



BUILDING APPROVALS

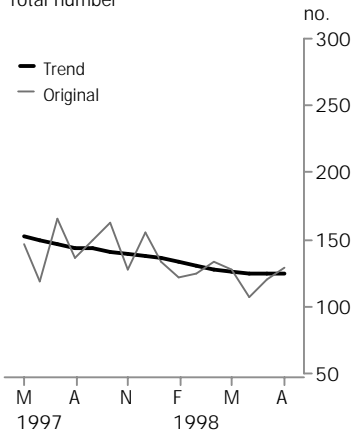
TASMANIA

EMBARGO: 11:30AM (CANBERRA TIME) WED 7 OCT 1998

AUGUST KEY FIGURES

Dwelling units approved

Total number



TREND ESTIMATES

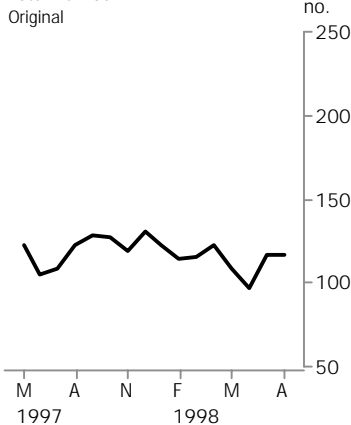
| | Aug 1998 | % change Jul 1998 to Aug 1998 | % change Aug 1997 to Aug 1998 |
|-------------------------|----------|-------------------------------------|-------------------------------------|
| Dwelling units approved | | | |
| Total dwelling units | 124 | 0.2 | -14.1 |

ORIGINAL

| | Aug 1998 | % change Jul 1998 to Aug 1998 | % change Aug 1997 to Aug 1998 |
|-------------------------|----------|-------------------------------------|-------------------------------------|
| Dwelling units approved | | | |
| Private sector houses | 117 | 0.0 | -4.1 |
| Total dwelling units | 129 | 7.5 | -5.1 |

Private sector houses approved

Total number



AUGUST KEY POINTS

TREND ESTIMATES

- The trend for the total number of dwelling units approved has flattened over the last three months although it is still 14% below the level of a year ago.

ORIGINAL ESTIMATES

- In original terms the total number of dwellings approved in August rose to 129 with private sector houses accounting for 117 of the total. There were 14 dwellings approved in the Municipality of Kingborough, and 11 each in the Cities of Clarence and Launceston.
- The value of new residential building approved was \$10.9 million.
- In August the value of non-residential building rose to \$13.4 million. A hostel for the elderly in the City of Hobart and alterations to a nursing home in the Municipality of Latrobe accounted for 55% of this total.

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

NOTES

FORTHCOMING ISSUES

| <i>ISSUE</i> | <i>RELEASE DATE</i> |
|----------------|---------------------|
| September 1998 | 9 November 1998 |
| October 1998 | 8 December 1998 |
| November 1998 | 14 January 1999 |
| December 1998 | 10 February 1999 |
| January 1999 | 9 March 1999 |
| February 1999 | 8 April 1999 |



CHANGES IN THIS ISSUE

There are no changes in this issue.



DATA NOTES

There are no data notes for this issue.



REVISIONS THIS MONTH

There are no revisions for this issue.



Denis W. Rogers
Regional Director, Tasmania

DWELLING UNITS APPROVED, Private and Public Sector

| Period | New houses | New other residential building | Alterations and additions to residential buildings | Conversion(a) | Non-residential building(a) | Total dwelling units | Trend estimates |
|-------------------------|------------|--------------------------------|--|---------------|-----------------------------|----------------------|-----------------|
| PRIVATE SECTOR (Number) | | | | | | | |
| 1995-96 | 1 917 | 448 | (b) 7 | (b) 0 | 0 | 2 372 | n.a. |
| 1996-97 | 1 575 | 194 | 8 | 3 | 1 | 1 781 | n.a. |
| 1997-98 | 1 410 | 208 | 2 | 3 | 0 | 1 623 | n.a. |
| 1997 | | | | | | | |
| August | 121 | 12 | 1 | 0 | 0 | 134 | n.a. |
| September | 128 | 18 | 0 | 0 | 0 | 146 | n.a. |
| October | 127 | 35 | 0 | 0 | 0 | 162 | n.a. |
| November | 119 | 8 | 0 | 0 | 0 | 127 | n.a. |
| December | 130 | 24 | 0 | 1 | 0 | 155 | n.a. |
| 1998 | | | | | | | |
| January | 122 | 10 | 0 | 0 | 0 | 132 | n.a. |
| February | 114 | 2 | 0 | 0 | 0 | 116 | n.a. |
| March | 116 | 5 | 0 | 0 | 0 | 121 | n.a. |
| April | 122 | 11 | 0 | 0 | 0 | 133 | n.a. |
| May | 106 | 18 | 0 | 2 | 0 | 126 | n.a. |
| June | 97 | 9 | 1 | 0 | 0 | 107 | n.a. |
| July | 117 | 2 | 1 | 0 | 0 | 120 | n.a. |
| August | 117 | 10 | 1 | 0 | 0 | 128 | n.a. |
| PUBLIC SECTOR (Number) | | | | | | | |
| 1995-96 | 21 | 153 | (b) 0 | (b) 0 | 0 | 174 | n.a. |
| 1996-97 | 18 | 57 | 0 | 5 | 0 | 80 | n.a. |
| 1997-98 | 9 | 11 | 0 | 0 | 0 | 20 | n.a. |
| 1997 | | | | | | | |
| August | 0 | 2 | 0 | 0 | 0 | 2 | n.a. |
| September | 3 | 0 | 0 | 0 | 0 | 3 | n.a. |
| October | 1 | 0 | 0 | 0 | 0 | 1 | n.a. |
| November | 1 | 0 | 0 | 0 | 0 | 1 | n.a. |
| December | 0 | 0 | 0 | 0 | 0 | 0 | n.a. |
| 1998 | | | | | | | |
| January | 1 | 0 | 0 | 0 | 0 | 1 | n.a. |
| February | 1 | 4 | 0 | 0 | 0 | 5 | n.a. |
| March | 1 | 3 | 0 | 0 | 0 | 4 | n.a. |
| April | 0 | 0 | 0 | 0 | 0 | 0 | n.a. |
| May | 0 | 2 | 0 | 0 | 0 | 2 | n.a. |
| June | 0 | 0 | 0 | 0 | 0 | 0 | n.a. |
| July | 0 | 0 | 0 | 0 | 0 | 0 | n.a. |
| August | 1 | 0 | 0 | 0 | 0 | 1 | n.a. |
| TOTAL (Number) | | | | | | | |
| 1995-96 | 1 938 | 601 | (b) 7 | (b) 0 | 0 | 2 546 | n.a. |
| 1996-97 | 1 593 | 251 | 8 | 8 | 1 | 1 861 | n.a. |
| 1997-98 | 1 419 | 219 | 2 | 3 | 0 | 1 643 | n.a. |
| 1997 | | | | | | | |
| August | 121 | 14 | 1 | 0 | 0 | 136 | 144 |
| September | 131 | 18 | 0 | 0 | 0 | 149 | 143 |
| October | 128 | 35 | 0 | 0 | 0 | 163 | 141 |
| November | 120 | 8 | 0 | 0 | 0 | 128 | 139 |
| December | 130 | 24 | 0 | 1 | 0 | 155 | 137 |
| 1998 | | | | | | | |
| January | 123 | 10 | 0 | 0 | 0 | 133 | 136 |
| February | 115 | 6 | 0 | 0 | 0 | 121 | 133 |
| March | 117 | 8 | 0 | 0 | 0 | 125 | 130 |
| April | 122 | 11 | 0 | 0 | 0 | 133 | 128 |
| May | 106 | 20 | 0 | 2 | 0 | 128 | 126 |
| June | 97 | 9 | 1 | 0 | 0 | 107 | 124 |
| July | 117 | 2 | 1 | 0 | 0 | 120 | 124 |
| August | 118 | 10 | 1 | 0 | 0 | 129 | 124 |

(a) See Glossary for definition.

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

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

| Period | New houses | New other residential building | Alterations and additions creating dwellings | Alterations and additions not creating dwellings | Conversion(a) | Total residential building | Non-residential building | Total building |
|--------------------------|------------|--------------------------------|--|--|---------------|----------------------------|--------------------------|----------------|
| PRIVATE SECTOR (\$ '000) | | | | | | | | |
| 1995-96 | 163 633 | 37 698 | (b) 393 | 34 542 | (b) 0 | 236 266 | 119 849 | 356 114 |
| 1996-97 | 135 511 | 14 346 | 208 | 34 098 | 75 | 184 238 | 121 490 | 305 728 |
| 1997-98 | 124 759 | 15 410 | 35 | 36 852 | 261 | 177 317 | 82 734 | 260 051 |
| 1997 | | | | | | | | |
| August | 10 155 | 642 | 10 | 3 472 | 0 | 14 279 | 4 945 | 19 223 |
| September | 11 449 | 2 080 | 0 | 2 715 | 0 | 16 244 | 3 806 | 20 050 |
| October | 10 921 | 2 537 | 0 | 3 273 | 0 | 16 732 | 8 584 | 25 315 |
| November | 10 668 | 380 | 0 | 2 636 | 140 | 13 824 | 3 459 | 17 283 |
| December | 12 136 | 1 400 | 0 | 2 680 | 60 | 16 276 | 10 958 | 27 234 |
| 1998 | | | | | | | | |
| January | 10 938 | 690 | 0 | 3 081 | 0 | 14 708 | 9 993 | 24 701 |
| February | 9 318 | 170 | 0 | 2 985 | 0 | 12 473 | 2 692 | 15 165 |
| March | 11 294 | 313 | 0 | 3 147 | 0 | 14 754 | 10 684 | 25 438 |
| April | 10 652 | 578 | 0 | 2 584 | 41 | 13 854 | 5 846 | 19 701 |
| May | 8 989 | 1 475 | 0 | 3 612 | 20 | 14 096 | 11 628 | 25 724 |
| June | 8 745 | 415 | 25 | 2 985 | 0 | 12 170 | 4 379 | 16 549 |
| July | 10 395 | 140 | 42 | 3 001 | 44 | 13 622 | 8 481 | 22 103 |
| August | 10 205 | 455 | 25 | 2 513 | 30 | 13 228 | 11 191 | 24 420 |
| PUBLIC SECTOR (\$ '000) | | | | | | | | |
| 1995-96 | 1 649 | 14 465 | (b) 0 | 1 954 | (b) 0 | 18 069 | 96 903 | 114 972 |
| 1996-97 | 1 763 | 5 808 | 0 | 584 | 357 | 8 513 | 37 479 | 45 992 |
| 1997-98 | 1 199 | 998 | 0 | 1 284 | 0 | 3 481 | 42 732 | 46 213 |
| 1997 | | | | | | | | |
| August | 0 | 190 | 0 | 0 | 0 | 190 | 1 500 | 1 690 |
| September | 274 | 0 | 0 | 131 | 0 | 405 | 9 667 | 10 072 |
| October | 420 | 0 | 0 | 140 | 0 | 560 | 2 138 | 2 698 |
| November | 50 | 0 | 0 | 40 | 0 | 90 | 3 882 | 3 972 |
| December | 0 | 0 | 0 | 0 | 0 | 0 | 1 697 | 1 697 |
| 1998 | | | | | | | | |
| January | 63 | 0 | 0 | 58 | 0 | 120 | 3 073 | 3 193 |
| February | 238 | 330 | 0 | 107 | 0 | 674 | 3 487 | 4 161 |
| March | 90 | 300 | 0 | 73 | 0 | 463 | 5 168 | 5 631 |
| April | 0 | 0 | 0 | 35 | 0 | 35 | 2 676 | 2 711 |
| May | 0 | 179 | 0 | 210 | 0 | 388 | 2 927 | 3 315 |
| June | 0 | 0 | 0 | 481 | 0 | 481 | 4 471 | 4 952 |
| July | 0 | 0 | 0 | 353 | 0 | 353 | 3 206 | 3 560 |
| August | 200 | 0 | 0 | 197 | 0 | 397 | 2 210 | 2 607 |
| TOTAL (\$ '000) | | | | | | | | |
| 1995-96 | 165 282 | 52 163 | (b) 393 | 36 497 | (b) 0 | 254 334 | 216 752 | 471 086 |
| 1996-97 | 137 274 | 20 154 | 208 | 34 683 | 432 | 192 750 | 158 970 | 351 720 |
| 1997-98 | 125 958 | 16 408 | 35 | 38 136 | 261 | 180 798 | 125 466 | 306 264 |
| 1997 | | | | | | | | |
| August | 10 155 | 832 | 10 | 3 472 | 0 | 14 469 | 6 445 | 20 913 |
| September | 11 723 | 2 080 | 0 | 2 845 | 0 | 16 649 | 13 474 | 30 122 |
| October | 11 341 | 2 537 | 0 | 3 413 | 0 | 17 292 | 10 722 | 28 014 |
| November | 10 718 | 380 | 0 | 2 676 | 140 | 13 914 | 7 341 | 21 255 |
| December | 12 136 | 1 400 | 0 | 2 680 | 60 | 16 276 | 12 655 | 28 931 |
| 1998 | | | | | | | | |
| January | 11 000 | 690 | 0 | 3 138 | 0 | 14 828 | 13 066 | 27 894 |
| February | 9 556 | 500 | 0 | 3 092 | 0 | 13 147 | 6 178 | 19 325 |
| March | 11 384 | 613 | 0 | 3 220 | 0 | 15 217 | 15 852 | 31 069 |
| April | 10 652 | 578 | 0 | 2 619 | 41 | 13 889 | 8 522 | 22 411 |
| May | 8 989 | 1 654 | 0 | 3 822 | 20 | 14 484 | 14 555 | 29 039 |
| June | 8 745 | 415 | 25 | 3 466 | 0 | 12 651 | 8 850 | 21 500 |
| July | 10 395 | 140 | 42 | 3 354 | 44 | 13 975 | 11 687 | 25 662 |
| August | 10 405 | 455 | 25 | 2 710 | 30 | 13 625 | 13 402 | 27 027 |

(a) See Glossary for definition.

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

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

NEW OTHER RESIDENTIAL BUILDING.....

| Period | New houses | Semi-detached, row or terrace houses, townhouses, etc. of..... | | | Flats, units or apartments in a building of..... | | | | Total | Total new residential building |
|-------------------------|------------|--|---------------------|--------|--|---------------|----------------------|--------|--------|--------------------------------|
| | | One storey | Two or more storeys | Total | One or two storeys | Three storeys | Four or more storeys | Total | | |
| DWELLING UNITS (Number) | | | | | | | | | | |
| 1995-96 | 1 938 | 454 | 35 | 489 | 6 | 0 | 106 | 112 | 601 | 2 539 |
| 1996-97 | 1 593 | 190 | 7 | 197 | 54 | 0 | 0 | 54 | 251 | 1 844 |
| 1997-98 | 1 419 | 146 | 2 | 148 | 42 | 0 | 29 | 71 | 219 | 1 638 |
| 1997 | | | | | | | | | | |
| June | 104 | 10 | 0 | 10 | 3 | 0 | 0 | 3 | 13 | 117 |
| July | 109 | 27 | 0 | 27 | 0 | 0 | 29 | 29 | 56 | 165 |
| August | 121 | 8 | 0 | 8 | 6 | 0 | 0 | 6 | 14 | 135 |
| September | 131 | 18 | 0 | 18 | 0 | 0 | 0 | 0 | 18 | 149 |
| October | 128 | 35 | 0 | 35 | 0 | 0 | 0 | 0 | 35 | 163 |
| November | 120 | 8 | 0 | 8 | 0 | 0 | 0 | 0 | 8 | 128 |
| December | 130 | 24 | 0 | 24 | 0 | 0 | 0 | 0 | 24 | 154 |
| 1998 | | | | | | | | | | |
| January | 123 | 10 | 0 | 10 | 0 | 0 | 0 | 0 | 10 | 133 |
| February | 115 | 6 | 0 | 6 | 0 | 0 | 0 | 0 | 6 | 121 |
| March | 117 | 8 | 0 | 8 | 0 | 0 | 0 | 0 | 8 | 125 |
| April | 122 | 0 | 0 | 0 | 11 | 0 | 0 | 11 | 11 | 133 |
| May | 106 | 2 | 2 | 4 | 16 | 0 | 0 | 16 | 20 | 126 |
| June | 97 | 0 | 0 | 0 | 9 | 0 | 0 | 9 | 9 | 106 |
| July | 117 | 0 | 0 | 0 | 2 | 0 | 0 | 2 | 2 | 119 |
| August | 118 | 0 | 0 | 0 | 10 | 0 | 0 | 10 | 10 | 128 |
| VALUE (\$ '000) | | | | | | | | | | |
| 1995-96 | 165 282 | 34 349 | 2 693 | 37 042 | 180 | 0 | 14 941 | 15 121 | 52 163 | 217 445 |
| 1996-97 | 137 274 | 13 860 | 470 | 14 330 | 5 824 | 0 | 0 | 5 824 | 20 154 | 157 428 |
| 1997-98 | 125 958 | 10 590 | 120 | 10 710 | 2 699 | 0 | 3 000 | 5 699 | 16 408 | 142 366 |
| 1997 | | | | | | | | | | |
| June | 8 936 | 423 | 0 | 423 | 105 | 0 | 0 | 105 | 528 | 9 464 |
| July | 9 559 | 1 730 | 0 | 1 730 | 0 | 0 | 3 000 | 3 000 | 4 730 | 14 289 |
| August | 10 155 | 490 | 0 | 490 | 342 | 0 | 0 | 342 | 832 | 10 987 |
| September | 11 723 | 2 080 | 0 | 2 080 | 0 | 0 | 0 | 0 | 2 080 | 13 803 |
| October | 11 341 | 2 537 | 0 | 2 537 | 0 | 0 | 0 | 0 | 2 537 | 13 878 |
| November | 10 718 | 380 | 0 | 380 | 0 | 0 | 0 | 0 | 380 | 11 098 |
| December | 12 136 | 1 400 | 0 | 1 400 | 0 | 0 | 0 | 0 | 1 400 | 13 536 |
| 1998 | | | | | | | | | | |
| January | 11 000 | 690 | 0 | 690 | 0 | 0 | 0 | 0 | 690 | 11 690 |
| February | 9 556 | 500 | 0 | 500 | 0 | 0 | 0 | 0 | 500 | 10 055 |
| March | 11 384 | 613 | 0 | 613 | 0 | 0 | 0 | 0 | 613 | 11 997 |
| April | 10 652 | 0 | 0 | 0 | 578 | 0 | 0 | 578 | 578 | 11 230 |
| May | 8 989 | 170 | 120 | 290 | 1 364 | 0 | 0 | 1 364 | 1 654 | 10 643 |
| June | 8 745 | 0 | 0 | 0 | 415 | 0 | 0 | 415 | 415 | 9 160 |
| July | 10 395 | 0 | 0 | 0 | 140 | 0 | 0 | 140 | 140 | 10 535 |
| August | 10 405 | 0 | 0 | 0 | 455 | 0 | 0 | 455 | 455 | 10 860 |

(a) See Glossary for definition.

4

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

| Period | <i>Hotels, motels and other short term accommodation.....</i> | | <i>Shops.....</i> | | <i>Factories.....</i> | | <i>Offices.....</i> | | <i>Other business premises.....</i> | | <i>Educational</i> | |
|-------------------------------|---|--------|-------------------|--------|-----------------------|--------|---------------------|--------|-------------------------------------|--------|--------------------|--------|
| | no. | \$'000 | no. | \$'000 | no. | \$'000 | no. | \$'000 | no. | \$'000 | no. | \$'000 |
| Value—\$50,000—\$199,999 | | | | | | | | | | | | |
| 1998 | | | | | | | | | | | | |
| June | 1 | 188 | 5 | 338 | 4 | 350 | 5 | 484 | 4 | 330 | 3 | 290 |
| July | 1 | 75 | 5 | 527 | 0 | 0 | 2 | 170 | 8 | 712 | 2 | 237 |
| August | 1 | 150 | 3 | 200 | 3 | 278 | 4 | 292 | 5 | 388 | 4 | 395 |
| Value—\$200,000—\$499,999 | | | | | | | | | | | | |
| 1998 | | | | | | | | | | | | |
| June | 0 | 0 | 0 | 0 | 1 | 350 | 2 | 825 | 0 | 0 | 0 | 0 |
| July | 0 | 0 | 1 | 200 | 3 | 920 | 1 | 225 | 1 | 200 | 1 | 284 |
| August | 0 | 0 | 2 | 675 | 0 | 0 | 4 | 1 266 | 0 | 0 | 0 | 0 |
| Value—\$500,000—\$999,999 | | | | | | | | | | | | |
| 1998 | | | | | | | | | | | | |
| June | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 800 |
| July | 0 | 0 | 1 | 600 | 1 | 600 | 0 | 0 | 0 | 0 | 0 | 0 |
| August | 0 | 0 | 0 | 0 | 2 | 1 360 | 0 | 0 | 0 | 0 | 0 | 0 |
| Value—\$1,000,000—\$4,999,999 | | | | | | | | | | | | |
| 1998 | | | | | | | | | | | | |
| June | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 900 | 0 | 0 | 2 | 2 621 |
| July | 0 | 0 | 1 | 1 200 | 0 | 0 | 0 | 0 | 1 | 1 900 | 0 | 0 |
| August | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Value—\$5,000,000 and over | | | | | | | | | | | | |
| 1998 | | | | | | | | | | | | |
| June | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 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 |
| Value—Total | | | | | | | | | | | | |
| 1995-96 | 13 | 14 380 | 105 | 32 664 | 64 | 19 768 | 73 | 17 393 | 76 | 23 096 | 41 | 32 933 |
| 1996-97 | 28 | 6 589 | 61 | 15 853 | 62 | 37 975 | 73 | 27 159 | 67 | 21 361 | 24 | 15 347 |
| 1997-98 | 16 | 8 647 | 71 | 12 909 | 49 | 10 121 | 68 | 19 437 | 57 | 26 700 | 40 | 29 208 |
| 1998 | | | | | | | | | | | | |
| June | 1 | 188 | 5 | 338 | 5 | 700 | 8 | 3 209 | 4 | 330 | 6 | 3 711 |
| July | 1 | 75 | 8 | 2 527 | 4 | 1 520 | 3 | 395 | 10 | 2 812 | 3 | 522 |
| August | 1 | 150 | 5 | 875 | 5 | 1 638 | 8 | 1 558 | 5 | 388 | 4 | 395 |

4

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

| Period | Religious..... | | Health..... | | Entertainment and recreational | | Miscellaneous..... | | Total non-residential building..... | |
|-------------------------------|----------------|--------|-------------|--------|-----------------------------------|--------|--------------------|--------|---|---------|
| | no. | \$'000 | no. | \$'000 | no. | \$'000 | no. | \$'000 | no. | \$'000 |
| Value—\$50,000—\$199,999 | | | | | | | | | | |
| 1998 | | | | | | | | | | |
| June | 0 | 0 | 0 | 0 | 1 | 89 | 1 | 85 | 24 | 2 154 |
| July | 0 | 0 | 1 | 148 | 1 | 60 | 2 | 279 | 22 | 2 208 |
| August | 0 | 0 | 0 | 0 | 1 | 87 | 1 | 110 | 22 | 1 901 |
| Value—\$200,000—\$499,999 | | | | | | | | | | |
| 1998 | | | | | | | | | | |
| June | 0 | 0 | 1 | 200 | 0 | 0 | 0 | 0 | 4 | 1 375 |
| July | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 550 | 9 | 2 379 |
| August | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 1 941 |
| Value—\$500,000—\$999,999 | | | | | | | | | | |
| 1998 | | | | | | | | | | |
| June | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 800 |
| July | 0 | 0 | 0 | 0 | 1 | 550 | 0 | 0 | 3 | 1 750 |
| August | 0 | 0 | 0 | 0 | 1 | 800 | 0 | 0 | 3 | 2 160 |
| Value—\$1,000,000—\$4,999,999 | | | | | | | | | | |
| 1998 | | | | | | | | | | |
| June | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 4 521 |
| July | 0 | 0 | 1 | 2 250 | 0 | 0 | 0 | 0 | 3 | 5 350 |
| August | 0 | 0 | 1 | 2 000 | 0 | 0 | 0 | 0 | 1 | 2 000 |
| Value—\$5,000,000 and over | | | | | | | | | | |
| 1998 | | | | | | | | | | |
| June | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| July | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| August | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 5 400 | 1 | 5 400 |
| Value—Total | | | | | | | | | | |
| 1995-96 | 7 | 1 820 | 29 | 42 586 | 22 | 14 939 | 38 | 17 173 | 468 | 216 752 |
| 1996-97 | 4 | 555 | 26 | 16 114 | 29 | 7 451 | 39 | 10 566 | 413 | 158 970 |
| 1997-98 | 3 | 715 | 20 | 6 663 | 23 | 5 872 | 27 | 5 193 | 374 | 125 466 |
| 1998 | | | | | | | | | | |
| June | 0 | 0 | 1 | 200 | 1 | 89 | 1 | 85 | 32 | 8 850 |
| July | 0 | 0 | 2 | 2 398 | 2 | 610 | 4 | 829 | 37 | 11 687 |
| August | 0 | 0 | 1 | 2 000 | 2 | 887 | 2 | 5 510 | 33 | 13 402 |

VALUE OF BUILDING APPROVED, Average 1989–90 Prices

| <i>Period</i> | <i>New houses</i> | <i>New other residential building</i> | <i>New residential building</i> | <i>Alterations and additions to residential buildings(a)</i> | <i>Total residential building</i> | <i>Non-residential building</i> | <i>Total building</i> |
|--|-------------------|---------------------------------------|---------------------------------|--|-----------------------------------|---------------------------------|-----------------------|
| ORIGINAL (\$ million) | | | | | | | |
| 1995-96 | 132.1 | 49.6 | 181.7 | 29.5 | 211.2 | 209.7 | 420.9 |
| 1996-97 | 109.7 | 19.0 | 128.8 | 28.2 | 157.0 | 152.7 | 309.7 |
| 1997-98 | 100.7 | 15.4 | 116.1 | 30.7 | 146.8 | 120.0 | 266.8 |
| 1997 | | | | | | | |
| March | 26.6 | 3.4 | 30.0 | 8.4 | 38.4 | 32.1 | 70.5 |
| June | 24.7 | 7.7 | 32.4 | 6.7 | 39.2 | 35.6 | 74.8 |
| September | 25.1 | 7.2 | 32.3 | 8.0 | 40.3 | 26.6 | 66.9 |
| December | 27.3 | 4.1 | 31.4 | 7.2 | 38.6 | 29.4 | 68.0 |
| 1998 | | | | | | | |
| March | 25.5 | 1.7 | 27.2 | 7.6 | 34.8 | 33.6 | 68.4 |
| June | 22.7 | 2.5 | 25.2 | 8.0 | 33.2 | 30.4 | 63.6 |
| ORIGINAL (% change from preceding quarter) | | | | | | | |
| 1997 | | | | | | | |
| March | -11.1 | -41.7 | -16.1 | 13.4 | -11.1 | 49.9 | 9.1 |
| June | -6.9 | 125.3 | 8.2 | -19.8 | 2.1 | 10.7 | 6.0 |
| September | 1.6 | -6.8 | -0.4 | 19.1 | 3.0 | -25.4 | -10.5 |
| December | 8.8 | -43.4 | -2.8 | -10.5 | -4.4 | 10.8 | 1.6 |
| 1998 | | | | | | | |
| March | -6.6 | -58.2 | -13.3 | 5.4 | -9.8 | 14.2 | 0.6 |
| June | -11.1 | 46.5 | -7.5 | 5.7 | -4.7 | -9.3 | -7.0 |

(a) 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) | | | | | | | | | | | |
| 1995-96 | 13 965 | 29 289 | 19 168 | 10 794 | 16 756 | 7 769 | 1 820 | 12 203 | 2 141 | 5 944 | 119 849 |
| 1996-97 | 6 389 | 15 258 | 37 455 | 14 063 | 20 024 | 4 770 | 555 | 14 881 | 4 819 | 3 277 | 121 490 |
| 1997-98 | 8 647 | 12 839 | 9 826 | 9 752 | 24 053 | 5 760 | 715 | 3 929 | 4 454 | 2 758 | 82 734 |
| 1997 | | | | | | | | | | | |
| August | 210 | 990 | 970 | 284 | 500 | 890 | 0 | 0 | 1 000 | 100 | 4 945 |
| September | 225 | 179 | 884 | 322 | 168 | 425 | 0 | 1 350 | 200 | 54 | 3 806 |
| October | 360 | 1 617 | 290 | 900 | 3 303 | 0 | 80 | 588 | 1 150 | 296 | 8 584 |
| November | 60 | 756 | 240 | 525 | 670 | 112 | 0 | 150 | 350 | 596 | 3 459 |
| December | 7 123 | 1 058 | 480 | 532 | 530 | 0 | 0 | 160 | 225 | 850 | 10 958 |
| 1998 | | | | | | | | | | | |
| January | 60 | 1 580 | 2 155 | 1 026 | 1 705 | 3 317 | 0 | 0 | 0 | 150 | 9 993 |
| February | 0 | 975 | 354 | 923 | 440 | 0 | 0 | 0 | 0 | 0 | 2 692 |
| March | 50 | 1 500 | 775 | 800 | 6 869 | 65 | 135 | 70 | 340 | 80 | 10 684 |
| April | 371 | 2 317 | 145 | 140 | 1 930 | 690 | 0 | 53 | 200 | 0 | 5 846 |
| May | 0 | 750 | 2 157 | 492 | 6 914 | 51 | 500 | 135 | 300 | 330 | 11 628 |
| June | 188 | 338 | 700 | 2 384 | 270 | 210 | 0 | 200 | 89 | 0 | 4 379 |
| July | 75 | 2 527 | 1 520 | 170 | 858 | 384 | 0 | 2 398 | 0 | 550 | 8 481 |
| August | 150 | 875 | 838 | 540 | 388 | 90 | 0 | 2 000 | 800 | 5 510 | 11 191 |
| PUBLIC SECTOR (\$ '000) | | | | | | | | | | | |
| 1995-96 | 414 | 3 375 | 600 | 6 599 | 6 340 | 25 165 | 0 | 30 383 | 12 798 | 11 229 | 96 903 |
| 1996-97 | 200 | 595 | 520 | 13 097 | 1 337 | 10 577 | 0 | 1 233 | 2 632 | 7 289 | 37 479 |
| 1997-98 | 0 | 70 | 295 | 9 685 | 2 647 | 23 447 | 0 | 2 734 | 1 418 | 2 435 | 42 732 |
| 1997 | | | | | | | | | | | |
| August | 0 | 0 | 0 | 100 | 0 | 1 400 | 0 | 0 | 0 | 0 | 1 500 |
| September | 0 | 0 | 0 | 6 100 | 143 | 3 314 | 0 | 0 | 110 | 0 | 9 667 |
| October | 0 | 0 | 95 | 200 | 75 | 400 | 0 | 1 018 | 0 | 350 | 2 138 |
| November | 0 | 0 | 0 | 865 | 0 | 2 717 | 0 | 0 | 80 | 220 | 3 882 |
| December | 0 | 0 | 0 | 0 | 0 | 1 587 | 0 | 110 | 0 | 0 | 1 697 |
| 1998 | | | | | | | | | | | |
| January | 0 | 0 | 200 | 0 | 0 | 2 603 | 0 | 90 | 80 | 100 | 3 073 |
| February | 0 | 0 | 0 | 200 | 100 | 2 200 | 0 | 0 | 75 | 912 | 3 487 |
| March | 0 | 0 | 0 | 550 | 280 | 3 928 | 0 | 0 | 410 | 0 | 5 168 |
| April | 0 | 70 | 0 | 0 | 1 269 | 648 | 0 | 0 | 600 | 89 | 2 676 |
| May | 0 | 0 | 0 | 465 | 270 | 1 149 | 0 | 500 | 63 | 480 | 2 927 |
| June | 0 | 0 | 0 | 825 | 60 | 3 501 | 0 | 0 | 0 | 85 | 4 471 |
| July | 0 | 0 | 0 | 225 | 1 954 | 137 | 0 | 0 | 610 | 279 | 3 206 |
| August | 0 | 0 | 800 | 1 018 | 0 | 305 | 0 | 0 | 87 | 0 | 2 210 |
| TOTAL (\$ '000) | | | | | | | | | | | |
| 1995-96 | 14 380 | 32 664 | 19 768 | 17 393 | 23 096 | 32 933 | 1 820 | 42 586 | 14 939 | 17 173 | 216 752 |
| 1996-97 | 6 589 | 15 853 | 37 975 | 27 159 | 21 361 | 15 347 | 555 | 16 114 | 7 451 | 10 566 | 158 970 |
| 1997-98 | 8 647 | 12 909 | 10 121 | 19 437 | 26 700 | 29 208 | 715 | 6 663 | 5 872 | 5 193 | 125 466 |
| 1997 | | | | | | | | | | | |
| August | 210 | 990 | 970 | 384 | 500 | 2 290 | 0 | 0 | 1 000 | 100 | 6 445 |
| September | 225 | 179 | 884 | 6 422 | 311 | 3 739 | 0 | 1 350 | 310 | 54 | 13 474 |
| October | 360 | 1 617 | 385 | 1 100 | 3 378 | 400 | 80 | 1 606 | 1 150 | 646 | 10 722 |
| November | 60 | 756 | 240 | 1 390 | 670 | 2 829 | 0 | 150 | 430 | 816 | 7 341 |
| December | 7 123 | 1 058 | 480 | 532 | 530 | 1 587 | 0 | 270 | 225 | 850 | 12 655 |
| 1998 | | | | | | | | | | | |
| January | 60 | 1 580 | 2 355 | 1 026 | 1 705 | 5 920 | 0 | 90 | 80 | 250 | 13 066 |
| February | 0 | 975 | 354 | 1 123 | 540 | 2 200 | 0 | 0 | 75 | 912 | 6 178 |
| March | 50 | 1 500 | 775 | 1 350 | 7 149 | 3 993 | 135 | 70 | 750 | 80 | 15 852 |
| April | 371 | 2 387 | 145 | 140 | 3 199 | 1 338 | 0 | 53 | 800 | 89 | 8 522 |
| May | 0 | 750 | 2 157 | 957 | 7 184 | 1 200 | 500 | 635 | 363 | 810 | 14 555 |
| June | 188 | 338 | 700 | 3 209 | 330 | 3 711 | 0 | 200 | 89 | 85 | 8 850 |
| July | 75 | 2 527 | 1 520 | 395 | 2 812 | 522 | 0 | 2 398 | 610 | 829 | 11 687 |
| August | 150 | 875 | 1 638 | 1 558 | 388 | 395 | 0 | 2 000 | 887 | 5 510 | 13 402 |

BUILDING APPROVED IN STATISTICAL AREAS

DWELLINGS (no.)..... VALUE (\$'000).....

| | New houses | New other residential building | Total dwellings(a) | New houses | New other residential building | Alterations and additions to residential buildings(b) | Total residential building | Non- residential building | Total building |
|----------------------------|---------------|--------------------------------------|-----------------------|---------------|--------------------------------------|--|----------------------------------|---------------------------------|-------------------|
| STATISTICAL LOCAL AREAS | | | | | | | | | |
| TASMANIA | 118 | 10 | 129 | 10 405 | 455 | 2 765 | 13 625 | 13 402 | 27 027 |
| Greater Hobart (SD) | 39 | 0 | 40 | 4 041 | 0 | 1 387 | 5 428 | 8 873 | 14 301 |
| Greater Hobart (SSD) | 39 | 0 | 40 | 4 041 | 0 | 1 387 | 5 428 | 8 873 | 14 301 |
| Brighton (M) | 3 | 0 | 3 | 316 | 0 | 0 | 316 | 0 | 316 |
| Clarence (C) | 11 | 0 | 11 | 1 314 | 0 | 328 | 1 642 | 100 | 1 742 |
| Derwent Valley (M)—Pt A | 0 | 0 | 0 | 0 | 0 | 31 | 31 | 0 | 31 |
| Glenorchy (C) | 2 | 0 | 2 | 149 | 0 | 58 | 207 | 1 505 | 1 712 |
| Hobart (C)—Inner | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 50 | 50 |
| Hobart (C)—Remainder | 7 | 0 | 7 | 842 | 0 | 775 | 1 617 | 7 218 | 8 835 |
| Kingborough (M)—Pt A | 9 | 0 | 10 | 903 | 0 | 185 | 1 088 | 0 | 1 088 |
| Sorell (M)—Pt A | 7 | 0 | 7 | 517 | 0 | 11 | 528 | 0 | 528 |
| Southern (SD) | 28 | 0 | 28 | 1 600 | 0 | 174 | 1 774 | 256 | 2 030 |
| Southern (SSD) | 28 | 0 | 28 | 1 600 | 0 | 174 | 1 774 | 256 | 2 030 |
| Central Highlands (M) | 2 | 0 | 2 | 100 | 0 | 10 | 110 | 0 | 110 |
| Derwent Valley (M)—Pt B | 1 | 0 | 1 | 54 | 0 | 0 | 54 | 0 | 54 |
| Glamorgan/Spring Bay (M) | 9 | 0 | 9 | 687 | 0 | 28 | 715 | 0 | 715 |
| Huon Valley (M) | 6 | 0 | 6 | 145 | 0 | 56 | 201 | 256 | 457 |
| Kingborough (M)—Pt B | 5 | 0 | 5 | 234 | 0 | 65 | 299 | 0 | 299 |
| Sorell (M)—Pt B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Southern Midlands (M) | 4 | 0 | 4 | 358 | 0 | 15 | 373 | 0 | 373 |
| Tasman (M) | 1 | 0 | 1 | 22 | 0 | 0 | 22 | 0 | 22 |
| Northern (SD) | 33 | 10 | 43 | 3 228 | 455 | 651 | 4 334 | 525 | 4 859 |
| Greater Launceston (SSD) | 22 | 4 | 26 | 2 352 | 155 | 441 | 2 948 | 438 | 3 386 |
| George Town (M)—Pt A | 1 | 0 | 1 | 30 | 0 | 56 | 86 | 58 | 144 |
| Launceston (C)—Inner | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 70 | 70 |
| Launceston (C)—Pt B | 11 | 2 | 13 | 1 397 | 80 | 291 | 1 767 | 310 | 2 077 |
| Meander Valley (M)—Pt B | 2 | 0 | 2 | 224 | 0 | 0 | 224 | 0 | 224 |
| Northern Midlands (M)—Pt A | 3 | 0 | 3 | 250 | 0 | 84 | 334 | 0 | 334 |
| West Tamar (M)—Pt A | 5 | 2 | 7 | 452 | 75 | 10 | 537 | 0 | 537 |
| Central North (SSD) | 6 | 0 | 6 | 501 | 0 | 82 | 583 | 87 | 670 |
| George Town (M)—Pt B | 1 | 0 | 1 | 65 | 0 | 0 | 65 | 0 | 65 |
| Launceston (C)—Pt C | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Meander Valley (M)—Pt B | 3 | 0 | 3 | 171 | 0 | 70 | 241 | 87 | 328 |
| Northern Midlands (M)—Pt B | 0 | 0 | 0 | 0 | 0 | 12 | 12 | 0 | 12 |
| West Tamar (M)—Pt B | 2 | 0 | 2 | 265 | 0 | 0 | 265 | 0 | 265 |
| North Eastern (SSD) | 5 | 6 | 11 | 375 | 300 | 128 | 803 | 0 | 803 |
| Break O' Day (M) | 3 | 0 | 3 | 260 | 0 | 86 | 346 | 0 | 346 |
| Dorset (M) | 1 | 6 | 7 | 80 | 300 | 42 | 422 | 0 | 422 |
| Flinders (M) | 1 | 0 | 1 | 35 | 0 | 0 | 35 | 0 | 35 |
| Mersey-Lyell (SD) | 18 | 0 | 18 | 1 537 | 0 | 553 | 2 089 | 3 747 | 5 836 |
| Burnie-Devonport (SSD) | 14 | 0 | 14 | 1 252 | 0 | 480 | 1 732 | 3 372 | 5 104 |
| Burnie (C)—Pt A | 0 | 0 | 0 | 0 | 0 | 256 | 256 | 187 | 443 |
| Central Coast (M)—Pt A | 2 | 0 | 2 | 320 | 0 | 128 | 448 | 70 | 518 |
| Devonport (C) | 3 | 0 | 3 | 299 | 0 | 27 | 326 | 965 | 1 291 |
| Latrobe (M)—Pt A | 6 | 0 | 6 | 350 | 0 | 15 | 365 | 2 000 | 2 365 |
| Waratah/Wynyard (M)—Pt A | 3 | 0 | 3 | 283 | 0 | 55 | 338 | 150 | 488 |

BUILDING APPROVED IN STATISTICAL AREAS *continued*

| | DWELLINGS (no.)..... | | | VALUE (\$'000)..... | | | | | |
|---------------------------|----------------------|---------------------------------------|---------------------------|---------------------|---------------------------------------|--|-----------------------------------|---------------------------------|-----------------------|
| | <i>New houses</i> | <i>New other residential building</i> | <i>Total dwellings(a)</i> | <i>New houses</i> | <i>New other 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> |
| STATISTICAL LOCAL AREAS | | | | | | | | | |
| North Western Rural (SSD) | 4 | 0 | 4 | 285 | 0 | 73 | 358 | 375 | 733 |
| Burnie (C)—Pt B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Central Coast (M)—Pt B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Circular Head (M) | 1 | 0 | 1 | 40 | 0 | 15 | 55 | 375 | 430 |
| Kentish (M) | 2 | 0 | 2 | 150 | 0 | 0 | 150 | 0 | 150 |
| King Island (M) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Latrobe (M)—Pt B | 1 | 0 | 1 | 95 | 0 | 25 | 120 | 0 | 120 |
| Waratah/Wynyard (M)—Pt B | 0 | 0 | 0 | 0 | 0 | 33 | 33 | 0 | 33 |
| Lyell (SSD) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| West Coast (M) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| STATISTICAL DISTRICT | | | | | | | | | |
| Launceston | 22 | 4 | 26 | 2 352 | 155 | 441 | 2 948 | 438 | 3 386 |
| Burnie—Devonport | 14 | 0 | 14 | 1 252 | 0 | 480 | 1 732 | 3 372 | 5 104 |

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

(b) Refer to Explanatory Notes paragraph 12.

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following activities:

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

Excluded from the statistics is:

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

VALUE DATA

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

OWNERSHIP

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

BUILDING CLASSIFICATIONS

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

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

EXPLANATORY NOTES

BUILDING CLASSIFICATIONS

continued

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

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

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

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

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

SEASONAL ADJUSTMENT

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

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

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

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

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

EXPLANATORY NOTES

TREND ESTIMATES

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

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

CONSTANT PRICE ESTIMATES

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

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

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

AUSTRALIAN STANDARD GEOGRAPHIC CLASSIFICATION (ASGC)

22 Area statistics are now being classified to the ASGC, 1998 Edition (Cat. no. 1216.0), effective from 1 July 1998, and ASGC terminology has been adopted in the presentation of building statistics.

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

UNPUBLISHED DATA

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

RELATED PUBLICATIONS

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

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

EXPLANATORY NOTES

ROUNDING

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

SYMBOLS AND OTHER USAGES

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

G L O S S A R Y

| | |
|---|--|
| Alterations and additions | Building activity carried out on existing buildings. Includes adding to or diminishing floor area, altering the structural design of a building and affixing rigid components which are integral to the functioning of the building. |
| Alterations and additions to residential buildings | Alterations and additions carried out on existing residential buildings, which may result in the creation of new dwelling units. See also Explanatory Notes paragraph 12. |
| Building | A building is a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design is the provision for regular access by persons in order to satisfy its intended use. |
| Conversion | Building activity which converts a non-residential building to a residential building, e.g. conversion of a warehouse to residential apartments. Conversion is considered to be a special type of alteration, and these jobs have been separately identified as such from the July 1996 reference month, though they have only appeared separately in this publication from the April 1998 issue. Prior to that issue, conversions were published as part of the 'Conversions, etc.' category or included elsewhere within a table. Prior to July 1996, Table 1 includes the number of Conversions in the 'Alterations and additions to residential buildings' category while Table 2 includes the value of Conversions in the 'Alterations and additions to residential buildings, creating dwellings' category. See also Explanatory Notes paragraph 12. |
| Dwelling unit | A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Regardless of whether they are self-contained or not, units within buildings offering institutional care (e.g. hospitals) or temporary accommodation (e.g. motels, hostels and holiday apartments) are not defined as dwelling units. Such units are included in the appropriate category of non-residential building approvals. Dwelling units can be created in one of four ways: through new work to create a residential building; through alteration/addition work to an existing residential building; through either new or alteration/addition work on non-residential building or through conversion of a non-residential building to a residential building. |
| Educational | Includes schools, colleges, kindergartens, libraries, museums and universities. |
| Entertainment and recreational | Includes clubs, cinemas, sport and recreation centres. |
| Factories | Includes paper mills, oil refinery buildings, brickworks and powerhouses. |
| Flats, units or apartments | Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell. |
| Health | Includes hospitals, nursing homes, surgeries, clinics and medical centres. |
| Hotels, motels and other short term accommodation | Includes hostels, boarding houses, guest houses, and holiday apartment buildings. |
| House | A house is a detached building primarily used for long term residential purposes. It consists of one dwelling unit. For instance, detached 'granny flats' and detached dwelling units (e.g. caretakers residences) associated with a non-residential building are defined as houses. |

GLOSSARY

| | |
|---|---|
| Miscellaneous | Includes justice and defence buildings, welfare and charitable homes, prisons and reformatories, maintenance camps, farming and livestock buildings, veterinary clinics, child-minding centres, police stations and public toilets. |
| New building work | Building activity which will result in the creation of a building which previously did not exist. |
| New other residential buildings | Building activity which will result in the creation of a residential building other than a house, which previously did not exist. |
| New residential | Building activity which will result in the creation of any residential building (house or other residential) which previously did not exist. |
| Non-residential building | A non-residential building is primarily intended for purposes other than long term residential purposes. Note that, on occasions, one or more dwelling units may be created through non-residential building activity. Prior to the April 1998 issue of this publication, they have been included in the 'Conversions, etc.' column in tables showing dwelling units approved. They are now identified separately (e.g. see table 1). However, the value of these dwelling units cannot be separated out from that of the non-residential building which they are part of, therefore the value associated with these remain in the appropriate Non-residential category. |
| Offices | Includes banks, post offices and council chambers. |
| Other business premises | Includes warehouses, service stations, transport depots and terminals, electricity substation buildings, telephone exchanges, broadcasting and film studios. |
| Other dwellings | Includes all dwellings other than houses. They can be created by: the creation of new other residential buildings (e.g. flats); alteration/addition work to an existing residential building; either new or alteration/addition work on non-residential building; conversion of a non-residential building to a residential building creating more than one dwelling unit. |
| Other residential building | An other residential building is a building other than a house primarily used for long-term residential purposes. An other residential building contains more than one dwelling unit. Other residential buildings are coded to the following categories: semi-detached, row or terrace house or townhouse with one storey; semi-detached, row or terrace house or townhouse with two or more storeys; flat, unit or apartment in a building of one or two storeys; flat, unit or apartment in a building of three storeys; flat, unit or apartment in a building of four or more storeys; flat, unit or apartment attached to a house; other/number of storeys unknown. The latter two categories are included with the semi-detached, row or terrace house or townhouse with one storey category in table 3 of this publication. |
| Religious | Includes convents, churches, temples, mosques, monasteries and noviciates. |
| Residential building | A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings. |
| Semi-detached, row or terrace houses, townhouses | Dwellings having their own private grounds with no other dwellings above or below. |
| Shops | Includes retail shops, restaurants, taverns and shopping arcades. |

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