



# BUILDING APPROVALS

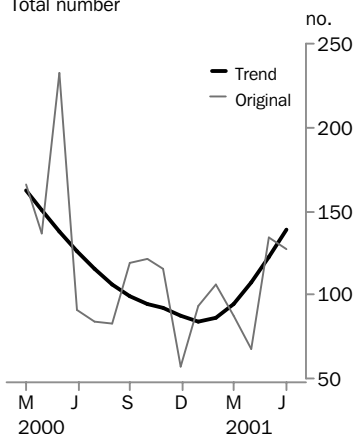
TASMANIA

EMBARGO: 11:30AM (CANBERRA TIME) TUES 7 AUG 2001

## JUNE KEY FIGURES

### Dwelling units approved

Total number



	Apr 2001	May 2001	Jun 2001
Dwelling units approved			
Original	68	134	127
Trend	107	122	139

	% change Mar 2001 to Apr 2001	% change Apr 2001 to May 2001	% change May 2001 to Jun 2001
Dwelling units approved			
Original	-22.7	97.1	-5.2
Trend	13.6	13.5	13.6

## JUNE KEY POINTS

### TREND ESTIMATES

- The trend estimates for total dwelling units approved has risen for the last five consecutive months after being in decline since March 2000.

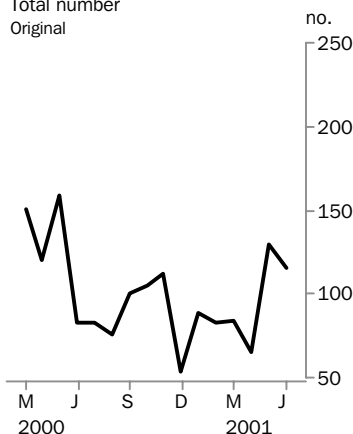
### ORIGINAL ESTIMATES

- In original terms there were 68, 134 and 127 dwellings approved in April, May and June respectively.
- For the three months ended June 2001, Kingborough (64), Launceston (32) and West Tamar (32) had the highest number of dwellings approved.
- The value of total building work approved in the three months ended June 2001 was \$91.8 million, up 30.0% compared to the previous quarter yet 14.7% lower than the June quarter 2000.

### Private sector houses approved

Total number

Original



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

# NOTES

## FORTHCOMING ISSUES

### ISSUE

### RELEASE DATE

September 2001

7 November 2001

December 2001

8 February 2002



## CHANGES IN THIS ISSUE

Seasonally adjusted and trend estimates to April 2001 have been revised as a result of the annual reanalysis of the seasonal factors. See paragraph 23 of the Explanatory Notes.

Users should note that the reference year for Chain Volume Measures (Table 5) has been advanced to 1999-2000 in this issue (rather than in the September issue), which has resulted in revisions to levels, but not to growth rates for all periods (see paragraph 26 of the Explanatory Notes).



## DATA NOTES

There are no data notes for 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)							
<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>2000-2001</b>	1 094	72	3	0	0	1 169	n.a.
<b>2000</b>							
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.
<b>2001</b>							
January	89	2	0	0	0	91	n.a.
February	83	23	0	0	0	106	n.a.
March	84	2	0	0	0	86	n.a.
April	65	3	0	0	0	68	n.a.
May	129	0	1	0	0	130	n.a.
June	115	7	1	0	0	123	n.a.
PUBLIC SECTOR (Number)							
<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>2000-2001</b>	14	10	3	0	0	27	n.a.
<b>2000</b>							
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.
<b>2001</b>							
January	0	0	2	0	0	2	n.a.
February	0	0	0	0	0	0	n.a.
March	0	2	0	0	0	2	n.a.
April	0	0	0	0	0	0	n.a.
May	4	0	0	0	0	4	n.a.
June	4	0	0	0	0	4	n.a.
TOTAL (Number)							
<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>2000-2001</b>	1 108	82	6	0	0	1 196	n.a.
<b>2000</b>							
June	84	4	3	0	0	91	126
July	83	0	1	0	0	84	115
August	82	0	1	0	0	83	106
September	100	19	0	0	0	119	99
October	105	16	0	0	0	121	95
November	112	4	0	0	0	116	92
December	53	4	0	0	0	57	87
<b>2001</b>							
January	89	2	2	0	0	93	84
February	83	23	0	0	0	106	86
March	84	4	0	0	0	88	95
April	65	3	0	0	0	68	107
May	133	0	1	0	0	134	122
June	119	7	1	0	0	127	139

(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>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>2000-2001</b>	118 360	6 686	223	41 553	300	167 121	95 334	<b>262 455</b>
<b>2000</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	9 389	<b>18 905</b>
<b>2001</b>								
January	9 447	140	0	3 028	65	12 679	1 948	<b>14 627</b>
February	8 996	2 232	0	4 152	0	15 380	3 322	<b>18 702</b>
March	9 235	100	0	3 970	65	13 370	5 282	<b>18 652</b>
April	7 228	290	0	3 173	0	10 691	7 386	<b>18 077</b>
May	13 710	0	15	4 599	0	18 324	12 371	<b>30 695</b>
June	13 389	270	56	3 572	0	17 286	6 059	<b>23 346</b>
PUBLIC SECTOR (\$ '000)								
<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>2000-2001</b>	1 585	1 013	671	352	0	3 621	57 228	<b>60 849</b>
<b>2000</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>
<b>2001</b>								
January	0	0	228	0	0	228	14 550	<b>14 778</b>
February	0	0	0	0	0	0	820	<b>820</b>
March	0	220	0	18	0	238	2 817	<b>3 055</b>
April	0	0	0	80	0	80	3 645	<b>3 725</b>
May	452	0	0	38	0	490	14 371	<b>14 861</b>
June	440	0	0	0	0	440	698	<b>1 138</b>
TOTAL (\$ '000)								
<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>2000-2001</b>	119 945	7 699	894	41 904	300	170 742	152 562	<b>323 304</b>
<b>2000</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	12 408	<b>21 979</b>
<b>2001</b>								
January	9 447	140	228	3 028	65	12 907	16 498	<b>29 405</b>
February	8 996	2 232	0	4 152	0	15 380	4 142	<b>19 522</b>
March	9 235	320	0	3 988	65	13 607	8 099	<b>21 706</b>
April	7 228	290	0	3 253	0	10 771	11 031	<b>21 802</b>
May	14 162	0	15	4 637	0	18 813	26 743	<b>45 556</b>
June	13 829	270	56	3 572	0	17 726	6 757	<b>24 484</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>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>2000-2001</b>	1 108	46	16	62	20	0	0	20	82	1 190
<b>2000</b>										
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
<b>2001</b>										
January	89	0	2	2	0	0	0	0	2	91
February	83	7	0	7	16	0	0	16	23	106
March	84	4	0	4	0	0	0	0	4	88
April	65	3	0	3	0	0	0	0	3	68
May	133	0	0	0	0	0	0	0	0	133
June	119	5	0	5	2	0	0	2	7	126
VALUE (\$ '000)										
<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>2000-2001</b>	119 945	4 311	1 540	5 851	1 848	0	0	1 848	7 699	127 644
<b>2000</b>										
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
<b>2001</b>										
January	9 447	0	140	140	0	0	0	0	140	9 587
February	8 996	600	0	600	1 632	0	0	1 632	2 232	11 228
March	9 235	320	0	320	0	0	0	0	320	9 555
April	7 228	290	0	290	0	0	0	0	290	7 518
May	14 162	0	0	0	0	0	0	0	0	14 162
June	13 829	120	0	120	150	0	0	150	270	14 099

(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>2001</b>												
April	0	0	3	320	0	0	5	621	1	80	1	66
May	3	305	4	292	2	300	5	423	6	560	0	0
June	2	165	8	696	0	0	2	155	6	505	2	265
Value—\$200,000—\$499,999												
<b>2001</b>												
April	0	0	4	1 100	0	0	1	270	0	0	2	510
May	0	0	2	406	1	250	2	510	1	280	2	415
June	0	0	1	300	0	0	0	0	0	0	0	0
Value—\$500,000—\$999,999												
<b>2001</b>												
April	0	0	0	0	1	880	1	600	0	0	1	919
May	0	0	0	0	1	600	0	0	0	0	0	0
June	0	0	0	0	0	0	0	0	0	0	0	0
Value—\$1,000,000—\$4,999,999												
<b>2001</b>												
April	0	0	0	0	0	0	2	4 330	0	0	0	0
May	1	2 000	0	0	0	0	0	0	0	0	1	1 100
June	0	0	1	1 600	0	0	0	0	0	0	0	0
Value—\$5,000,000 and over												
<b>2001</b>												
April	0	0	0	0	0	0	0	0	0	0	0	0
May	0	0	0	0	0	0	0	0	1	6 000	0	0
June	0	0	0	0	0	0	0	0	0	0	0	0
Value—Total												
<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>2000-2001</b>	28	16 090	73	13 923	32	8 688	61	16 435	44	12 575	46	32 035
<b>2001</b>												
April	0	0	7	1 420	1	880	9	5 821	1	80	4	1 495
May	4	2 305	6	698	4	1 150	7	933	8	6 840	3	1 515
June	2	165	10	2 596	0	0	2	155	6	505	2	265

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## NON-RESIDENTIAL BUILDINGS APPROVED, Jobs By Value Range: **Original** *continued*

Period	Religious.....		Health.....		Entertainment and recreational		Miscellaneous.....		Total non-residential building.....	
	no.	\$'000	no.	\$'000	no.	\$'000	no.	\$'000	no.	\$'000
Value—\$50,000—\$199,999										
<b>2001</b>										
April	0	0	0	0	0	0	1	95	11	1 182
May	1	75	1	122	2	215	1	150	25	2 442
June	0	0	1	140	0	0	3	313	24	2 239
Value—\$200,000—\$499,999										
<b>2001</b>										
April	0	0	0	0	0	0	1	240	8	2 120
May	0	0	1	220	0	0	1	250	10	2 331
June	1	480	1	320	0	0	0	0	3	1 100
Value—\$500,000—\$999,999										
<b>2001</b>										
April	0	0	0	0	0	0	0	0	3	2 399
May	0	0	0	0	0	0	0	0	1	600
June	0	0	1	700	0	0	0	0	1	700
Value—\$1,000,000—\$4,999,999										
<b>2001</b>										
April	0	0	0	0	0	0	1	1 000	3	5 330
May	0	0	0	0	0	0	0	0	2	3 100
June	0	0	1	1 119	0	0	0	0	2	2 719
Value—\$5,000,000 and over										
<b>2001</b>										
April	0	0	0	0	0	0	0	0	0	0
May	0	0	0	0	1	12 269	0	0	2	18 269
June	0	0	0	0	0	0	0	0	0	0
Value—Total										
<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>2000-2001</b>	7	2 841	29	18 545	18	19 421	39	12 010	377	152 562
<b>2001</b>										
April	0	0	0	0	0	0	3	1 335	25	11 031
May	1	75	2	342	3	12 484	2	400	40	26 743
June	1	480	4	2 279	0	0	3	313	30	6 757

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
<b>1997-1998</b>	127.7	17.6	145.3	39.1	184.4	127.6	<b>312.2</b>
<b>1998-1999</b>	126.9	6.5	133.9	37.4	171.3	176.4	<b>348.0</b>
<b>1999-2000</b>	165.3	28.1	193.4	50.7	244.1	160.6	<b>404.7</b>
<b>1999</b>							
December	44.9	5.3	50.3	11.0	61.2	29.2	<b>90.4</b>
<b>2000</b>							
March	44.4	10.6	54.9	12.8	67.7	37.6	<b>105.3</b>
June	39.0	9.7	48.6	15.8	64.5	41.6	<b>106.1</b>
September	24.8	1.6	26.4	7.9	34.3	40.8	<b>75.1</b>
December	26.2	2.5	28.7	10.1	38.8	37.5	<b>76.3</b>
<b>2001</b>							
March	24.7	2.5	27.2	10.3	37.5	28.1	<b>65.6</b>
ORIGINAL (% change from preceding quarter)							
<b>1999</b>							
December	21.4	112.2	26.9	-1.2	20.7	-44.0	<b>-12.3</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	-45.7	-50.2	-46.8	-2.0	<b>-29.2</b>
December	5.7	55.6	8.8	27.8	13.2	-8.2	<b>1.6</b>
<b>2001</b>							
March	-5.7	-0.8	-5.2	2.4	-3.3	-25.0	<b>-14.0</b>

(a) Reference year for chain volume measures is 1999-2000.  
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>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>2000-2001</b>	15 640	13 670	7 526	11 789	12 185	5 387	2 841	14 318	6 537	5 441	<b>95 334</b>
<b>2000</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	683	0	3 830	1 850	650	<b>9 389</b>
<b>2001</b>											
January	160	186	483	419	60	260	0	0	300	80	<b>1 948</b>
February	0	350	645	85	205	1 030	180	77	60	690	<b>3 322</b>
March	200	120	2 180	518	215	130	271	340	0	1 308	<b>5 282</b>
April	0	1 420	880	3 680	80	326	0	0	0	1 000	<b>7 386</b>
May	2 305	698	1 150	603	6 840	200	75	0	100	400	<b>12 371</b>
June	165	2 503	0	155	405	0	480	2 139	0	213	<b>6 059</b>
PUBLIC SECTOR (\$ '000)											
<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>2000-2001</b>	450	253	1 162	4 646	390	26 648	0	4 226	12 884	6 569	<b>57 228</b>
<b>2000</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>
<b>2001</b>											
January	0	0	0	900	0	13 150	0	0	500	0	<b>14 550</b>
February	0	0	0	100	0	350	0	0	0	370	<b>820</b>
March	0	0	100	0	55	855	0	1 757	0	50	<b>2 817</b>
April	0	0	0	2 141	0	1 169	0	0	0	335	<b>3 645</b>
May	0	0	0	330	0	1 315	0	342	12 384	0	<b>14 371</b>
June	0	93	0	0	100	265	0	140	0	100	<b>698</b>
TOTAL (\$ '000)											
<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>2000-2001</b>	16 090	13 923	8 688	16 435	12 575	32 035	2 841	18 545	19 421	12 010	<b>152 562</b>
<b>2000</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	2 797	0	4 300	1 850	1 085	<b>12 408</b>
<b>2001</b>											
January	160	186	483	1 319	60	13 410	0	0	800	80	<b>16 498</b>
February	0	350	645	185	205	1 380	180	77	60	1 060	<b>4 142</b>
March	200	120	2 280	518	270	985	271	2 097	0	1 358	<b>8 099</b>
April	0	1 420	880	5 821	80	1 495	0	0	0	1 335	<b>11 031</b>
May	2 305	698	1 150	933	6 840	1 515	75	342	12 484	400	<b>26 743</b>
June	165	2 596	0	155	505	265	480	2 279	0	313	<b>6 757</b>

## BUILDING APPROVED IN STATISTICAL AREAS—Jun Qtr 2001

DWELLINGS (no.).....

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

	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential buildings(b)	Total residential building	Non- residential building	Total building
STATISTICAL LOCAL AREAS									
<b>TASMANIA</b>	317	10	329	35 219	560	11 532	47 311	44 531	91 842
<b>Greater Hobart (SD)</b>	129	5	135	15 305	440	5 451	21 197	29 709	50 906
Greater Hobart (SSD)	129	5	135	15 305	440	5 451	21 197	29 709	50 906
Brighton (M)	8	0	9	792	0	81	873	0	873
Clarence (C)	22	2	24	2 939	140	1 039	4 118	14 880	18 998
Derwent Valley (M)—Pt A	1	0	1	95	0	23	118	0	118
Glenorchy (C)	11	1	12	1 221	150	712	2 082	2 752	4 834
Hobart (C)—Inner	0	0	0	0	0	0	0	0	0
Hobart (C)—Remainder	17	2	19	3 402	150	2 379	5 931	11 288	17 219
Kingborough (M)—Pt A	57	0	57	5 725	0	980	6 705	739	7 444
Sorell (M)—Pt A	13	0	13	1 132	0	238	1 370	50	1 420
<b>Southern (SD)</b>	34	0	35	2 796	0	1 189	3 985	1 510	5 495
Southern (SSD)	34	0	35	2 796	0	1 189	3 985	1 510	5 495
Central Highlands (M)	2	0	2	121	0	0	121	0	121
Derwent Valley (M)—Pt B	0	0	0	0	0	51	51	500	551
Glamorgan/Spring Bay (M)	8	0	8	685	0	234	919	330	1 249
Huon Valley (M)	15	0	15	1 178	0	231	1 408	590	1 998
Kingborough (M)—Pt B	6	0	7	660	0	644	1 304	0	1 304
Sorell (M)—Pt B	1	0	1	30	0	0	30	0	30
Southern Midlands (M)	2	0	2	122	0	30	152	90	242
Tasman (M)	0	0	0	0	0	0	0	0	0
<b>Northern (SD)</b>	109	5	114	12 403	120	3 145	15 668	8 623	24 291
Greater Launceston (SSD)	67	5	72	7 803	120	2 011	9 935	6 031	15 965
George Town (M)—Pt A	1	0	1	86	0	35	121	0	121
Launceston (C)—Inner	0	0	0	0	0	0	0	288	288
Launceston (C)—Pt B	24	5	29	2 599	120	1 007	3 726	4 748	8 474
Meander Valley (M)—Pt A	6	0	6	605	0	107	712	0	712
Northern Midlands (M)—Pt A	5	0	5	467	0	306	773	880	1 653
West Tamar (M)—Pt A	31	0	31	4 046	0	557	4 603	115	4 718
Central North (SSD)	17	0	17	2 488	0	416	2 905	213	3 117
George Town (M)—Pt B	1	0	1	103	0	20	123	0	123
Launceston (C)—Pt C	3	0	3	415	0	110	525	0	525
Meander Valley (M)—Pt B	12	0	12	1 870	0	197	2 067	213	2 280
Northern Midlands (M)—Pt B	0	0	0	0	0	0	0	0	0
West Tamar (M)—Pt B	1	0	1	100	0	90	190	0	190
North Eastern (SSD)	25	0	25	2 112	0	717	2 829	2 380	5 209
Break O'Day (M)	17	0	17	1 299	0	305	1 604	0	1 604
Dorset (M)	6	0	6	525	0	110	635	2 380	3 015
Flinders (M)	2	0	2	288	0	302	590	0	590
<b>Mersey-Lyell (SD)</b>	45	0	45	4 714	0	1 747	6 461	4 689	11 150
Burnie-Devonport (SSD)	34	0	34	3 785	0	1 128	4 913	3 077	7 989
Burnie (C)—Pt A	2	0	2	273	0	93	365	0	365
Central Coast (M)—Pt A	10	0	10	1 073	0	299	1 371	1 407	2 778
Devonport (C)	9	0	9	1 150	0	395	1 545	1 520	3 065
Latrobe (M)—Pt A	11	0	11	1 036	0	204	1 240	150	1 390
Waratah/Wynyard (M)—Pt A	2	0	2	254	0	138	392	0	392

BUILDING APPROVED IN STATISTICAL AREAS—Jun Qtr 2001 *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)	10	0	10	901	0	569	1 470	1 230	2 700
Burnie (C)—Pt B	0	0	0	0	0	53	53	430	483
Central Coast (M)—Pt B	1	0	1	30	0	26	56	0	56
Circular Head (M)	6	0	6	609	0	404	1 013	150	1 163
Kentish (M)	2	0	2	217	0	30	247	50	297
King Island (M)	1	0	1	45	0	56	101	600	701
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	0	0
Lyell (SSD)	1	0	1	28	0	50	78	382	460
West Coast (M)	1	0	1	28	0	50	78	382	460

## STATISTICAL DISTRICT

Launceston	67	5	72	7 803	120	2 011	9 935	6 031	15 965
Burnie—Devonport	34	0	34	3 785	0	1 128	4 913	3 077	7 989

(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 are 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

ABS DATA AVAILABLE ON REQUEST	<p><b>29</b> As well as the statistics included in this and related publications, the ABS may have other relevant data available on request. Inquiries should be made to the National Information and Referral Service on 1300 135 070.</p>
RELATED PUBLICATIONS	<p><b>30</b> Users may also wish to refer to the following publications:</p> <ul style="list-style-type: none"><li>▪ <i>Building Activity, Australia</i> (Cat. no. 8752.0)</li><li>▪ <i>Building Activity, Australia: Dwelling Unit Commencements</i> (Cat. no. 8750.0)</li><li>▪ <i>Building Activity, Tasmania</i> (Cat. no. 8752.6)</li><li>▪ <i>Building Approvals, Australia</i> (Cat. no. 8731.0)</li><li>▪ <i>Construction Work Done, Australia, Preliminary</i> (Cat. no. 8755.0)</li><li>▪ <i>Engineering Construction Activity, Australia</i> (Cat. no. 8762.0)</li><li>▪ <i>House Price Indexes: Eight Capital Cities</i> (Cat. no. 6416.0)</li><li>▪ <i>Housing Finance for Owner Occupation, Australia</i> (Cat. no. 5609.0)</li><li>▪ <i>Price Index of Materials Used in House Building, Six State Capital Cities</i> (Cat. no. 6408.0)</li><li>▪ <i>Price Index of Materials Used in Building Other than House Building, Six State Capital Cities</i> (Cat. no. 6407.0)</li></ul> <p><b>31</b> While building approvals value series are shown inclusive of GST, this is different to the value series shown in the Building Activity publications (Cat. nos 8752.0, 8752.6 and 8755.0), in which residential work will be published inclusive of GST and non-residential work exclusive of GST. In the <i>Engineering Construction Activity, Australia</i> (Cat. no. 8762.0) all values will exclude GST.</p> <p><b>32</b> When figures have been rounded, discrepancies may occur between sums of the component items and totals.</p>
SYMBOLS AND OTHER USAGES	<p>n.a. not available C City M Municipality SD Statistical Division SSD Statistical Subdivision</p>

## GLOSSARY

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<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 12.
<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 12.
<b>Dwelling unit</b>	A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Regardless of whether they are self-contained or not, units within buildings offering institutional care (e.g. hospitals) or temporary accommodation (e.g. motels, hostels and holiday apartments) are not defined as dwelling units. Such units are included in the appropriate category of non-residential building approvals. Dwelling units can be created in one of four ways: through new work to create a residential building; through alteration/addition work to an existing residential building; through either new or alteration/addition work on non-residential building or through conversion of a non-residential building to a residential building.
<b>Educational</b>	Includes schools, colleges, kindergartens, libraries, museums and universities.
<b>Entertainment and recreational</b>	Includes clubs, cinemas, sport and recreation centres.
<b>Factories</b>	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
<b>Flats, units or apartments</b>	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
<b>Health</b>	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
<b>Hotels, motels and other short term accommodation</b>	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
<b>House</b>	A house is a detached building primarily used for long term residential purposes. It consists of one dwelling unit. For instance, detached 'granny flats' and detached dwelling units (e.g. caretaker's residences) associated with a non-residential building are defined as houses.



## GLOSSARY

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<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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