



BUILDING APPROVALS

TASMANIA

EMBARGO: 11:30AM (CANBERRA TIME) THURS 14 JAN 1999

NOVEMBER KEY FIGURES

TREND ESTIMATES

	Nov 1998	% change Oct 1998 to Nov 1998	% change Nov 1997 to Nov 1998
Dwelling units approved			
Total dwelling units	121	-1.4	-13.3

ORIGINAL

	Nov 1998	% change Oct 1998 to Nov 1998	% change Nov 1997 to Nov 1998
Dwelling units approved			
Private sector houses	97	-17.1	-18.5
Total dwelling units	108	-22.3	-15.6

NOVEMBER KEY POINTS

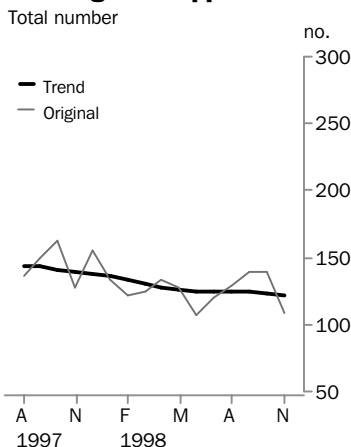
TREND ESTIMATES

- The trend for the total number of dwelling units continued its slow yet steady decline, falling 1.6% in November. The series is 13.3% below the level of a year ago.

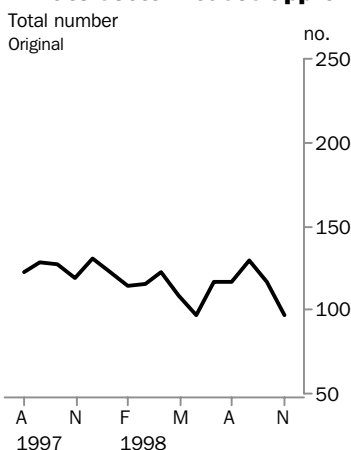
ORIGINAL ESTIMATES

- In original terms the total number of dwellings approved in November was 108 with private sector houses accounting for 97 of this total. There were 29 dwellings approved in the City of Clarence, 9 in the City of Launceston and 8 in the Municipality of Kingborough.
- The value of new residential building approved in November was \$9.5 million.
- In November the value of non-residential building approved was \$7.9 million with Other business premises (\$3.6 million) and Educational (\$1.3 million) accounting for 62.5% of this total.

Dwelling units approved



Private sector houses approved



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

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
December 1998	10 February 1999
January 1999	9 March 1999
February 1999	8 April 1999
March 1999	11 May 1999
April 1999	9 June 1999
May 1999	8 July 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 in 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							
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.
September	129	9	0	0	1	139	n.a.
October	117	21	1	0	0	139	n.a.
November	97	11	0	0	0	108	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							
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.
September	0	0	0	0	0	0	n.a.
October	0	0	0	0	0	0	n.a.
November	0	0	0	0	0	0	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							
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	127
May	106	20	0	2	0	128	126
June	97	9	1	0	0	107	125
July	117	2	1	0	0	120	125
August	118	10	1	0	0	129	125
September	129	9	0	0	1	139	124
October	117	21	1	0	0	139	123
November	97	11	0	0	0	108	121

(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								
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
September	11 922	626	0	2 993	15	15 556	8 398	23 954
October	11 548	950	45	2 956	0	15 499	13 874	29 373
November	8 804	680	0	2 913	0	12 397	6 717	19 114
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								
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
September	0	0	0	40	0	40	320	360
October	0	0	0	0	0	0	1 550	1 550
November	0	0	0	31	0	31	1 144	1 175
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								
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
September	11 922	626	0	3 033	15	15 596	8 718	24 314
October	11 548	950	45	2 956	0	15 499	15 424	30 923
November	8 804	680	0	2 944	0	12 428	7 861	20 289

(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			
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										
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
September	129	2	0	2	7	0	0	7	9	138
October	117	0	0	0	21	0	0	21	21	138
November	97	4	0	4	7	0	0	7	11	108
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										
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
September	11 922	180	0	180	446	0	0	446	626	12 548
October	11 548	0	0	0	950	0	0	950	950	12 498
November	8 804	295	0	295	385	0	0	385	680	9 484

(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												
September	0	0	5	351	3	350	3	175	4	450	0	0
October	0	0	6	639	3	425	3	528	2	150	1	100
November	3	229	1	50	1	105	0	0	1	73	2	190
Value—\$200,000—\$499,999												
1998												
September	0	0	3	730	1	420	2	620	0	0	1	376
October	0	0	1	400	1	400	1	375	1	480	0	0
November	0	0	3	600	1	230	1	200	1	250	4	1 099
Value—\$500,000—\$999,999												
1998												
September	0	0	1	750	0	0	0	0	2	1 100	0	0
October	0	0	0	0	1	950	0	0	0	0	0	0
November	0	0	0	0	1	600	0	0	0	0	0	0
Value—\$1,000,000—\$4,999,999												
1998												
September	0	0	0	0	1	1 045	0	0	0	0	1	1 300
October	0	0	1	4 200	0	0	0	0	0	0	1	1 177
November	0	0	0	0	0	0	0	0	2	3 300	0	0
Value—\$5,000,000 and over												
1998												
September	0	0	0	0	0	0	0	0	0	0	0	0
October	0	0	0	0	0	0	1	5 000	0	0	0	0
November	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												
September	0	0	9	1 831	5	1 815	5	795	6	1 550	2	1 676
October	0	0	8	5 239	5	1 775	5	5 903	3	630	2	1 277
November	3	229	4	650	3	935	1	200	4	3 623	6	1 289

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										
September	0	0	3	295	2	150	3	386	23	2 157
October	0	0	0	0	1	50	2	150	18	2 042
November	2	175	0	0	0	0	3	160	13	982
Value—\$200,000—\$499,999										
1998										
September	0	0	0	0	0	0	1	220	8	2 366
October	0	0	1	400	0	0	0	0	5	2 055
November	0	0	0	0	0	0	0	0	10	2 379
Value—\$500,000—\$999,999										
1998										
September	0	0	0	0	0	0	0	0	3	1 850
October	0	0	0	0	0	0	0	0	1	950
November	0	0	0	0	0	0	1	600	2	1 200
Value—\$1,000,000—\$4,999,999										
1998										
September	0	0	0	0	0	0	0	0	2	2 345
October	0	0	0	0	0	0	0	0	2	5 377
November	0	0	0	0	0	0	0	0	2	3 300
Value—\$5,000,000 and over										
1998										
September	0	0	0	0	0	0	0	0	0	0
October	0	0	0	0	0	0	0	0	1	5 000
November	0	0	0	0	0	0	0	0	0	0
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										
September	0	0	3	295	2	150	4	606	36	8 718
October	0	0	1	400	1	50	2	150	27	15 424
November	2	175	0	0	0	0	4	760	27	7 861

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)							
1995-96	165.2	52.5	217.3	36.9	254.2	218.3	472.4
1996-97	137.3	20.2	157.4	35.3	192.8	159.0	351.7
1997-98	126.0	16.4	142.3	38.4	180.7	124.9	305.6
1997							
June	30.9	8.2	39.1	8.4	47.5	37.0	84.5
September	31.4	7.6	39.0	10.0	49.1	27.6	76.7
December	34.2	4.3	38.5	9.0	47.5	30.6	78.1
1998							
March	31.9	1.8	33.7	9.4	43.2	34.9	78.1
June	28.4	2.6	31.0	10.0	41.0	31.7	72.7
September	32.7	1.2	33.9	9.3	43.2	33.3	76.5
ORIGINAL (% change from preceding quarter)							
1997							
June	-6.9	125.3	6.0	-19.8	0.3	10.7	4.6
September	1.6	-6.8	-0.1	19.1	3.3	-25.4	-9.3
December	8.8	-43.4	-1.4	-10.5	-3.3	10.8	1.8
1998							
March	-6.6	-58.2	-12.4	5.4	-9.0	14.2	0.1
June	-11.1	46.5	-8.1	5.7	-5.0	-9.3	-7.0
September	15.3	-54.2	9.4	-7.4	5.3	5.3	5.3

(a) Reference year for chain volume measures is 1996-97.
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)											
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											
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
September	0	1 831	1 815	795	1 550	1 676	0	195	150	386	8 398
October	0	5 239	1 775	5 745	570	0	0	400	50	95	13 874
November	229	650	935	200	3 623	745	175	0	0	160	6 717
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											
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
September	0	0	0	0	0	0	0	100	0	220	320
October	0	0	0	158	60	1 277	0	0	0	55	1 550
November	0	0	0	0	0	544	0	0	0	600	1 144
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											
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
September	0	1 831	1 815	795	1 550	1 676	0	295	150	606	8 718
October	0	5 239	1 775	5 903	630	1 277	0	400	50	150	15 424
November	229	650	935	200	3 623	1 289	175	0	0	760	7 861

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	97	11	108	8 804	680	2 944	12 428	7 861	20 289
Greater Hobart (SD)	45	9	54	4 158	535	1 155	5 848	2 104	7 952
Greater Hobart (SSD)	45	9	54	4 158	535	1 155	5 848	2 104	7 952
Brighton (M)	7	0	7	592	0	26	618	105	723
Clarence (C)	20	9	29	1 966	535	434	2 935	800	3 735
Derwent Valley (M)—Pt A	0	0	0	0	0	20	20	0	20
Glenorchy (C)	6	0	6	450	0	68	518	400	918
Hobart (C)—Inner	0	0	0	0	0	0	0	0	0
Hobart (C)—Remainder	3	0	3	350	0	258	608	799	1 407
Kingborough (M)—Pt A	6	0	6	574	0	349	923	0	923
Sorell (M)—Pt A	3	0	3	226	0	0	226	0	226
Southern (SD)	19	0	19	1 613	0	207	1 820	55	1 875
Southern (SSD)	19	0	19	1 613	0	207	1 820	55	1 875
Central Highlands (M)	3	0	3	545	0	0	545	0	545
Derwent Valley (M)—Pt B	1	0	1	91	0	76	167	55	222
Glamorgan/Spring Bay (M)	4	0	4	292	0	16	308	0	308
Huon Valley (M)	6	0	6	473	0	95	568	0	568
Kingborough (M)—Pt B	2	0	2	105	0	20	125	0	125
Sorell (M)—Pt B	0	0	0	0	0	0	0	0	0
Southern Midlands (M)	1	0	1	30	0	0	30	0	30
Tasman (M)	2	0	2	77	0	0	77	0	77
Northern (SD)	22	0	22	2 165	0	811	2 976	823	3 799
Greater Launceston (SSD)	16	0	16	1 795	0	581	2 376	773	3 149
George Town (M)—Pt A	0	0	0	0	0	35	35	0	35
Launceston (C)—Inner	0	0	0	0	0	0	0	0	0
Launceston (C)—Pt B	9	0	9	1 015	0	260	1 275	173	1 448
Meander Valley (M)—Pt A	3	0	3	343	0	11	354	0	354
Northern Midlands (M)—Pt A	1	0	1	118	0	71	189	0	189
West Tamar (M)—Pt A	3	0	3	319	0	204	523	600	1 123
Central North (SSD)	4	0	4	230	0	84	314	0	314
George Town (M)—Pt B	0	0	0	0	0	0	0	0	0
Launceston (C)—Pt C	0	0	0	0	0	33	33	0	33
Meander Valley (M)—Pt B	3	0	3	167	0	52	219	0	219
Northern Midlands (M)—Pt B	0	0	0	0	0	0	0	0	0
West Tamar (M)—Pt B	1	0	1	63	0	0	63	0	63
North Eastern (SSD)	2	0	2	140	0	146	285	50	335
Break O'Day (M)	2	0	2	140	0	60	200	0	200
Dorset (M)	0	0	0	0	0	86	86	50	136
Flinders (M)	0	0	0	0	0	0	0	0	0
Mersey-Lyell (SD)	11	2	13	868	145	771	1 783	4 879	6 662
Burnie-Devonport (SSD)	5	2	7	334	145	284	763	4 523	5 286
Burnie (C)—Pt A	0	2	2	0	145	0	145	1 649	1 794
Central Coast (M)—Pt A	1	0	1	55	0	15	70	0	70
Devonport (C)	1	0	1	94	0	74	168	2 644	2 812
Latrobe (M)—Pt A	3	0	3	185	0	160	345	230	575
Waratah/Wynyard (M)—Pt A	0	0	0	0	0	35	35	0	35

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)	6	0	6	534	0	467	1 001	356	1 357
Burnie (C)—Pt B	1	0	1	25	0	0	25	0	25
Central Coast (M)—Pt B	0	0	0	0	0	0	0	50	50
Circular Head (M)	2	0	2	140	0	100	240	306	546
Kentish (M)	2	0	2	219	0	50	269	0	269
King Island (M)	0	0	0	0	0	240	240	0	240
Latrobe (M)—Pt B	0	0	0	0	0	0	0	0	0
Waratah/Wynyard (M)—Pt B	1	0	1	150	0	77	227	0	227
Lyell (SSD)	0	0	0	0	0	20	20	0	20
West Coast (M)	0	0	0	0	0	20	20	0	20
STATISTICAL DISTRICT									
Launceston	16	0	16	1 795	0	581	2 376	773	3 149
Burnie—Devonport	5	2	7	334	145	284	763	4 523	5 286

(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* (Cat. no. 8762.0).

VALUE DATA

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

OWNERSHIP

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

BUILDING CLASSIFICATIONS

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

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

EXPLANATORY NOTES

BUILDING CLASSIFICATIONS

continued

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

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

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

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

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

SEASONAL ADJUSTMENT

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

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

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

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

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

EXPLANATORY NOTES

TREND ESTIMATES

18 Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. For monthly series, these trend estimates are derived by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted series. For further information, see *A Guide to Interpreting Time Series—Monitoring 'Trends': an Overview* (Cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on (02) 6252 6345.

19 While the smoothing techniques described in paragraph 18 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.

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 1996–97). The reference year will be updated annually in the July publication. While current price estimates reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and therefore only reflect volume changes.

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

AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)

22 Area statistics are now being classified to the *Australian Standard Geographical Classification, 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* (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
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.

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 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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