



BUILDING APPROVALS

TASMANIA

EMBARGO: 11:30AM (CANBERRA TIME) WED 8 NOV 2000

SEPTEMBER KEY FIGURES

	Jul 2000	Aug 2000	Sep 2000
Dwelling units approved			
Original	84	83	105
Trend	117	101	87
.....			
	% change Jun 2000 to Jul 2000	% change Jul 2000 to Aug 2000	% change Aug 2000 to Sep 2000
Dwelling units approved			
Original	-7.7	-1.2	26.5
Trend	-13.1	-13.6	-13.1

SEPTEMBER KEY POINTS

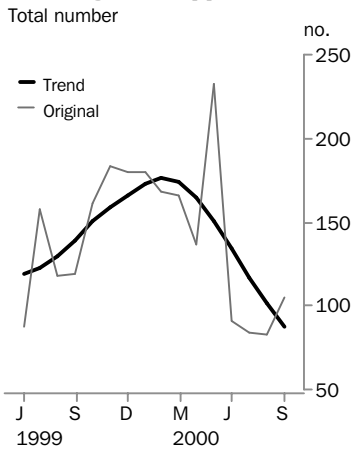
TREND ESTIMATES

- The trend for total dwelling units approved has steadily declined from a high of 176 in February 2000 to its current level of 87. The September 2000 estimate is the lowest estimate recorded since this series began in 1983.

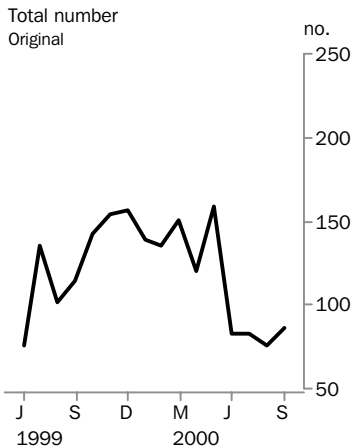
ORIGINAL ESTIMATES

- In original terms, the number of dwelling units approved in September 2000 has risen for the first time since June to 105.
- Hobart (36) and Meander Valley (24) had the highest number of dwellings approved for the three months ended September 2000.
- The value of total building work approved has increased 52.9% to \$36.2 million in September 2000. A 117.6% rise in non-residential building to \$23.2 million has driven this increase.

Dwelling units approved



Private sector houses approved



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

NOTES

FORTHCOMING ISSUES

ISSUE	RELEASE DATE
December 2000	8 February 2001
March 2001	11 May 2001

CHANGES IN THIS ISSUE

Improvements have been made to the price indexes used to derive volume estimates of building activity, resulting in revisions to the growth rates in this issue.

In addition, quarterly chain volume data incorporate a new base year, 1998-99, which has resulted in revisions to growth rates, small in most cases, for the latest year. Also the reference year has been advanced to 1998-99, which has resulted in revisions to levels, but not growth rates, for all periods (see paragraph 20 of the Explanatory Notes).

Area statistics are now classified to the Australian Standard Geographical Classification, 2000 Edition (see paragraph 22 of the Explanatory Notes).

DATA NOTES

ABS statistical series are being impacted to varying degrees as a result of The New Tax System (TNTS), introduced from 1 July 2000. TNTS included the removal of Wholesale Sales Tax (WST) and the introduction of the Goods and Services Tax (GST). In this publication, and in future issues, value series from July 2000 for both residential and non-residential building approved will be on a GST inclusive basis.

Users should exercise caution when analysing movements in the value series in the period around the introduction of TNTS, as they may have been affected in a number of ways, including:

- changing patterns of demand and price changes brought about by the "bringing forward" of building activity prior to 1 July 2000;
- the introduction of the GST and the abolition of the WST; and
- the uncertainty as to whether approval values reported prior to July 2000 included or excluded GST.

For further information, see the technical note in the July and August issues of *Building Approvals, Australia* (Cat. no. 8731.0)

REVISIONS THIS MONTH

There are no revisions this month.

Steve 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)							
1997-1998	1 410	208	2	3	0	1 623	n.a.
1998-1999	1 296	104	6	2	1	1 409	n.a.
1999-2000	1 587	224	19	33	2	1 865	n.a.
1999							
September	114	4	0	0	0	118	n.a.
October	142	19	0	0	0	161	n.a.
November	154	26	0	2	0	182	n.a.
December	156	20	0	0	0	176	n.a.
2000							
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	86	14	0	0	0	100	n.a.
PUBLIC SECTOR (Number)							
1997-1998	9	11	0	0	0	20	n.a.
1998-1999	1	0	0	0	0	1	n.a.
1999-2000	21	6	0	1	0	28	n.a.
1999							
September	1	0	0	0	0	1	n.a.
October	0	0	0	0	0	0	n.a.
November	1	0	0	0	0	1	n.a.
December	4	0	0	0	0	4	n.a.
2000							
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.
TOTAL (Number)							
1997-1998	1 419	219	2	3	0	1 643	n.a.
1998-1999	1 297	104	6	2	1	1 410	n.a.
1999-2000	1 608	230	19	34	2	1 893	n.a.
1999							
September	115	4	0	0	0	119	139
October	142	19	0	0	0	161	150
November	155	26	0	2	0	183	159
December	160	20	0	0	0	180	166
2000							
January	139	28	13	0	0	180	173
February	135	33	0	0	0	168	176
March	149	14	2	1	0	166	174
April	122	12	1	0	1	136	165
May	159	45	0	29	0	233	151
June	84	4	3	0	0	91	134
July	83	0	1	0	0	84	117
August	82	0	1	0	0	83	101
September	86	19	0	0	0	105	87

(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)								
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
1999-2000	163 114	27 283	1 632	43 487	4 745	240 260	120 737	360 997
1999								
September	11 503	321	0	3 278	45	15 147	23 142	38 289
October	14 051	1 512	0	4 218	20	19 801	8 786	28 587
November	13 518	2 108	0	3 789	150	19 565	4 334	23 899
December	16 428	1 466	0	2 646	0	20 540	8 166	28 706
2000								
January	14 525	6 657	1 430	2 912	0	25 524	5 811	31 335
February	14 049	2 409	0	4 333	0	20 792	20 656	41 448
March	15 972	1 230	20	3 997	0	21 219	7 001	28 220
April	12 406	670	120	3 608	85	16 889	2 273	19 162
May	16 946	8 650	0	3 762	4 075	33 433	10 651	44 084
June	9 883	200	62	3 716	20	13 881	6 429	20 310
July	7 866	0	152	2 299	0	10 317	4 261	14 578
August	8 178	0	0	3 553	110	11 841	4 681	16 522
September	9 357	1 400	0	1 794	0	12 551	21 508	34 059
PUBLIC SECTOR (\$ '000)								
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
1999-2000	2 178	863	0	768	35	3 844	39 857	43 701
1999								
September	100	0	0	0	0	100	125	225
October	0	0	0	15	0	15	1 054	1 069
November	70	0	0	0	0	70	1 870	1 940
December	450	0	0	0	0	450	4 925	5 375
2000								
January	0	0	0	0	0	0	544	544
February	0	0	0	0	0	0	738	738
March	0	305	0	80	35	420	2 797	3 216
April	338	396	0	69	0	803	5 722	6 525
May	0	162	0	157	0	319	6 440	6 759
June	182	0	0	435	0	617	10 255	10 871
July	0	0	0	85	0	85	2 995	3 080
August	694	0	443	0	0	1 137	5 995	7 132
September	0	337	0	56	0	393	1 723	2 115
TOTAL (\$ '000)								
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
1999-2000	165 292	28 146	1 632	44 255	4 780	244 104	160 595	404 699
1999								
September	11 603	321	0	3 278	45	15 247	23 267	38 514
October	14 051	1 512	0	4 233	20	19 816	9 840	29 656
November	13 588	2 108	0	3 789	150	19 635	6 204	25 839
December	16 878	1 466	0	2 646	0	20 990	13 091	34 081
2000								
January	14 525	6 657	1 430	2 912	0	25 524	6 355	31 879
February	14 049	2 409	0	4 333	0	20 792	21 394	42 185
March	15 972	1 535	20	4 078	35	21 639	9 798	31 437
April	12 744	1 066	120	3 677	85	17 692	7 995	25 687
May	16 946	8 812	0	3 919	4 075	33 752	17 091	50 843
June	10 065	200	62	4 151	20	14 498	16 683	31 181
July	7 866	0	152	2 384	0	10 402	7 256	17 657
August	8 871	0	443	3 553	110	12 977	10 676	23 654
September	9 357	1 737	0	1 850	0	12 944	23 231	36 175

(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 new residential building
	One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total	Total			
DWELLING UNITS (Number)											
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	
1999-2000	1 608	63	18	81	104	0	45	149	230	1 838	
1999											
July	147	2	0	2	7	0	0	7	9	156	
August	101	0	16	16	0	0	0	0	16	117	
September	115	2	0	2	2	0	0	2	4	119	
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	
2000											
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	86	5	14	19	0	0	0	0	19	105	
VALUE (\$ '000)											
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	
1999-2000	165 292	5 832	1 665	7 497	6 799	0	13 850	20 649	28 146	193 437	
1999											
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	11 603	181	0	181	140	0	0	140	321	11 924	
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	
2000											
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	9 357	337	1 400	1 737	0	0	0	0	1 737	11 094	

(a) See Glossary for definition.

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

Period	Hotels, motels and other short term accommodation.....		Shops.....		Factories.....		Offices.....		Other business premises.....		Educational	
	no.	\$'000	no.	\$'000	no.	\$'000	no.	\$'000	no.	\$'000	no.	\$'000
Value—\$50,000—\$199,999												
2000												
July	0	0	6	669	2	191	1	95	3	235	0	0
August	1	180	7	745	1	70	4	310	2	198	0	0
September	2	240	4	307	1	55	2	220	4	446	0	0
Value—\$200,000—\$499,999												
2000												
July	0	0	0	0	0	0	2	450	0	0	1	200
August	3	690	1	367	0	0	2	517	0	0	0	0
September	0	0	1	250	2	530	4	1 128	2	553	0	0
Value—\$500,000—\$999,999												
2000												
July	0	0	0	0	0	0	0	0	0	0	0	0
August	0	0	0	0	0	0	1	500	2	1 386	0	0
September	0	0	1	700	1	962	0	0	0	0	1	761
Value—\$1,000,000—\$4,999,999												
2000												
July	0	0	0	0	0	0	0	0	0	0	1	2 895
August	0	0	0	0	0	0	0	0	0	0	0	0
September	1	1 200	0	0	0	0	1	1 100	0	0	0	0
Value—\$5,000,000 and over												
2000												
July	0	0	0	0	0	0	0	0	0	0	0	0
August	0	0	0	0	0	0	0	0	0	0	0	0
September	1	9 000	0	0	0	0	0	0	0	0	0	0
Value—Total												
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
1999-2000	26	6 596	67	27 193	43	11 149	76	16 428	82	18 563	39	17 722
2000												
July	0	0	6	669	2	191	3	545	3	235	2	3 095
August	4	870	8	1 112	1	70	7	1 327	4	1 584	0	0
September	4	10 440	6	1 257	4	1 547	7	2 448	6	999	1	761

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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										
2000										
July	0	0	1	100	0	0	0	0	13	1 290
August	0	0	1	160	0	0	3	334	19	1 997
September	0	0	1	51	0	0	1	50	15	1 369
Value—\$200,000—\$499,999										
2000										
July	0	0	0	0	0	0	0	0	3	650
August	0	0	0	0	1	450	2	528	9	2 552
September	0	0	0	0	0	0	0	0	9	2 461
Value—\$500,000—\$999,999										
2000										
July	0	0	1	621	0	0	0	0	1	621
August	0	0	0	0	0	0	0	0	3	1 886
September	0	0	2	1 660	0	0	0	0	5	4 083
Value—\$1,000,000—\$4,999,999										
2000										
July	0	0	1	1 800	0	0	0	0	2	4 695
August	0	0	0	0	0	0	2	4 242	2	4 242
September	0	0	1	3 018	1	1 000	0	0	4	6 318
Value—\$5,000,000 and over										
2000										
July	0	0	0	0	0	0	0	0	0	0
August	0	0	0	0	0	0	0	0	0	0
September	0	0	0	0	0	0	0	0	1	9 000
Value—Total										
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
1999-2000	4	1 110	23	17 382	31	32 711	33	11 741	424	160 595
2000										
July	0	0	3	2 521	0	0	0	0	19	7 256
August	0	0	1	160	1	450	7	5 104	33	10 676
September	0	0	4	4 729	1	1 000	1	50	34	23 231

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)							
1997-1998	126.0	16.5	142.4	38.4	180.8	125.6	306.4
1998-1999	125.1	6.1	131.2	36.8	168.0	174.5	342.6
1999-2000	163.0	27.8	190.8	49.9	240.7	160.7	401.3
1999							
March	32.8	1.2	34.1	8.6	42.6	66.6	109.2
June	27.9	2.0	29.9	10.1	40.0	44.4	84.4
September	36.5	2.4	38.8	10.9	49.8	52.4	102.2
December	44.3	5.1	49.3	10.8	60.1	29.2	89.3
2000							
March	43.8	10.5	54.3	12.6	66.9	37.5	104.4
June	38.4	9.9	48.4	15.6	63.9	41.5	105.5
ORIGINAL (% change from preceding quarter)							
1999							
March	3.9	-29.5	2.1	-3.3	1.0	123.1	51.6
June	-14.9	59.2	-12.2	18.2	-6.1	-33.3	-22.7
September	30.5	21.6	30.0	7.8	24.4	18.0	21.0
December	21.4	112.8	26.9	-1.2	20.8	-44.2	-12.6
2000							
March	-1.1	107.3	10.1	16.9	11.3	28.4	16.9
June	-12.2	-5.3	-10.9	23.7	-4.4	10.6	1.0

(a) Reference year for chain volume measures is 1998-99.
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)											
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
1999-2000	6 596	27 113	11 099	12 578	17 725	2 500	1 110	10 904	23 215	7 898	120 737
1999											
September	0	8 906	4 190	3 866	2 688	755	0	437	2 250	50	23 142
October	669	3 165	470	486	1 247	427	0	950	840	532	8 786
November	500	60	509	1 860	140	98	600	0	407	160	4 334
December	200	635	112	437	2 683	65	0	420	360	3 254	8 166
2000											
January	600	275	510	670	1 619	150	450	1 185	212	140	5 811
February	0	486	1 040	1 165	1 329	0	0	4 000	12 386	250	20 656
March	1 180	85	440	370	803	0	60	188	3 250	625	7 001
April	130	50	310	210	670	115	0	500	0	288	2 273
May	858	2 262	2 212	513	1 095	190	0	760	900	1 861	10 651
June	300	1 009	200	1 272	1 124	0	0	2 464	60	0	6 429
July	0	669	191	545	235	200	0	2 421	0	0	4 261
August	870	952	70	230	1 584	0	0	160	450	365	4 681
September	10 440	1 257	585	2 448	999	0	0	4 729	1 000	50	21 508
PUBLIC SECTOR (\$ '000)											
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
1999-2000	0	80	50	3 851	838	15 222	0	6 478	9 496	3 843	39 857
1999											
September	0	0	0	0	75	0	0	0	50	0	125
October	0	0	0	204	0	170	0	630	0	50	1 054
November	0	0	50	690	50	900	0	0	0	180	1 870
December	0	0	0	621	0	1 477	0	767	1 350	710	4 925
2000											
January	0	80	0	204	0	260	0	0	0	0	544
February	0	0	0	171	220	0	0	347	0	0	738
March	0	0	0	645	100	1 496	0	241	0	315	2 797
April	0	0	0	417	50	4 731	0	244	280	0	5 722
May	0	0	0	323	0	1 153	0	0	2 500	2 464	6 440
June	0	0	0	150	80	1 375	0	4 250	4 400	0	10 255
July	0	0	0	0	0	2 895	0	100	0	0	2 995
August	0	160	0	1 097	0	0	0	0	0	4 739	5 995
September	0	0	962	0	0	761	0	0	0	0	1 723
TOTAL (\$ '000)											
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
1999-2000	6 596	27 193	11 149	16 428	18 563	17 722	1 110	17 382	32 711	11 741	160 595
1999											
September	0	8 906	4 190	3 866	2 763	755	0	437	2 300	50	23 267
October	669	3 165	470	690	1 247	597	0	1 580	840	582	9 840
November	500	60	559	2 550	190	998	600	0	407	340	6 204
December	200	635	112	1 058	2 683	1 542	0	1 187	1 710	3 964	13 091
2000											
January	600	355	510	874	1 619	410	450	1 185	212	140	6 355
February	0	486	1 040	1 336	1 549	0	0	4 347	12 386	250	21 394
March	1 180	85	440	1 015	903	1 496	60	429	3 250	940	9 798
April	130	50	310	627	720	4 846	0	744	280	288	7 995
May	858	2 262	2 212	837	1 095	1 343	0	760	3 400	4 325	17 091
June	300	1 009	200	1 422	1 204	1 375	0	6 714	4 460	0	16 683
July	0	669	191	545	235	3 095	0	2 521	0	0	7 256
August	870	1 112	70	1 327	1 584	0	0	160	450	5 104	10 676
September	10 440	1 257	1 547	2 448	999	761	0	4 729	1 000	50	23 231

BUILDING APPROVED IN STATISTICAL AREAS—Sep 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									
TASMANIA	251	19	272	26 094	1 736	8 492	36 323	41 163	77 486
Greater Hobart (SD)	74	19	95	8 303	1 736	4 456	14 495	26 440	40 935
Greater Hobart (SSD)	74	19	95	8 303	1 736	4 456	14 495	26 440	40 935
Brighton (M)	5	0	5	353	0	156	509	300	809
Clarence (C)	12	5	18	1 420	336	548	2 304	140	2 444
Derwent Valley (M)—Pt A	3	0	3	205	0	0	205	3 018	3 223
Glenorchy (C)	13	0	13	1 644	0	463	2 107	4 241	6 347
Hobart (C)—Inner	0	0	0	0	0	0	0	50	50
Hobart (C)—Remainder	21	14	36	2 936	1 400	3 092	7 427	18 431	25 858
Kingborough (M)—Pt A	12	0	12	1 167	0	148	1 315	150	1 465
Sorell (M)—Pt A	8	0	8	579	0	50	629	110	739
Southern (SD)	37	0	37	2 958	0	416	3 374	527	3 901
Southern (SSD)	37	0	37	2 958	0	416	3 374	527	3 901
Central Highlands (M)	3	0	3	115	0	0	115	0	115
Derwent Valley (M)—Pt B	0	0	0	0	0	110	110	0	110
Glamorgan/Spring Bay (M)	10	0	10	785	0	89	874	87	961
Huon Valley (M)	16	0	16	1 667	0	97	1 764	375	2 139
Kingborough (M)—Pt B	0	0	0	0	0	65	65	0	65
Sorell (M)—Pt B	0	0	0	0	0	0	0	0	0
Southern Midlands (M)	0	0	0	0	0	18	18	65	83
Tasman (M)	8	0	8	391	0	37	428	0	428
Northern (SD)	79	0	79	8 188	0	1 712	9 900	8 552	18 452
Greater Launceston (SSD)	56	0	56	6 303	0	1 294	7 597	3 171	10 768
George Town (M)—Pt A	2	0	2	248	0	84	332	70	402
Launceston (C)—Inner	0	0	0	0	0	0	0	596	596
Launceston (C)—Pt B	16	0	16	1 814	0	680	2 494	1 435	3 929
Meander Valley (M)—Pt A	16	0	16	1 961	0	252	2 213	226	2 439
Northern Midlands (M)—Pt A	5	0	5	506	0	65	571	55	626
West Tamar (M)—Pt A	17	0	17	1 774	0	213	1 987	789	2 776
Central North (SSD)	13	0	13	1 162	0	251	1 413	5 123	6 536
George Town (M)—Pt B	0	0	0	0	0	0	0	0	0
Launceston (C)—Pt C	0	0	0	0	0	87	87	0	87
Meander Valley (M)—Pt B	8	0	8	732	0	124	855	4 963	5 818
Northern Midlands (M)—Pt B	4	0	4	310	0	30	340	160	500
West Tamar (M)—Pt B	1	0	1	120	0	11	131	0	131
North Eastern (SSD)	10	0	10	724	0	167	891	258	1 149
Break O'Day (M)	7	0	7	434	0	132	566	180	746
Dorset (M)	3	0	3	290	0	25	315	78	393
Flinders (M)	0	0	0	0	0	10	10	0	10
Mersey-Lyell (SD)	61	0	61	6 645	0	1 909	8 554	5 644	14 198
Burnie-Devonport (SSD)	46	0	46	5 582	0	1 450	7 033	4 924	11 956
Burnie (C)—Pt A	2	0	2	241	0	381	622	395	1 017
Central Coast (M)—Pt A	16	0	16	1 831	0	81	1 912	1 970	3 882
Devonport (C)	6	0	6	991	0	440	1 431	2 504	3 935
Latrobe (M)—Pt A	11	0	11	1 297	0	144	1 441	55	1 496
Waratah/Wynyard (M)—Pt A	11	0	11	1 223	0	404	1 627	0	1 627

BUILDING APPROVED IN STATISTICAL AREAS—Sep 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)	13	0	13	1 018	0	388	1 406	0	1 406
Burnie (C)—Pt B	1	0	1	130	0	60	190	0	190
Central Coast (M)—Pt B	0	0	0	0	0	35	35	0	35
Circular Head (M)	5	0	5	448	0	253	701	0	701
Kentish (M)	5	0	5	272	0	40	312	0	312
King Island (M)	2	0	2	169	0	0	169	0	169
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)	2	0	2	45	0	71	116	720	836
West Coast (M)	2	0	2	45	0	71	116	720	836
STATISTICAL DISTRICT									
Launceston	56	0	56	6 303	0	1 294	7 597	3 171	10 768
Burnie—Devonport	46	0	46	5 582	0	1 450	7 033	4 924	11 956

(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 6076.

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 1998–99). 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.

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, 2000 Edition* (Cat. no. 1216.0), effective from 1 July 2000, 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.

FOR MORE INFORMATION...

- INTERNET* **www.abs.gov.au** the ABS web site is the best place to start for access to summary data from our latest publications, information about the ABS, advice about upcoming releases, our catalogue, and Australia Now—a statistical profile.
- LIBRARY* A range of ABS publications is available from public and tertiary libraries Australia-wide. Contact your nearest library to determine whether it has the ABS statistics you require, or visit our web site for a list of libraries.
- CPI INFOLINE* For current and historical Consumer Price Index data, call 1902 981 074 (call cost 77c 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 77c per minute).

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