



BUILDING APPROVALS

TASMANIA

EMBARGO: 11:30AM (CANBERRA TIME) THURS 13 JAN 2000

NOVEMBER KEY FIGURES

TREND ESTIMATES

	Nov 1999	% change Oct 1999 to Nov 1999	% change Nov 1998 to Nov 1999
Dwelling units approved			
Total dwelling units	147	5.9	23.7

ORIGINAL

	Nov 1999	% change Oct 1999 to Nov 1999	% change Nov 1998 to Nov 1999
Dwelling units approved			
Private sector houses	148	12.1	52.6
Total dwelling units	176	25.7	63.0

NOVEMBER KEY POINTS

TREND ESTIMATES

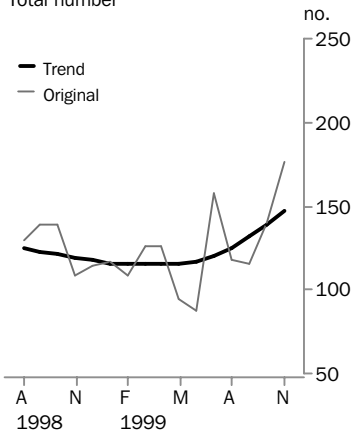
- The trend for total dwelling units increased 5.9% in November and the rate of growth has increased since June 1999.

ORIGINAL ESTIMATES

- There were 176 dwelling units approved in November of which 148 were new houses and 26 were new other residential building.
- The value of total building approved was \$23.8 million in November, with total residential building contributing \$18.2 million and non-residential building \$5.6 million.

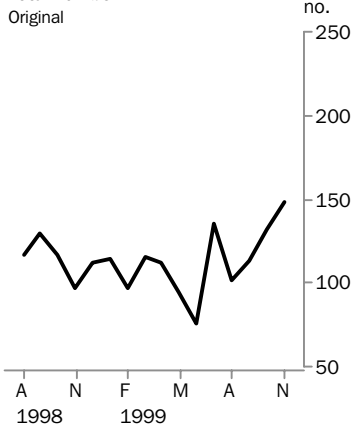
Dwelling units approved

Total number



Private sector houses approved

Total number



- For further information about these and related statistics, contact Merv Leaker on Adelaide 08 8237 7585 or Client Services in any ABS office as shown on the back cover of this publication.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
December 1999	10 February 2000
January 2000	8 March 2000
February 2000	6 April 2000
March 2000	12 May 2000
April 2000	7 June 2000
May 2000	10 July 2000



CHANGES IN THIS ISSUE

There are no changes in this issue.



DATA NOTES

There are no data notes in this issue.



REVISIONS THIS MONTH

There are no revisions this month.



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)							
1996-1997	1 575	194	8	3	1	1 781	n.a.
1997-1998	1 410	208	2	3	0	1 623	n.a.
1998-1999	1 296	104	6	2	1	1 409	n.a.
1998							
November	97	11	0	0	0	108	n.a.
December	112	2	0	0	0	114	n.a.
1999							
January	114	3	0	0	0	117	n.a.
February	97	12	0	0	0	109	n.a.
March	116	9	1	0	0	126	n.a.
April	110	14	0	2	0	126	n.a.
May	94	0	1	0	0	95	n.a.
June	76	11	1	0	0	88	n.a.
July	135	9	0	2	0	146	n.a.
August	101	16	0	0	1	118	n.a.
September	113	2	0	0	0	115	n.a.
October	132	8	0	0	0	140	n.a.
November	148	26	0	2	0	176	n.a.
PUBLIC SECTOR (Number)							
1996-1997	18	57	0	5	0	80	n.a.
1997-1998	9	11	0	0	0	20	n.a.
1998-1999	1	0	0	0	0	1	n.a.
1998							
November	0	0	0	0	0	0	n.a.
December	0	0	0	0	0	0	n.a.
1999							
January	0	0	0	0	0	0	n.a.
February	0	0	0	0	0	0	n.a.
March	0	0	0	0	0	0	n.a.
April	0	0	0	0	0	0	n.a.
May	0	0	0	0	0	0	n.a.
June	0	0	0	0	0	0	n.a.
July	12	0	0	0	0	12	n.a.
August	0	0	0	0	0	0	n.a.
September	1	0	0	0	0	1	n.a.
October	0	0	0	0	0	0	n.a.
November	0	0	0	0	0	0	n.a.
TOTAL (Number)							
1996-1997	1 593	251	8	8	1	1 861	n.a.
1997-1998	1 419	219	2	3	0	1 643	n.a.
1998-1999	1 297	104	6	2	1	1 410	n.a.
1998							
November	97	11	0	0	0	108	119
December	112	2	0	0	0	114	118
1999							
January	114	3	0	0	0	117	116
February	97	12	0	0	0	109	115
March	116	9	1	0	0	126	115
April	110	14	0	2	0	126	116
May	94	0	1	0	0	95	116
June	76	11	1	0	0	88	117
July	147	9	0	2	0	158	120
August	101	16	0	0	1	118	125
September	114	2	0	0	0	116	132
October	132	8	0	0	0	140	139
November	148	26	0	2	0	176	147

(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)								
1996-1997	135 511	14 346	208	34 098	75	184 238	121 490	305 728
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
1998								
November	8 804	680	0	2 913	0	12 397	6 717	19 114
December	11 256	110	0	2 910	0	14 276	2 378	16 654
1999								
January	11 104	160	0	2 772	0	14 036	15 875	29 910
February	10 139	580	0	2 655	0	13 375	4 164	17 539
March	11 592	485	60	3 032	0	15 169	10 237	25 406
April	11 263	1 155	0	3 766	25	16 209	23 814	40 023
May	8 517	0	85	2 580	0	11 182	5 303	16 485
June	8 160	795	85	3 410	20	12 470	5 321	17 791
July	13 664	495	0	3 463	253	17 875	15 315	33 190
August	10 169	1 565	0	3 764	97	15 594	8 174	23 768
September	11 354	181	0	3 269	25	14 830	21 277	36 107
October	12 872	562	0	3 938	20	17 392	8 436	25 828
November	12 578	2 108	0	3 371	150	18 207	3 754	21 961
PUBLIC SECTOR (\$ '000)								
1996-1997	1 763	5 808	0	584	357	8 513	37 479	45 992
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
1998								
November	0	0	0	31	0	31	1 144	1 175
December	0	0	0	0	0	0	4 286	4 286
1999								
January	0	0	0	47	0	47	29 967	30 013
February	0	0	0	0	0	0	70	70
March	0	0	0	0	0	0	6 226	6 226
April	0	0	0	126	0	126	3 050	3 176
May	0	0	0	13	0	13	4 819	4 832
June	0	0	0	11	0	11	1 945	1 956
July	1 038	0	0	12	0	1 050	3 387	4 437
August	0	0	0	0	0	0	2 002	2 002
September	100	0	0	0	0	100	50	150
October	0	0	0	15	0	15	1 004	1 019
November	0	0	0	0	0	0	1 870	1 870
TOTAL (\$ '000)								
1996-1997	137 274	20 154	208	34 683	432	192 750	158 970	351 720
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
1998								
November	8 804	680	0	2 944	0	12 428	7 861	20 289
December	11 256	110	0	2 910	0	14 276	6 664	20 940
1999								
January	11 104	160	0	2 818	0	14 082	45 841	59 923
February	10 139	580	0	2 655	0	13 375	4 234	17 609
March	11 592	485	60	3 032	0	15 169	16 463	31 632
April	11 263	1 155	0	3 892	25	16 334	26 864	43 198
May	8 517	0	85	2 593	0	11 195	10 122	21 317
June	8 160	795	85	3 421	20	12 481	7 266	19 746
July	14 702	495	0	3 475	253	18 925	18 702	37 627
August	10 169	1 565	0	3 764	97	15 594	10 176	25 770
September	11 454	181	0	3 269	25	14 930	21 327	36 257
October	12 872	562	0	3 953	20	17 407	9 440	26 847
November	12 578	2 108	0	3 371	150	18 207	5 624	23 831

(a) See Glossary for definition.

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)											
1996-1997	1 593	190	7	197	54	0	0	54	251	1 844	
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	
1998											
September	129	2	0	2	7	0	0	7	9	138	
October	117	0	0	0	21	0	0	21	21	138	
November	97	4	0	4	7	0	0	7	11	108	
December	112	0	0	0	2	0	0	2	2	114	
1999											
January	114	0	0	0	3	0	0	3	3	117	
February	97	0	0	0	12	0	0	12	12	109	
March	116	0	0	0	9	0	0	9	9	125	
April	110	8	6	14	0	0	0	0	14	124	
May	94	0	0	0	0	0	0	0	0	94	
June	76	2	0	2	9	0	0	9	11	87	
July	147	2	0	2	7	0	0	7	9	156	
August	101	0	16	16	0	0	0	0	16	117	
September	114	2	0	2	0	0	0	0	2	116	
October	132	8	0	8	0	0	0	0	8	140	
November	148	24	0	24	2	0	0	2	26	174	
VALUE (\$ '000)											
1996-1997	137 274	13 860	470	14 330	5 824	0	0	5 824	20 154	157 428	
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	
1998											
September	11 922	180	0	180	446	0	0	446	626	12 548	
October	11 548	0	0	0	950	0	0	950	950	12 498	
November	8 804	295	0	295	385	0	0	385	680	9 484	
December	11 256	0	0	0	110	0	0	110	110	11 366	
1999											
January	11 104	0	0	0	160	0	0	160	160	11 264	
February	10 139	0	0	0	580	0	0	580	580	10 719	
March	11 592	0	0	0	485	0	0	485	485	12 077	
April	11 263	585	570	1 155	0	0	0	0	1 155	12 418	
May	8 517	0	0	0	0	0	0	0	0	8 517	
June	8 160	156	0	156	639	0	0	639	795	8 955	
July	14 702	110	0	110	385	0	0	385	495	15 197	
August	10 169	0	1 565	1 565	0	0	0	0	1 565	11 734	
September	11 454	181	0	181	0	0	0	0	181	11 635	
October	12 872	562	0	562	0	0	0	0	562	13 434	
November	12 578	2 018	0	2 018	90	0	0	90	2 108	14 686	

(a) See Glossary for definition.

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

Period	<i>Hotels, motels and other short term accommodation.....</i>		<i>Shops.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<i>Other business premises.....</i>		<i>Educational</i>	
	no.	\$'000	no.	\$'000	no.	\$'000	no.	\$'000	no.	\$'000	no.	\$'000
Value—\$50,000—\$199,999												
1999												
September	0	0	4	383	3	328	2	206	2	238	1	190
October	2	216	6	646	3	220	5	474	3	262	2	327
November	0	0	1	60	2	159	5	453	3	190	3	228
Value—\$200,000—\$499,999												
1999												
September	0	0	1	223	3	862	2	660	1	200	0	0
October	1	453	1	339	1	250	1	216	2	635	1	270
November	0	0	0	0	1	400	4	1 517	0	0	0	0
Value—\$500,000—\$999,999												
1999												
September	0	0	0	0	0	0	0	0	1	750	0	0
October	0	0	3	2 180	0	0	0	0	0	0	0	0
November	1	500	0	0	0	0	0	0	0	0	1	770
Value—\$1,000,000—\$4,999,999												
1999												
September	0	0	1	2 000	1	3 000	1	3 000	1	1 500	0	0
October	0	0	0	0	0	0	0	0	0	0	0	0
November	0	0	0	0	0	0	0	0	0	0	0	0
Value—\$5,000,000 and over												
1999												
September	0	0	1	5 000	0	0	0	0	0	0	0	0
October	0	0	0	0	0	0	0	0	0	0	0	0
November	0	0	0	0	0	0	0	0	0	0	0	0
Value—Total												
1996-1997	28	6 589	61	15 853	62	37 975	73	27 159	67	21 361	24	15 347
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												
September	0	0	7	7 606	7	4 190	5	3 866	5	2 688	1	190
October	3	669	10	3 165	4	470	6	690	5	897	3	597
November	1	500	1	60	3	559	9	1 970	3	190	4	998

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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										
1999										
September	0	0	1	150	2	100	1	50	16	1 645
October	0	0	1	50	1	120	2	175	25	2 490
November	1	150	0	0	1	107	2	340	18	1 687
Value—\$200,000—\$499,999										
1999										
September	0	0	1	287	0	0	0	0	8	2 232
October	0	0	0	0	2	720	1	357	10	3 240
November	1	450	0	0	1	300	0	0	7	2 667
Value—\$500,000—\$999,999										
1999										
September	0	0	0	0	0	0	0	0	1	750
October	0	0	2	1 530	0	0	0	0	5	3 710
November	0	0	0	0	0	0	0	0	2	1 270
Value—\$1,000,000—\$4,999,999										
1999										
September	0	0	0	0	2	2 200	0	0	6	11 700
October	0	0	0	0	0	0	0	0	0	0
November	0	0	0	0	0	0	0	0	0	0
Value—\$5,000,000 and over										
1999										
September	0	0	0	0	0	0	0	0	1	5 000
October	0	0	0	0	0	0	0	0	0	0
November	0	0	0	0	0	0	0	0	0	0
Value—Total										
1996-1997	4	555	26	16 114	29	7 451	39	10 566	413	158 970
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										
September	0	0	2	437	4	2 300	1	50	32	21 327
October	0	0	3	1 580	3	840	3	532	40	9 440
November	2	600	0	0	2	407	2	340	27	5 624

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)							
1996-1997	137.3	20.2	157.5	35.3	192.8	160.5	353.2
1997-1998	126.0	16.4	142.4	38.4	180.8	125.5	306.3
1998-1999	125.1	6.1	131.2	36.8	168.0	173.5	341.4
1998							
June	28.4	2.6	31.0	10.0	41.0	31.8	72.8
September	32.7	1.2	33.9	9.3	43.2	33.7	76.9
December	31.6	1.7	33.3	8.9	42.2	29.8	72.0
1999							
March	32.8	1.2	34.0	8.6	42.6	66.2	108.8
June	27.9	1.9	29.9	10.1	40.0	43.8	83.8
September	36.3	2.2	38.5	10.9	49.4	49.4	98.8
ORIGINAL (% change from preceding quarter)							
1998							
June	-11.1	46.2	-8.1	5.7	-5.1	-9.2	-6.9
September	15.3	-54.1	9.3	-7.4	5.3	5.8	5.5
December	-3.4	41.9	-1.8	-4.3	-2.3	-11.6	-6.4
1999							
March	3.9	-29.7	2.1	-3.3	1.0	122.2	51.2
June	-14.9	58.3	-12.3	18.2	-6.2	-33.8	-23.0
September	30.0	14.3	29.0	7.5	23.6	12.8	17.9

(a) Reference year for chain volume measures is 1997-98.
Refer to Explanatory Notes paragraphs 20-21.

(b) Refer to Explanatory Notes paragraph 12.

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)											
1996-1997	6 389	15 258	37 455	14 063	20 024	4 770	555	14 881	4 819	3 277	121 490
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
1998											
November	229	650	935	200	3 623	745	175	0	0	160	6 717
December	150	215	165	551	547	0	65	0	50	635	2 378
1999											
January	100	202	700	440	1 463	190	150	12 390	240	0	15 875
February	100	700	180	540	419	1 190	730	80	75	150	4 164
March	250	1 002	2 425	160	466	845	0	4 555	0	534	10 237
April	0	5 715	875	10 257	570	4 608	0	388	850	550	23 814
May	340	3 630	390	263	280	0	170	62	105	63	5 303
June	255	631	405	617	1 988	0	90	350	700	285	5 321
July	1 060	8 420	255	1 189	3 158	700	0	0	50	483	15 315
August	1 099	1 760	851	539	1 170	0	0	0	2 500	255	8 174
September	0	7 606	4 190	3 866	2 688	190	0	437	2 250	50	21 277
October	669	3 165	470	486	897	427	0	950	840	532	8 436
November	500	60	509	1 280	140	98	600	0	407	160	3 754
PUBLIC SECTOR (\$ '000)											
1996-1997	200	595	520	13 097	1 337	10 577	0	1 233	2 632	7 289	37 479
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
1998											
November	0	0	0	0	0	544	0	0	0	600	1 144
December	0	0	0	1 250	200	2 401	0	185	0	250	4 286
1999											
January	0	0	0	245	0	60	0	29 212	385	65	29 967
February	0	0	0	70	0	0	0	0	0	0	70
March	0	0	0	125	5 000	0	0	0	310	791	6 226
April	0	0	0	0	0	3 050	0	0	0	0	3 050
May	0	0	150	4 529	0	0	0	0	140	0	4 819
June	0	0	0	1 945	0	0	0	0	0	0	1 945
July	0	0	0	225	130	2 116	0	0	916	0	3 387
August	0	0	0	200	133	1 544	0	0	0	125	2 002
September	0	0	0	0	0	0	0	0	50	0	50
October	0	0	0	204	0	170	0	630	0	0	1 004
November	0	0	50	690	50	900	0	0	0	180	1 870
TOTAL (\$ '000)											
1996-1997	6 589	15 853	37 975	27 159	21 361	15 347	555	16 114	7 451	10 566	158 970
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
1998											
November	229	650	935	200	3 623	1 289	175	0	0	760	7 861
December	150	215	165	1 801	747	2 401	65	185	50	885	6 664
1999											
January	100	202	700	685	1 463	250	150	41 602	625	65	45 841
February	100	700	180	610	419	1 190	730	80	75	150	4 234
March	250	1 002	2 425	285	5 466	845	0	4 555	310	1 325	16 463
April	0	5 715	875	10 257	570	7 658	0	388	850	550	26 864
May	340	3 630	540	4 792	280	0	170	62	245	63	10 122
June	255	631	405	2 562	1 988	0	90	350	700	285	7 266
July	1 060	8 420	255	1 414	3 288	2 816	0	0	966	483	18 702
August	1 099	1 760	851	739	1 303	1 544	0	0	2 500	380	10 176
September	0	7 606	4 190	3 866	2 688	190	0	437	2 300	50	21 327
October	669	3 165	470	690	897	597	0	1 580	840	532	9 440
November	500	60	559	1 970	190	998	600	0	407	340	5 624

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	148	26	176	12 578	2 108	3 521	18 207	5 624	23 831
Greater Hobart (SD)	58	4	64	5 180	280	1 676	7 136	1 027	8 163
Greater Hobart (SSD)	58	4	64	5 180	280	1 676	7 136	1 027	8 163
Brighton (M)	2	0	2	120	0	0	120	0	120
Clarence (C)	0	0	0	0	0	0	0	0	0
Derwent Valley (M)—Pt A	0	0	0	0	0	23	23	107	130
Glenorchy (C)	4	0	4	361	0	265	626	550	1 176
Hobart (C)—Inner	0	0	0	0	0	0	0	100	100
Hobart (C)—Remainder	7	0	9	918	0	749	1 667	160	1 827
Kingborough (M)—Pt A	34	4	38	2 914	280	609	3 803	110	3 913
Sorell (M)—Pt A	11	0	11	867	0	30	897	0	897
Southern (SD)	25	0	25	1 509	0	431	1 940	50	1 990
Southern (SSD)	25	0	25	1 509	0	431	1 940	50	1 990
Central Highlands (M)	0	0	0	0	0	0	0	0	0
Derwent Valley (M)—Pt B	0	0	0	0	0	0	0	0	0
Glamorgan/Spring Bay (M)	6	0	6	610	0	0	610	0	610
Huon Valley (M)	13	0	13	625	0	355	980	0	980
Kingborough (M)—Pt B	3	0	3	134	0	18	152	50	202
Sorell (M)—Pt B	0	0	0	0	0	0	0	0	0
Southern Midlands (M)	1	0	1	80	0	43	123	0	123
Tasman (M)	2	0	2	60	0	15	75	0	75
Northern (SD)	50	20	70	4 577	1 740	880	7 197	2 930	10 127
Greater Launceston (SSD)	36	20	56	3 488	1 740	604	5 832	2 480	8 312
George Town (M)—Pt A	0	0	0	0	0	0	0	150	150
Launceston (C)—Inner	0	0	0	0	0	0	0	0	0
Launceston (C)—Pt B	10	20	30	982	1 740	444	3 166	2 160	5 326
Meander Valley (M)—Pt A	7	0	7	855	0	44	899	0	899
Northern Midlands (M)—Pt A	8	0	8	672	0	72	744	80	824
West Tamar (M)—Pt A	11	0	11	978	0	44	1 022	90	1 112
Central North (SSD)	10	0	10	779	0	158	937	0	937
George Town (M)—Pt B	0	0	0	0	0	0	0	0	0
Launceston (C)—Pt C	2	0	2	119	0	15	134	0	134
Meander Valley (M)—Pt B	4	0	4	324	0	98	422	0	422
Northern Midlands (M)—Pt B	2	0	2	231	0	45	276	0	276
West Tamar (M)—Pt B	2	0	2	105	0	0	105	0	105
North Eastern (SSD)	4	0	4	310	0	119	429	450	879
Break O' Day (M)	2	0	2	135	0	36	171	50	221
Dorset (M)	2	0	2	175	0	83	258	400	658
Flinders (M)	0	0	0	0	0	0	0	0	0
Mersey-Lyell (SD)	15	2	17	1 312	88	534	1 935	1 617	3 551
Burnie-Devonport (SSD)	9	0	9	914	0	301	1 215	1 008	2 223
Burnie (C)—Pt A	1	0	1	105	0	17	122	618	740
Central Coast (M)—Pt A	2	0	2	130	0	146	276	0	276
Devonport (C)	2	0	2	216	0	119	335	210	545
Latrobe (M)—Pt A	4	0	4	463	0	10	473	180	653
Waratah/Wynyard (M)—Pt A	0	0	0	0	0	10	10	0	10

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)	6	0	6	398	0	233	631	109	740
Burnie (C)—Pt B	0	0	0	0	0	0	0	109	109
Central Coast (M)—Pt B	1	0	1	70	0	0	70	0	70
Circular Head (M)	2	0	2	140	0	153	293	0	293
Kentish (M)	3	0	3	188	0	20	208	0	208
King Island (M)	0	0	0	0	0	0	0	0	0
Latrobe (M)—Pt B	0	0	0	0	0	0	0	0	0
Waratah/Wynyard (M)—Pt B	0	0	0	0	0	60	60	0	60
Lyell (SSD)	0	2	2	0	88	0	88	500	588
West Coast (M)	0	2	2	0	88	0	88	500	588
STATISTICAL DISTRICT									
Launceston	36	20	56	3 488	1 740	604	5 832	2 480	8 312
Burnie—Devonport	9	0	9	914	0	301	1 215	1 008	2 223

(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 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;
- permits issued by licensed building surveyors;
- 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* (Cat. no. 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* (Cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on (02) 6252 6345.

19 While the smoothing techniques described in paragraph 18 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

20 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 (currently 1997–98). The reference year will be updated annually in the July 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.

21 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)

22 Area statistics are now being classified to the *Australian Standard Geographical Classification, 1999 Edition* (Cat. no. 1216.0), effective from 1 July 1999, 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, Building Work Done, Australia* (Cat. no. 8755.0)
- *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)
- *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* (Cat. no. 6408.0)
- *Price Index of Materials Used in Building Other than House Building* (Cat. no. 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
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 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.

SELF-HELP ACCESS TO STATISTICS

- CPI INFOLINE* For current and historical Consumer Price Index data, call 1902 981 074 (call cost 75c per minute).

- DIAL-A-STATISTIC* For the latest figures for National Accounts, Balance of Payments, Labour Force, Average Weekly Earnings, Estimated Resident Population and the Consumer Price Index call 1900 986 400 (call cost 75c per minute).

- INTERNET* www.abs.gov.au

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