easter which may affect the March and April estimates differently.

15 Seasonal adjustment does not remove from the series the effect of irregular or non-seasonal influences (e.g. the approval of large projects or a change in the administrative arrangements of approving authorities).

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

17 As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. The timing of this review may vary and when appropriate will be notified in the 'Data Notes' section of this publication.

EXPLANATORY NOTES

TREND ESTIMATES

18 Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. For monthly series, these trend estimates are derived by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted series. For further information, see *A Guide to Interpreting Time Series—Monitoring ‘Trends’: an Overview* (1348.0) or contact the Assistant Director, Time Series Analysis on (02) 6252 6345.

19 While the smoothing techniques described in paragraph 18 enables trend estimates to be produced for the latest few periods, it does result in revisions to the trend estimates as new data becomes available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

CONSTANT PRICE ESTIMATES

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

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

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

AUSTRALIAN STANDARD GEOGRAPHIC CLASSIFICATION (ASGC)

22 Area statistics are now being classified to the ASGC, 1996 Edition (Cat. no. 1216.0), effective from 1 July 1996, and ASGC terminology has been adopted in the presentation of building statistics.

23 Some Statistical Districts straddle State/Territory boundaries (e.g. the Gold Coast-Tweed Statistical District lies partly in Queensland and partly in New South Wales).

UNPUBLISHED DATA

24 The ABS can also make available certain building approvals data which are not published. Where the data cannot be provided by telephone, it can be provided via fax, photocopy, computer printout, floppy disk and email. A charge may be made for providing unpublished data in these forms.

RELATED PUBLICATIONS

25 Users may also wish to refer to the following publications:

- *Building Activity, Australia* (8752.0)
- *Building Activity, Australia: Dwelling Unit Commencements* (8750.0)
- *Building Activity, Tasmania* (8752.6)
- *Building Approvals, Australia* (8731.0)
- *Engineering Construction Activity, Australia* (8762.0)
- *House Price Indexes: Eight Capital Cities* (6416.0).
- *Housing Finance for Owner Occupation, Australia* (5609.0)
- *Price Index of Materials Used in House Building* (6408.0)
- *Price Index of Materials Used in Building Other than House Building* (6407.0)

EXPLANATORY NOTES

ROUNDING

When figures have been rounded, discrepancies may occur between sums of the component items and totals.

SYMBOLS AND OTHER USAGES

n.a. not available
C City
M Municipality
SD Statistical Division
SLA Statistical Local Area
SSD Statistical Subdivision

G L O S S A R Y

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. caretakers 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 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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