

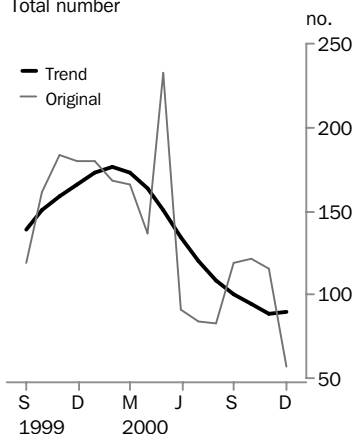
# BUILDING APPROVALS

TASMANIA

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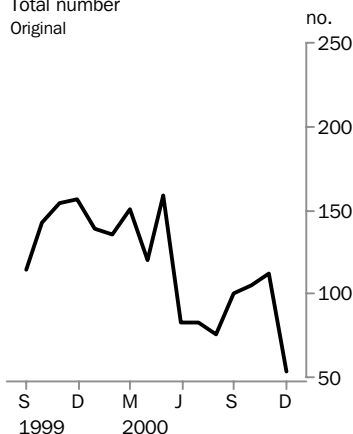
## Dwelling units approved

Total number



## Private sector houses approved

Total number  
Original



## DECEMBER KEY FIGURES

	Oct 2000	Nov 2000	Dec 2000
Dwelling units approved			
Original	121	116	57
Trend	95	89	90
.....			
	% change Sep 2000 to Oct 2000	% change Oct 2000 to Nov 2000	% change Nov 2000 to Dec 2000
Dwelling units approved			
Original	1.7	-4.1	-50.9
Trend	-5.3	-5.9	0.7

## DECEMBER KEY POINTS

### TREND ESTIMATES

- In December 2000 the trend for total dwelling units approved recorded its first increase (0.7%) since February 2000. The latest estimate is 48.9% lower than the February 2000 level of 176.

### ORIGINAL ESTIMATES

- In original terms, the number of dwelling units approved in December 2000 (57) has fallen to the lowest ever recorded for this series.
- For the three months ended December 2000 Clarence (42), Kingborough (36) and Launceston (27) had the highest number of dwelling units approved.
- The value of total building work approved in December 2000 was a relatively low \$22.4 million, down 22.1% from the previous month. Driving this fall was a 50.3% decrease in new house building to \$5.9 million.
- For the three months ended December 2000, however, the value of total building approved was 3.0% higher than the previous quarter.

- For further information about these and related statistics, contact Merv Leaker on Adelaide 08 8237 7536 or the National Information Service on 1300 135 070.

## NOTES

### FORTHCOMING ISSUES

#### ISSUE

#### RELEASE DATE

March 2001

11 May 2001

June 2001

7 August 2001

.....

### CHANGES IN THIS ISSUE

The Explanatory Notes (pages 12-15) have been updated to include more information about building approval values, including the treatment of the Goods and Service Tax (GST).

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### DATA NOTES

There are no data notes for this issue.

.....

### REVISIONS THIS MONTH

A revision to the data for September 2000 has been made in this issue. This has resulted in 14 additional dwellings for September compared with the previous issue.

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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)							
<b>1997-1998</b>	1 410	208	2	3	0	1 623	n.a.
<b>1998-1999</b>	1 296	104	6	2	1	1 409	n.a.
<b>1999-2000</b>	1 587	224	19	33	2	1 865	n.a.
<b>1999</b>							
December	156	20	0	0	0	176	n.a.
<b>2000</b>							
January	139	28	13	0	0	180	n.a.
February	135	33	0	0	0	168	n.a.
March	149	12	2	0	0	163	n.a.
April	120	10	1	0	1	132	n.a.
May	159	43	0	29	0	231	n.a.
June	83	4	3	0	0	90	n.a.
July	83	0	1	0	0	84	n.a.
August	76	0	0	0	0	76	n.a.
September	100	14	0	0	0	114	n.a.
October	105	13	0	0	0	118	n.a.
November	112	4	0	0	0	116	n.a.
December	53	4	0	0	0	57	n.a.
PUBLIC SECTOR (Number)							
<b>1997-1998</b>	9	11	0	0	0	20	n.a.
<b>1998-1999</b>	1	0	0	0	0	1	n.a.
<b>1999-2000</b>	21	6	0	1	0	28	n.a.
<b>1999</b>							
December	4	0	0	0	0	4	n.a.
<b>2000</b>							
January	0	0	0	0	0	0	n.a.
February	0	0	0	0	0	0	n.a.
March	0	2	0	1	0	3	n.a.
April	2	2	0	0	0	4	n.a.
May	0	2	0	0	0	2	n.a.
June	1	0	0	0	0	1	n.a.
July	0	0	0	0	0	0	n.a.
August	6	0	1	0	0	7	n.a.
September	0	5	0	0	0	5	n.a.
October	0	3	0	0	0	3	n.a.
November	0	0	0	0	0	0	n.a.
December	0	0	0	0	0	0	n.a.
TOTAL (Number)							
<b>1997-1998</b>	1 419	219	2	3	0	1 643	n.a.
<b>1998-1999</b>	1 297	104	6	2	1	1 410	n.a.
<b>1999-2000</b>	1 608	230	19	34	2	1 893	n.a.
<b>1999</b>							
December	160	20	0	0	0	180	166
<b>2000</b>							
January	139	28	13	0	0	180	173
February	135	33	0	0	0	168	176
March	149	14	2	1	0	166	173
April	122	12	1	0	1	136	164
May	159	45	0	29	0	233	150
June	84	4	3	0	0	91	134
July	83	0	1	0	0	84	120
August	82	0	1	0	0	83	108
September	100	19	0	0	0	119	100
October	105	16	0	0	0	121	95
November	112	4	0	0	0	116	89
December	53	4	0	0	0	57	90

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Private and Public Sector: **Original**

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(a)	Total residential building	Non-residential building(a)	Total building
PRIVATE SECTOR (\$ '000)								
<b>1997-1998</b>	124 759	15 410	35	36 852	261	177 317	82 734	<b>260 051</b>
<b>1998-1999</b>	124 905	6 136	342	35 501	134	167 018	115 752	<b>282 769</b>
<b>1999-2000</b>	163 114	27 283	1 632	43 487	4 745	240 260	120 737	<b>360 997</b>
<b>1999</b>								
December	16 428	1 466	0	2 646	0	20 540	8 166	<b>28 706</b>
<b>2000</b>								
January	14 525	6 657	1 430	2 912	0	25 524	5 811	<b>31 335</b>
February	14 049	2 409	0	4 333	0	20 792	20 656	<b>41 448</b>
March	15 972	1 230	20	3 997	0	21 219	7 001	<b>28 220</b>
April	12 406	670	120	3 608	85	16 889	2 273	<b>19 162</b>
May	16 946	8 650	0	3 762	4 075	33 433	10 651	<b>44 084</b>
June	9 883	200	62	3 716	20	13 881	6 429	<b>20 310</b>
July	7 866	0	152	2 299	0	10 317	4 261	<b>14 578</b>
August	8 178	0	0	3 553	110	11 841	4 681	<b>16 522</b>
September	10 996	1 400	0	2 099	0	14 495	21 508	<b>36 003</b>
October	11 535	1 564	0	4 464	25	17 588	9 534	<b>27 122</b>
November	11 877	270	0	3 488	0	15 635	9 593	<b>25 228</b>
December	5 904	420	0	3 157	35	9 516	9 824	<b>19 340</b>
PUBLIC SECTOR (\$ '000)								
<b>1997-1998</b>	1 199	998	0	1 284	0	3 481	42 732	<b>46 213</b>
<b>1998-1999</b>	200	0	0	817	0	1 017	58 793	<b>59 810</b>
<b>1999-2000</b>	2 178	863	0	768	35	3 844	39 857	<b>43 701</b>
<b>1999</b>								
December	450	0	0	0	0	450	4 925	<b>5 375</b>
<b>2000</b>								
January	0	0	0	0	0	0	544	<b>544</b>
February	0	0	0	0	0	0	738	<b>738</b>
March	0	305	0	80	35	420	2 797	<b>3 216</b>
April	338	396	0	69	0	803	5 722	<b>6 525</b>
May	0	162	0	157	0	319	6 440	<b>6 759</b>
June	182	0	0	435	0	617	10 255	<b>10 871</b>
July	0	0	0	85	0	85	2 995	<b>3 080</b>
August	694	0	443	0	0	1 137	5 995	<b>7 132</b>
September	0	337	0	56	0	393	1 723	<b>2 115</b>
October	0	457	0	0	0	457	3 081	<b>3 537</b>
November	0	0	0	20	0	20	3 514	<b>3 534</b>
December	0	0	0	55	0	55	3 019	<b>3 074</b>
TOTAL (\$ '000)								
<b>1997-1998</b>	125 958	16 408	35	38 136	261	180 798	125 466	<b>306 264</b>
<b>1998-1999</b>	125 105	6 136	342	36 319	134	168 035	174 545	<b>342 580</b>
<b>1999-2000</b>	165 292	28 146	1 632	44 255	4 780	244 104	160 595	<b>404 699</b>
<b>1999</b>								
December	16 878	1 466	0	2 646	0	20 990	13 091	<b>34 081</b>
<b>2000</b>								
January	14 525	6 657	1 430	2 912	0	25 524	6 355	<b>31 879</b>
February	14 049	2 409	0	4 333	0	20 792	21 394	<b>42 185</b>
March	15 972	1 535	20	4 078	35	21 639	9 798	<b>31 437</b>
April	12 744	1 066	120	3 677	85	17 692	7 995	<b>25 687</b>
May	16 946	8 812	0	3 919	4 075	33 752	17 091	<b>50 843</b>
June	10 065	200	62	4 151	20	14 498	16 683	<b>31 181</b>
July	7 866	0	152	2 384	0	10 402	7 256	<b>17 657</b>
August	8 871	0	443	3 553	110	12 977	10 676	<b>23 654</b>
September	10 996	1 737	0	2 155	0	14 887	23 231	<b>38 118</b>
October	11 535	2 021	0	4 464	25	18 045	12 614	<b>30 659</b>
November	11 877	270	0	3 508	0	15 655	13 106	<b>28 762</b>
December	5 904	420	0	3 212	35	9 571	12 843	<b>22 414</b>

(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)										
<b>1997-1998</b>	1 419	146	2	148	42	0	29	71	219	1 638
<b>1998-1999</b>	1 297	16	6	22	82	0	0	82	104	1 401
<b>1999-2000</b>	1 608	63	18	81	104	0	45	149	230	1 838
<b>1999</b>										
October	142	8	0	8	11	0	0	11	19	161
November	155	24	0	24	2	0	0	2	26	181
December	160	4	2	6	14	0	0	14	20	180
<b>2000</b>										
January	139	0	0	0	13	0	15	28	28	167
February	135	2	0	2	31	0	0	31	33	168
March	149	12	0	12	2	0	0	2	14	163
April	122	5	0	5	7	0	0	7	12	134
May	159	4	0	4	11	0	30	41	45	204
June	84	0	0	0	4	0	0	4	4	88
July	83	0	0	0	0	0	0	0	0	83
August	82	0	0	0	0	0	0	0	0	82
September	100	5	14	19	0	0	0	0	19	119
October	105	14	0	14	2	0	0	2	16	121
November	112	4	0	4	0	0	0	0	4	116
December	53	4	0	4	0	0	0	0	4	57
VALUE (\$ '000)										
<b>1997-1998</b>	125 958	10 590	120	10 710	2 699	0	3 000	5 699	16 408	142 366
<b>1998-1999</b>	125 105	1 216	570	1 786	4 350	0	0	4 350	6 136	131 240
<b>1999-2000</b>	165 292	5 832	1 665	7 497	6 799	0	13 850	20 649	28 146	193 437
<b>1999</b>										
October	14 051	562	0	562	950	0	0	950	1 512	15 563
November	13 588	2 018	0	2 018	90	0	0	90	2 108	15 696
December	16 878	570	100	670	796	0	0	796	1 466	18 344
<b>2000</b>										
January	14 525	0	0	0	807	0	5 850	6 657	6 657	21 182
February	14 049	168	0	168	2 241	0	0	2 241	2 409	16 458
March	15 972	1 405	0	1 405	130	0	0	130	1 535	17 506
April	12 744	576	0	576	490	0	0	490	1 066	13 810
May	16 946	242	0	242	570	0	8 000	8 570	8 812	25 758
June	10 065	0	0	0	200	0	0	200	200	10 265
July	7 866	0	0	0	0	0	0	0	0	7 866
August	8 871	0	0	0	0	0	0	0	0	8 871
September	10 996	337	1 400	1 737	0	0	0	0	1 737	12 732
October	11 535	1 955	0	1 955	66	0	0	66	2 021	13 556
November	11 877	270	0	270	0	0	0	0	270	12 147
December	5 904	420	0	420	0	0	0	0	420	6 324

(a) See Glossary for definition.

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												
<b>2000</b>												
October	3	230	7	616	0	0	8	744	1	148	1	150
November	3	370	7	636	2	287	1	120	2	145	3	320
December	1	50	3	195	2	105	2	212	2	244	5	548
Value—\$200,000–\$499,999												
<b>2000</b>												
October	2	650	3	815	1	250	1	200	2	460	2	699
November	1	350	1	450	0	0	3	1 151	0	0	2	520
December	1	300	2	570	1	300	1	200	1	200	2	870
Value—\$500,000–\$999,999												
<b>2000</b>												
October	0	0	2	1 433	1	500	0	0	0	0	3	2 175
November	0	0	1	800	0	0	1	557	1	600	3	2 468
December	0	0	0	0	0	0	0	0	0	0	3	1 814
Value—\$1,000,000–\$4,999,999												
<b>2000</b>												
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
December	0	0	0	0	0	0	0	0	0	0	0	0
Value—\$5,000,000 and over												
<b>2000</b>												
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
December	0	0	0	0	0	0	0	0	0	0	0	0
Value—Total												
<b>1997-1998</b>	16	8 647	71	12 909	49	10 121	68	19 437	57	26 700	40	29 208
<b>1998-1999</b>	14	1 649	67	23 217	45	12 973	66	29 843	61	19 936	31	17 503
<b>1999-2000</b>	26	6 596	67	27 193	43	11 149	76	16 428	82	18 563	39	17 722
<b>2000</b>												
October	5	880	12	2 864	2	750	9	944	3	608	6	3 024
November	4	720	9	1 886	2	287	5	1 828	3	745	8	3 308
December	2	350	5	765	3	405	3	412	3	444	10	3 232

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>2000</b>										
October	1	168	0	0	1	100	4	269	26	2 425
November	1	168	0	0	4	277	2	220	25	2 543
December	0	0	2	100	1	50	3	185	21	1 689
Value—\$200,000–\$499,999										
<b>2000</b>										
October	0	0	0	0	1	400	1	337	13	3 810
November	0	0	2	622	0	0	1	400	10	3 493
December	0	0	1	470	1	400	1	300	11	3 610
Value—\$500,000–\$999,999										
<b>2000</b>										
October	0	0	1	772	0	0	0	0	7	4 879
November	0	0	1	646	0	0	0	0	7	5 071
December	0	0	0	0	0	0	1	600	4	2 414
Value—\$1,000,000–\$4,999,999										
<b>2000</b>										
October	1	1 500	0	0	0	0	0	0	1	1 500
November	0	0	0	0	1	2 000	0	0	1	2 000
December	0	0	3	3 730	1	1 400	0	0	4	5 130
Value—\$5,000,000 and over										
<b>2000</b>										
October	0	0	0	0	0	0	0	0	0	0
November	0	0	0	0	0	0	0	0	0	0
December	0	0	0	0	0	0	0	0	0	0
Value—Total										
<b>1997-1998</b>	3	715	20	6 663	23	5 872	27	5 193	374	125 466
<b>1998-1999</b>	9	1 380	22	52 314	23	4 552	35	11 179	373	174 545
<b>1999-2000</b>	4	1 110	23	17 382	31	32 711	33	11 741	424	160 595
<b>2000</b>										
October	2	1 668	1	772	2	500	5	605	47	12 614
November	1	168	3	1 268	5	2 277	3	620	43	13 106
December	0	0	6	4 300	3	1 850	5	1 085	40	12 843

## VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

Period	New houses	New other residential building	New residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
ORIGINAL (\$ million)							
<b>1997-1998</b>	126.0	16.6	142.4	38.4	180.9	126.3	<b>307.3</b>
<b>1998-1999</b>	125.1	6.1	131.2	36.8	168.0	174.5	<b>342.6</b>
<b>1999-2000</b>	163.0	26.6	189.6	49.9	239.5	160.1	<b>399.6</b>
<b>1999</b>							
June	27.9	1.9	29.9	10.1	40.0	44.1	<b>84.1</b>
September	36.5	2.4	38.8	10.9	49.7	52.0	<b>101.8</b>
December	44.3	5.0	49.3	10.8	60.0	29.1	<b>89.2</b>
<b>2000</b>							
March	43.8	10.1	53.9	12.6	66.5	37.4	<b>103.9</b>
June	38.4	9.2	47.7	15.6	63.3	41.5	<b>104.7</b>
September	24.4	1.5	26.0	7.8	33.7	40.6	<b>74.4</b>
ORIGINAL (% change from preceding quarter)							
<b>1999</b>							
June	-14.9	58.3	-12.3	18.2	-6.2	-33.8	<b>-23.0</b>
September	30.5	21.6	30.0	7.8	24.4	18.0	<b>21.0</b>
December	21.4	112.2	26.9	-1.2	20.7	-44.0	<b>-12.4</b>
<b>2000</b>							
March	-1.1	101.1	9.3	16.9	10.7	28.5	<b>16.5</b>
June	-12.2	-8.3	-11.5	23.7	-4.8	10.7	<b>0.8</b>
September	-36.4	-83.3	-45.5	-50.2	-46.7	-2.0	<b>-29.0</b>

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

(b) Refer to Explanatory Notes paragraph 18.



VALUE OF NON-RESIDENTIAL BUILDING APPROVED: **Original**

Period	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total non- residential building
PRIVATE SECTOR (\$ '000)											
<b>1997-1998</b>	8 647	12 839	9 826	9 752	24 053	5 760	715	3 929	4 454	2 758	<b>82 734</b>
<b>1998-1999</b>	1 649	23 217	12 023	20 278	12 722	9 729	1 380	22 818	3 020	8 918	<b>115 752</b>
<b>1999-2000</b>	6 596	27 113	11 099	12 578	17 725	2 500	1 110	10 904	23 215	7 898	<b>120 737</b>
<b>1999</b>											
December	200	635	112	437	2 683	65	0	420	360	3 254	<b>8 166</b>
<b>2000</b>											
January	600	275	510	670	1 619	150	450	1 185	212	140	<b>5 811</b>
February	0	486	1 040	1 165	1 329	0	0	4 000	12 386	250	<b>20 656</b>
March	1 180	85	440	370	803	0	60	188	3 250	625	<b>7 001</b>
April	130	50	310	210	670	115	0	500	0	288	<b>2 273</b>
May	858	2 262	2 212	513	1 095	190	0	760	900	1 861	<b>10 651</b>
June	300	1 009	200	1 272	1 124	0	0	2 464	60	0	<b>6 429</b>
July	0	669	191	545	235	200	0	2 421	0	0	<b>4 261</b>
August	870	952	70	230	1 584	0	0	160	450	365	<b>4 681</b>
September	10 440	1 257	585	2 448	999	0	0	4 729	1 000	50	<b>21 508</b>
October	580	2 864	750	866	373	1 718	1 668	0	500	215	<b>9 534</b>
November	570	1 886	187	1 828	745	840	168	622	2 277	470	<b>9 593</b>
December	350	765	405	412	444	1 118	0	3 830	1 850	650	<b>9 824</b>
PUBLIC SECTOR (\$ '000)											
<b>1997-1998</b>	0	70	295	9 685	2 647	23 447	0	2 734	1 418	2 435	<b>42 732</b>
<b>1998-1999</b>	0	0	950	9 565	7 214	7 774	0	29 497	1 532	2 261	<b>58 793</b>
<b>1999-2000</b>	0	80	50	3 851	838	15 222	0	6 478	9 496	3 843	<b>39 857</b>
<b>1999</b>											
December	0	0	0	621	0	1 477	0	767	1 350	710	<b>4 925</b>
<b>2000</b>											
January	0	80	0	204	0	260	0	0	0	0	<b>544</b>
February	0	0	0	171	220	0	0	347	0	0	<b>738</b>
March	0	0	0	645	100	1 496	0	241	0	315	<b>2 797</b>
April	0	0	0	417	50	4 731	0	244	280	0	<b>5 722</b>
May	0	0	0	323	0	1 153	0	0	2 500	2 464	<b>6 440</b>
June	0	0	0	150	80	1 375	0	4 250	4 400	0	<b>10 255</b>
July	0	0	0	0	0	2 895	0	100	0	0	<b>2 995</b>
August	0	160	0	1 097	0	0	0	0	0	4 739	<b>5 995</b>
September	0	0	962	0	0	761	0	0	0	0	<b>1 723</b>
October	300	0	0	78	235	1 306	0	772	0	390	<b>3 081</b>
November	150	0	100	0	0	2 468	0	646	0	150	<b>3 514</b>
December	0	0	0	0	0	2 114	0	470	0	435	<b>3 019</b>
TOTAL (\$ '000)											
<b>1997-1998</b>	8 647	12 909	10 121	19 437	26 700	29 208	715	6 663	5 872	5 193	<b>125 466</b>
<b>1998-1999</b>	1 649	23 217	12 973	29 843	19 936	17 503	1 380	52 314	4 552	11 179	<b>174 545</b>
<b>1999-2000</b>	6 596	27 193	11 149	16 428	18 563	17 722	1 110	17 382	32 711	11 741	<b>160 595</b>
<b>1999</b>											
December	200	635	112	1 058	2 683	1 542	0	1 187	1 710	3 964	<b>13 091</b>
<b>2000</b>											
January	600	355	510	874	1 619	410	450	1 185	212	140	<b>6 355</b>
February	0	486	1 040	1 336	1 549	0	0	4 347	12 386	250	<b>21 394</b>
March	1 180	85	440	1 015	903	1 496	60	429	3 250	940	<b>9 798</b>
April	130	50	310	627	720	4 846	0	744	280	288	<b>7 995</b>
May	858	2 262	2 212	837	1 095	1 343	0	760	3 400	4 325	<b>17 091</b>
June	300	1 009	200	1 422	1 204	1 375	0	6 714	4 460	0	<b>16 683</b>
July	0	669	191	545	235	3 095	0	2 521	0	0	<b>7 256</b>
August	870	1 112	70	1 327	1 584	0	0	160	450	5 104	<b>10 676</b>
September	10 440	1 257	1 547	2 448	999	761	0	4 729	1 000	50	<b>23 231</b>
October	880	2 864	750	944	608	3 024	1 668	772	500	605	<b>12 614</b>
November	720	1 886	287	1 828	745	3 308	168	1 268	2 277	620	<b>13 106</b>
December	350	765	405	412	444	3 232	0	4 300	1 850	1 085	<b>12 843</b>

## BUILDING APPROVED IN STATISTICAL AREAS—Dec Qtr 2000

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>	270	24	294	29 316	2 711	11 244	43 271	38 564	81 834
<b>Greater Hobart (SD)</b>	112	16	128	12 765	2 021	6 149	20 935	14 586	35 520
Greater Hobart (SSD)	112	16	128	12 765	2 021	6 149	20 935	14 586	35 520
Brighton (M)	8	0	8	793	0	71	863	1 182	2 045
Clarence (C)	40	2	42	4 325	66	2 691	7 082	5 056	12 137
Derwent Valley (M)—Pt A	3	6	9	350	955	15	1 320	305	1 625
Glenorchy (C)	11	0	11	1 334	0	667	2 001	2 864	4 865
Hobart (C)—Inner	0	0	0	0	0	65	65	1 471	1 536
Hobart (C)—Remainder	14	0	14	1 948	0	2 041	3 990	2 013	6 003
Kingborough (M)—Pt A	22	8	30	2 527	1 000	417	3 944	1 695	5 639
Sorell (M)—Pt A	14	0	14	1 488	0	182	1 670	0	1 670
<b>Southern (SD)</b>	31	2	33	1 981	140	685	2 806	300	3 106
Southern (SSD)	31	2	33	1 981	140	685	2 806	300	3 106
Central Highlands (M)	9	0	9	305	0	0	305	0	305
Derwent Valley (M)—Pt B	2	0	2	150	0	17	166	0	166
Glamorgan/Spring Bay (M)	2	2	4	180	140	79	399	160	559
Huon Valley (M)	5	0	5	438	0	304	742	65	807
Kingborough (M)—Pt B	6	0	6	577	0	50	627	0	627
Sorell (M)—Pt B	0	0	0	0	0	30	30	75	105
Southern Midlands (M)	2	0	2	162	0	159	321	0	321
Tasman (M)	5	0	5	170	0	46	216	0	216
<b>Northern (SD)</b>	69	4	73	7 614	420	2 808	10 842	14 894	25 736
Greater Launceston (SSD)	51	4	55	6 238	420	2 163	8 820	11 628	20 448
George Town (M)—Pt A	1	0	1	30	0	81	111	495	606
Launceston (C)—Inner	0	0	0	0	0	0	0	1 083	1 083
Launceston (C)—Pt B	22	4	26	2 970	420	908	4 298	5 170	9 468
Meander Valley (M)—Pt A	11	0	11	1 247	0	218	1 465	0	1 465
Northern Midlands (M)—Pt A	3	0	3	165	0	390	554	1 600	2 154
West Tamar (M)—Pt A	14	0	14	1 826	0	566	2 392	3 280	5 672
Central North (SSD)	9	0	9	857	0	305	1 162	919	2 081
George Town (M)—Pt B	1	0	1	20	0	0	20	0	20
Launceston (C)—Pt C	1	0	1	100	0	75	175	110	285
Meander Valley (M)—Pt B	5	0	5	540	0	0	540	691	1 231
Northern Midlands (M)—Pt B	0	0	0	0	0	180	180	54	234
West Tamar (M)—Pt B	2	0	2	197	0	50	247	64	311
North Eastern (SSD)	9	0	9	519	0	341	860	2 348	3 207
Break O'Day (M)	6	0	6	347	0	207	554	1 818	2 372
Dorset (M)	2	0	2	122	0	111	233	530	763
Flinders (M)	1	0	1	50	0	23	73	0	73
<b>Mersey-Lyell (SD)</b>	58	2	60	6 956	130	1 602	8 688	8 784	17 472
Burnie-Devonport (SSD)	46	2	48	5 671	130	1 393	7 194	7 409	14 603
Burnie (C)—Pt A	3	0	3	313	0	290	602	2 253	2 855
Central Coast (M)—Pt A	8	0	8	895	0	322	1 216	2 177	3 393
Devonport (C)	11	2	13	1 605	130	429	2 164	2 122	4 286
Latrobe (M)—Pt A	18	0	18	2 064	0	28	2 092	857	2 949
Waratah/Wynyard (M)—Pt A	6	0	6	795	0	325	1 120	0	1 120

BUILDING APPROVED IN STATISTICAL AREAS—Dec Qtr 2000 *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)	11	0	11	1 226	0	185	1 410	1 155	2 565
Burnie (C)—Pt B	1	0	1	145	0	10	155	0	155
Central Coast (M)—Pt B	2	0	2	260	0	85	345	0	345
Circular Head (M)	1	0	1	160	0	0	160	550	710
Kentish (M)	5	0	5	492	0	78	570	106	676
King Island (M)	2	0	2	169	0	12	181	0	181
Latrobe (M)—Pt B	0	0	0	0	0	0	0	0	0
Waratah/Wynyard (M)—Pt B	0	0	0	0	0	0	0	499	499
Lyell (SSD)	1	0	1	59	0	25	84	220	304
West Coast (M)	1	0	1	59	0	25	84	220	304
STATISTICAL DISTRICT									
Launceston	51	4	55	6 238	420	2 163	8 820	11 628	20 448
Burnie—Devonport	46	2	48	5 671	130	1 393	7 194	7 409	14 603

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

(b) Refer to Explanatory Notes paragraph 18.

## EXPLANATORY NOTES

### INTRODUCTION

**1** This publication presents monthly details of building work approved.

### SCOPE AND COVERAGE

**2** Statistics of building work approved are compiled from:

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

**3** The scope of the survey comprises the following:

- construction of new buildings;
- alterations and additions to existing buildings;
- approved non-structural renovation and refurbishment work;
- approved installation of integral building fixtures.

**4** From July 1990, the statistics include:

- all approved new residential building valued at \$10,000 or more;
- approved alterations and additions to residential building valued at \$10,000 or more;
- all approved non-residential building jobs valued at \$50,000 or more.

**5** Excluded from the statistics is construction activity not defined as building (e.g. roads, bridges, railways, earthworks, etc.). Statistics for this activity can be found in *Engineering Construction Activity, Australia* (Cat. no. 8762.0).

### VALUE DATA

**6** Statistics on the value of building work approved are derived by aggregating the estimated 'value of building work when completed' as reported on building approval documents provided to local councils or other building approval authorities. Conceptually these value data should exclude the value of land and landscaping but include site preparation costs. These estimates are usually a reliable indicator of the completed value of 'houses'. However, for 'other residential buildings' and 'non-residential' buildings, they can differ significantly from the completed value of the building as final costs and contracts have not been established before council approval is sought and gained.

**7** The ABS generally accepts values provided by approving bodies. Every effort is made to ensure data are provided on a consistent basis, however, there may be instances where value reported does not reflect the building completion value. For example, the reported value for most project homes is the contract price, which may include the cost of site preparation and landscaping. In other cases where a builder is contract to construct a dwelling based on the owner's plans, the value may only be the builder's costs. Some councils do not use the value on approval documents, instead deriving a value based on floor area and type of structure.

**8** From July 2000, value data includes the Goods and Services Tax (GST) for residential and non-residential building approvals. The ABS has consulted with councils and other approving authorities to ensure that approval values are reported inclusive of GST.

## EXPLANATORY NOTES

### VALUE DATA *continued*

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

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

### OWNERSHIP

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

### BUILDING CLASSIFICATIONS

**12** Building approvals are classified both by the Type of Building (e.g. 'house', 'factory') and by the Type of Work involved (e.g. 'new', 'alterations and additions' and 'conversions'). These classifications are often used in conjunction with each other in this publication and are defined in the Glossary.

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

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

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

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

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

**18** The Type of Work classification refers to the building activity carried out. Conversion jobs are shown separately in tables 1 and 2. However, in other tables they are included within existing categories, as follows: in table 7 they are included in the appropriate Type of Building and 'Alterations and additions to residential buildings' category.

## EXPLANATORY NOTES

### SEASONAL ADJUSTMENT

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

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

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

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

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

### TREND ESTIMATES

**24** Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. For monthly series, these trend estimates are derived by applying a 13-term Henderson-weighted moving average to all months of the seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted series. For further information, see *Information Paper: A Guide to Interpreting Time Series—Monitoring 'Trends': an Overview* (Cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on Canberra 02 6252 6076.

**25** While the smoothing techniques described in paragraph 24 enable trend estimates to be produced for the latest few periods, they do result in revisions to the trend estimates as new data becomes available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

### CHAIN VOLUME MEASURES

**26** The chain volume measures appearing in this publication are annually re-weighted chain Laspeyres indexes referenced to current price values in a chosen reference year. The reference year will be updated annually in the September publication. While current price estimates reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and therefore only reflect volume changes. The direct impact of the GST is a price change, and hence is removed from chain volume estimates.

**27** Further information on the nature and concepts of chain volume measures is contained in the ABS publication *Information Paper: Introduction of Chain Volume Measures in the Australian National Accounts* (Cat. no. 5248.0).

### AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)

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

## EXPLANATORY NOTES

### UNPUBLISHED DATA

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

### RELATED PUBLICATIONS

**30** Users may also wish to refer to the following publications:

- *Building Activity, Australia* (Cat. no. 8752.0)
- *Building Activity, Australia: Dwelling Unit Commencements* (Cat. no. 8750.0)
- *Building Activity, Building Work Done, Australia* (Cat. no. 8755.0)
- *Building Activity, Tasmania* (Cat. no. 8752.6)
- *Building Approvals, Australia* (Cat. no. 8731.0)
- *Engineering Construction Activity, Australia* (Cat. no. 8762.0)
- *House Price Indexes: Eight Capital Cities* (Cat. no. 6416.0).
- *Housing Finance for Owner Occupation, Australia* (Cat. no. 5609.0)
- *Price Index of Materials Used in House Building, Six State Capital Cities* (Cat. no. 6408.0)
- *Price Index of Materials Used in Building Other than House Building, Six State Capital Cities* (Cat. no. 6407.0).

**31** While building approvals value series are shown inclusive of GST, this is different to the value series shown in the Building Activity publications (Cat. nos 8752.0, 8752.1 and 8755.0), in which residential work will be published inclusive of GST and non-residential work exclusive of GST. In the *Engineering Construction Activity, Australia* (Cat. no. 8762.0) all values will exclude GST.

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

### SYMBOLS AND OTHER USAGES

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

## G L O S S A R Y

<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 18.
<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 18.
<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. caretakers residences) associated with a non-residential building are defined as houses.



## G L O S S A R Y

<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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