



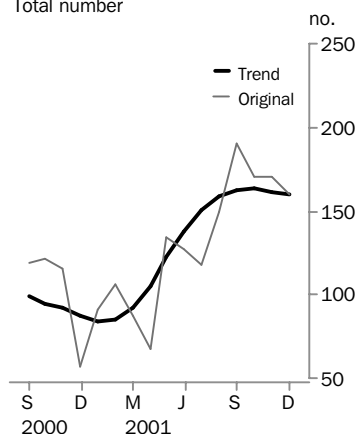
BUILDING APPROVALS

TASMANIA

EMBARGO: 11:30AM (CANBERRA TIME) FRI 8 FEB 2002

Dwelling units approved

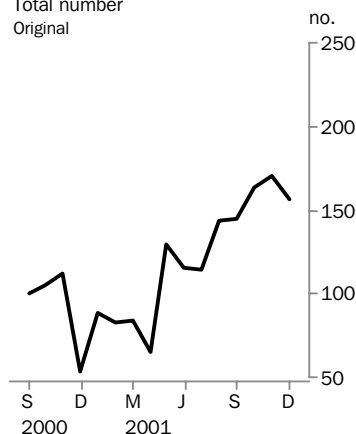
Total number



Private sector houses approved

Total number

Original



DECEMBER KEY FIGURES

	Oct 2001	Nov 2001	Dec 2001
Dwelling units approved			
Original	170	170	160
Trend	163	161	160
.....			
	% change	% change	% change
	Sep 2001 to	Oct 2001 to	Nov 2001 to
	Oct 2001	Nov 2001	Dec 2001
Dwelling units approved			
Original	-10.5	0.0	-5.9
Trend	0.2	-0.8	-0.8

DECEMBER KEY POINTS

TREND ESTIMATES

- The trend estimate for total dwelling units approved has fallen for the past two months following nine consecutive months of increase to October 2001.

ORIGINAL ESTIMATES

- In original terms there were 500 dwellings approved in the December 2001 quarter. This represents an increase of 9.4% from the 457 dwellings approved in the September 2001 quarter.
- For the three months ended December 2001 dwelling approvals were concentrated in Kingborough (68), Clarence (59), Launceston (41), Hobart (34) and West Tamar (32).
- The value of total building work approved in the December 2001 quarter was \$115.5million, an increase of 19.4% from the September 2001 quarter. The value of residential building work approved increased 1.0% to \$65.6million while the value of non-residential building work increased 56.7% to \$50.0million in the December 2001 quarter.

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

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
March 2002	9 May 2002
June 2002	6 August 2002



CHANGES IN THIS ISSUE

There are no changes in this issue.



DATA NOTES

Special articles that include State/Territory data have appeared in recent issues of *'Building Approvals, Australia'* (ABS Cat. no. 8731.0). The November 2001 article 'Largest and Fastest Growing Areas in Australia' presented those areas in each State/Territory that had recorded the greatest number of dwelling approvals over the 5 year period ended June 2001. It also showed which areas had experienced the greatest rates of growth over that same time. Other articles have been included in the May 2001, July 2001 and August 2001 issues. All of these articles can be viewed through accessing the ABS website at www.abs.gov.au and following the 'Australia Now' then 'Construction' links. Users who are interested in discussing these articles should contact Roger Mables on (08) 82377494.



REVISIONS THIS QUARTER

There are no significant revisions this quarter.



Stevan R Matheson
Regional Director, Tasmania



DWELLING UNITS APPROVED, Private and Public Sector

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	Total dwelling units	Trend estimates
PRIVATE SECTOR (Number)							
1998-1999	1 296	104	6	2	1	1 409	n.a.
1999-2000	1 587	224	19	33	2	1 865	n.a.
2000-2001	1 094	70	3	0	0	1 167	n.a.
2000							
December	53	4	0	0	0	57	n.a.
2001							
January	89	0	0	0	0	89	n.a.
February	83	23	0	0	0	106	n.a.
March	84	2	0	0	0	86	n.a.
April	65	3	0	0	0	68	n.a.
May	129	0	1	0	0	130	n.a.
June	115	7	1	0	0	123	n.a.
July	113	4	0	1	0	118	n.a.
August	143	4	1	0	1	149	n.a.
September	145	45	0	0	0	190	n.a.
October	163	0	1	0	0	164	n.a.
November	169	0	0	1	0	170	n.a.
December	156	2	0	2	0	160	n.a.
PUBLIC SECTOR (Number)							
1998-1999	1	0	0	0	0	1	n.a.
1999-2000	21	6	0	1	0	28	n.a.
2000-2001	14	10	3	0	0	27	n.a.
2000							
December	0	0	0	0	0	0	n.a.
2001							
January	0	0	2	0	0	2	n.a.
February	0	0	0	0	0	0	n.a.
March	0	2	0	0	0	2	n.a.
April	0	0	0	0	0	0	n.a.
May	4	0	0	0	0	4	n.a.
June	4	0	0	0	0	4	n.a.
July	0	0	0	0	0	0	n.a.
August	0	0	0	0	0	0	n.a.
September	0	0	0	0	0	0	n.a.
October	2	4	0	0	0	6	n.a.
November	0	0	0	0	0	0	n.a.
December	0	0	0	0	0	0	n.a.
TOTAL (Number)							
1998-1999	1 297	104	6	2	1	1 410	n.a.
1999-2000	1 608	230	19	34	2	1 893	n.a.
2000-2001	1 108	80	6	0	0	1 194	n.a.
2000							
December	53	4	0	0	0	57	87
2001							
January	89	0	2	0	0	91	84
February	83	23	0	0	0	106	85
March	84	4	0	0	0	88	92
April	65	3	0	0	0	68	105
May	133	0	1	0	0	134	122
June	119	7	1	0	0	127	138
July	113	4	0	1	0	118	151
August	143	4	1	0	1	149	159
September	145	45	0	0	0	190	162
October	165	4	1	0	0	170	163
November	169	0	0	1	0	170	161
December	156	2	0	2	0	160	160

(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)								
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
2000-2001	118 360	6 546	223	41 514	300	166 942	95 244	262 186
2000								
December	5 904	420	0	3 157	35	9 516	9 389	18 905
2001								
January	9 447	0	0	2 989	65	12 500	1 858	14 358
February	8 996	2 232	0	4 152	0	15 380	3 322	18 702
March	9 235	100	0	3 970	65	13 370	5 282	18 652
April	7 228	290	0	3 173	0	10 691	7 386	18 077
May	13 710	0	15	4 599	0	18 324	12 371	30 695
June	13 389	270	56	3 572	0	17 286	6 059	23 346
July	12 357	218	0	3 653	19	16 247	9 631	25 878
August	15 467	310	130	5 186	0	21 093	10 011	31 104
September	16 151	5 850	0	5 381	0	27 382	9 448	36 830
October	17 287	0	15	4 353	0	21 654	24 278	45 932
November	18 573	0	0	5 300	20	23 893	7 510	31 403
December	15 837	105	0	3 235	55	19 232	6 396	25 628
PUBLIC SECTOR (\$ '000)								
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
2000-2001	1 585	1 013	671	352	0	3 621	57 228	60 849
2000								
December	0	0	0	55	0	55	3 019	3 074
2001								
January	0	0	228	0	0	228	14 550	14 778
February	0	0	0	0	0	0	820	820
March	0	220	0	18	0	238	2 817	3 055
April	0	0	0	80	0	80	3 645	3 725
May	452	0	0	38	0	490	14 371	14 861
June	440	0	0	0	0	440	698	1 138
July	0	0	0	204	0	204	286	490
August	0	0	0	0	0	0	1 270	1 270
September	0	0	0	0	0	0	1 238	1 238
October	337	450	0	0	0	787	4 687	5 474
November	0	0	0	0	0	0	4 536	4 536
December	0	0	0	10	0	10	2 562	2 572
TOTAL (\$ '000)								
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
2000-2001	119 945	7 559	894	41 865	300	170 563	152 472	323 035
2000								
December	5 904	420	0	3 212	35	9 571	12 408	21 979
2001								
January	9 447	0	228	2 989	65	12 728	16 408	29 136
February	8 996	2 232	0	4 152	0	15 380	4 142	19 522
March	9 235	320	0	3 988	65	13 607	8 099	21 706
April	7 228	290	0	3 253	0	10 771	11 031	21 802
May	14 162	0	15	4 637	0	18 813	26 743	45 556
June	13 829	270	56	3 572	0	17 726	6 757	24 484
July	12 357	218	0	3 857	19	16 451	9 917	26 368
August	15 467	310	130	5 186	0	21 093	11 281	32 373
September	16 151	5 850	0	5 381	0	27 382	10 686	38 068
October	17 623	450	15	4 353	0	22 441	28 965	51 406
November	18 573	0	0	5 300	20	23 893	12 046	35 939
December	15 837	105	0	3 245	55	19 242	8 958	28 200

(a) See Glossary for definition.

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

NEW OTHER RESIDENTIAL BUILDING.....

Period	New houses			Semi-detached, row or terrace houses, townhouses, etc. of.....			Flats, units or apartments in a building of.....			Total	Total new residential building
	One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total				
DWELLING UNITS (Number)											
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	
2000-2001	1 108	46	14	60	20	0	0	20	80	1 188	
2000											
October	105	14	0	14	2	0	0	2	16	121	
November	112	4	0	4	0	0	0	0	4	116	
December	53	4	0	4	0	0	0	0	4	57	
2001											
January	89	0	0	0	0	0	0	0	0	89	
February	83	7	0	7	16	0	0	16	23	106	
March	84	4	0	4	0	0	0	0	4	88	
April	65	3	0	3	0	0	0	0	3	68	
May	133	0	0	0	0	0	0	0	0	133	
June	119	5	0	5	2	0	0	2	7	126	
July	113	4	0	4	0	0	0	0	4	117	
August	143	4	0	4	0	0	0	0	4	147	
September	145	2	20	22	23	0	0	23	45	190	
October	165	0	4	4	0	0	0	0	4	169	
November	169	0	0	0	0	0	0	0	0	169	
December	156	2	0	2	0	0	0	0	2	158	
VALUE (\$ '000)											
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	
2000-2001	119 945	4 311	1 400	5 711	1 848	0	0	1 848	7 559	127 504	
2000											
October	11 535	1 955	0	1 955	66	0	0	66	2 021	13 556	
November	11 877	270	0	270	0	0	0	0	270	12 147	
December	5 904	420	0	420	0	0	0	0	420	6 324	
2001											
January	9 447	0	0	0	0	0	0	0	0	9 447	
February	8 996	600	0	600	1 632	0	0	1 632	2 232	11 228	
March	9 235	320	0	320	0	0	0	0	320	9 555	
April	7 228	290	0	290	0	0	0	0	290	7 518	
May	14 162	0	0	0	0	0	0	0	0	14 162	
June	13 829	120	0	120	150	0	0	150	270	14 099	
July	12 357	218	0	218	0	0	0	0	218	12 575	
August	15 467	310	0	310	0	0	0	0	310	15 777	
September	16 151	100	1 500	1 600	4 250	0	0	4 250	5 850	22 001	
October	17 623	0	450	450	0	0	0	0	450	18 073	
November	18 573	0	0	0	0	0	0	0	0	18 573	
December	15 837	105	0	105	0	0	0	0	105	15 942	

(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												
2001												
October	2	198	8	565	1	100	2	245	3	355	3	265
November	3	328	7	655	3	340	6	504	7	609	1	80
December	1	191	1	125	1	110	0	0	2	155	2	110
Value—\$200,000—\$499,999												
2001												
October	0	0	1	250	1	390	0	0	0	0	3	800
November	1	400	0	0	0	0	1	460	4	1 105	3	1 064
December	0	0	2	740	1	350	0	0	0	0	2	680
Value—\$500,000—\$999,999												
2001												
October	1	600	2	1 310	0	0	0	0	0	0	1	850
November	0	0	0	0	0	0	1	712	1	515	0	0
December	0	0	1	600	1	700	1	565	0	0	0	0
Value—\$1,000,000—\$4,999,999												
2001												
October	0	0	0	0	0	0	1	2 031	1	1 600	0	0
November	0	0	1	1 200	0	0	1	1 497	0	0	1	1 200
December	0	0	0	0	0	0	0	0	0	0	2	4 152
Value—\$5,000,000 and over												
2001												
October	0	0	0	0	0	0	0	0	0	0	0	0
November	0	0	0	0	0	0	0	0	0	0	0	0
December	0	0	0	0	0	0	0	0	0	0	0	0
Value—Total												
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
2000-2001	26	15 700	73	13 923	32	8 688	61	16 435	44	12 575	46	32 035
2001												
October	3	798	11	2 125	2	490	3	2 276	4	1 955	7	1 915
November	4	728	8	1 855	3	340	9	3 173	12	2 229	5	2 344
December	1	191	4	1 465	3	1 160	1	565	2	155	6	4 942

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										
2001										
October	0	0	1	175	1	105	1	75	22	2 083
November	0	0	0	0	3	190	0	0	30	2 706
December	0	0	0	0	1	100	1	130	9	921
Value—\$200,000–\$499,999										
2001										
October	0	0	0	0	0	0	1	350	6	1 790
November	0	0	0	0	2	489	0	0	11	3 518
December	0	0	0	0	1	250	0	0	6	2 020
Value—\$500,000–\$999,999										
2001										
October	0	0	0	0	0	0	0	0	4	2 760
November	0	0	1	698	0	0	0	0	3	1 925
December	0	0	0	0	0	0	0	0	3	1 865
Value—\$1,000,000–\$4,999,999										
2001										
October	0	0	1	4 400	0	0	0	0	3	8 031
November	0	0	0	0	0	0	0	0	3	3 897
December	0	0	0	0	0	0	0	0	2	4 152
Value—\$5,000,000 and over										
2001										
October	0	0	2	14 300	0	0	0	0	2	14 300
November	0	0	0	0	0	0	0	0	0	0
December	0	0	0	0	0	0	0	0	0	0
Value—Total										
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
2000-2001	7	2 841	29	18 545	18	19 421	40	12 310	376	152 472
2001										
October	0	0	4	18 875	1	105	2	425	37	28 965
November	0	0	1	698	5	679	0	0	47	12 046
December	0	0	0	0	2	350	1	130	20	8 958

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)							
1998-1999	126.9	6.4	133.7	37.4	171.1	173.6	345.6
1999-2000	165.3	28.1	193.4	50.7	244.1	160.6	404.7
2000-2001	106.8	7.0	113.8	38.4	152.2	149.9	302.1
2000							
June	39.0	9.7	48.6	15.8	64.5	41.6	106.1
September	24.8	1.6	26.4	7.9	34.3	40.8	75.1
December	26.2	2.5	28.7	10.1	38.8	37.5	76.3
2001							
March	24.7	2.3	27.1	10.3	37.3	28.1	65.4
June	31.1	0.5	31.7	10.2	41.9	43.5	85.3
September	38.7	5.9	44.6	12.8	57.4	31.0	88.4
ORIGINAL (% change from preceding quarter)							
2000							
June	-12.2	-8.6	-11.5	23.6	-4.8	10.7	0.8
September	-36.4	-83.4	-45.7	-50.3	-46.8	-1.9	-29.2
December	5.7	54.7	8.7	27.7	13.1	-8.0	1.6
2001							
March	-5.7	-6.1	-5.7	2.0	-3.7	-25.2	-14.3
June	26.0	-78.2	17.0	-0.6	12.2	54.8	30.5
September	24.1	1 052.0	40.7	25.9	37.1	-28.7	3.6

(a) Reference year for chain volume measures is 1999-2000.
Refer to Explanatory Notes paragraphs 24-25.

(b) Refer to Explanatory Notes paragraph 16.

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)											
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
2000-2001	15 550	13 670	7 526	11 789	12 185	5 387	2 841	14 318	6 537	5 441	95 244
2000											
December	350	765	405	412	444	683	0	3 830	1 850	650	9 389
2001											
January	70	186	483	419	60	260	0	0	300	80	1 858
February	0	350	645	85	205	1 030	180	77	60	690	3 322
March	200	120	2 180	518	215	130	271	340	0	1 308	5 282
April	0	1 420	880	3 680	80	326	0	0	0	1 000	7 386
May	2 305	698	1 150	603	6 840	200	75	0	100	400	12 371
June	165	2 503	0	155	405	0	480	2 139	0	213	6 059
July	330	2 085	510	205	1 781	0	0	4 000	370	350	9 631
August	239	2 235	1 260	870	1 796	0	0	2 516	700	396	10 011
September	300	3 068	1 380	1 934	1 922	400	0	310	60	75	9 448
October	798	2 125	100	95	355	1 505	0	18 875	0	425	24 278
November	728	1 710	260	1 165	2 229	330	0	698	390	0	7 510
December	191	1 465	1 160	565	155	2 480	0	0	250	130	6 396
PUBLIC SECTOR (\$ '000)											
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
2000-2001	150	253	1 162	4 646	390	26 648	0	4 226	12 884	6 869	57 228
2000											
December	0	0	0	0	0	2 114	0	470	0	435	3 019
2001											
January	0	0	0	900	0	13 150	0	0	500	0	14 550
February	0	0	0	100	0	350	0	0	0	370	820
March	0	0	100	0	55	855	0	1 757	0	50	2 817
April	0	0	0	2 141	0	1 169	0	0	0	335	3 645
May	0	0	0	330	0	1 315	0	342	12 384	0	14 371
June	0	93	0	0	100	265	0	140	0	100	698
July	0	0	56	0	0	0	0	110	0	120	286
August	0	220	0	80	192	388	0	0	390	0	1 270
September	0	0	0	210	0	358	0	0	0	670	1 238
October	0	0	390	2 181	1 600	410	0	0	105	0	4 687
November	0	145	80	2 008	0	2 014	0	0	289	0	4 536
December	0	0	0	0	0	2 462	0	0	100	0	2 562
TOTAL (\$ '000)											
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
2000-2001	15 700	13 923	8 688	16 435	12 575	32 035	2 841	18 545	19 421	12 310	152 472
2000											
December	350	765	405	412	444	2 797	0	4 300	1 850	1 085	12 408
2001											
January	70	186	483	1 319	60	13 410	0	0	800	80	16 408
February	0	350	645	185	205	1 380	180	77	60	1 060	4 142
March	200	120	2 280	518	270	985	271	2 097	0	1 358	8 099
April	0	1 420	880	5 821	80	1 495	0	0	0	1 335	11 031
May	2 305	698	1 150	933	6 840	1 515	75	342	12 484	400	26 743
June	165	2 596	0	155	505	265	480	2 279	0	313	6 757
July	330	2 085	566	205	1 781	0	0	4 110	370	470	9 917
August	239	2 455	1 260	950	1 988	388	0	2 516	1 090	396	11 281
September	300	3 068	1 380	2 144	1 922	758	0	310	60	745	10 686
October	798	2 125	490	2 276	1 955	1 915	0	18 875	105	425	28 965
November	728	1 855	340	3 173	2 229	2 344	0	698	679	0	12 046
December	191	1 465	1 160	565	155	4 942	0	0	350	130	8 958

BUILDING APPROVED IN STATISTICAL AREAS—Dec Qtr 2001

	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
STATISTICAL LOCAL AREAS									
TASMANIA	490	6	500	52 033	555	12 988	65 576	49 969	115 545
Greater Hobart (SD)	199	6	205	23 765	555	5 876	30 196	27 480	57 675
Greater Hobart (SSD)	199	6	205	23 765	555	5 876	30 196	27 480	57 675
Brighton (M)	18	0	18	1 589	0	88	1 676	0	1 676
Clarence (C)	59	0	59	7 508	0	1 275	8 783	2 415	11 198
Derwent Valley (M)—Pt A	5	0	5	627	0	130	757	250	1 007
Glenorchy (C)	16	0	16	1 750	0	526	2 276	5 796	8 072
Hobart (C)—Inner	0	0	0	0	0	0	0	900	900
Hobart (C)—Remainder	28	6	34	4 305	555	3 004	7 864	17 961	25 825
Kingborough (M)—Pt A	56	0	56	6 559	0	698	7 257	158	7 415
Sorell (M)—Pt A	17	0	17	1 427	0	156	1 583	0	1 583
Southern (SD)	71	0	71	4 746	0	892	5 638	8 176	13 814
Southern (SSD)	71	0	71	4 746	0	892	5 638	8 176	13 814
Central Highlands (M)	10	0	10	278	0	40	318	0	318
Derwent Valley (M)—Pt B	1	0	1	100	0	30	130	400	530
Glamorgan/Spring Bay (M)	3	0	3	367	0	16	383	2 096	2 479
Huon Valley (M)	29	0	29	2 079	0	547	2 626	5 620	8 246
Kingborough (M)—Pt B	12	0	12	912	0	55	967	0	967
Sorell (M)—Pt B	3	0	3	159	0	0	159	0	159
Southern Midlands (M)	9	0	9	667	0	89	756	0	756
Tasman (M)	4	0	4	184	0	115	299	60	359
Northern (SD)	139	0	141	14 390	0	3 718	18 108	9 957	28 065
Greater Launceston (SSD)	87	0	89	10 215	0	2 510	12 725	8 611	21 336
George Town (M)—Pt A	7	0	7	757	0	63	820	140	960
Launceston (C)—Inner	0	0	0	0	0	50	50	200	250
Launceston (C)—Pt B	30	0	32	3 522	0	1 368	4 890	5 985	10 875
Meander Valley (M)—Pt A	13	0	13	1 327	0	188	1 515	0	1 515
Northern Midlands (M)—Pt A	5	0	5	540	0	108	648	206	854
West Tamar (M)—Pt A	32	0	32	4 068	0	734	4 802	2 080	6 882
Central North (SSD)	21	0	21	1 631	0	483	2 114	956	3 070
George Town (M)—Pt B	4	0	4	304	0	10	314	350	664
Launceston (C)—Pt C	9	0	9	771	0	100	871	0	871
Meander Valley (M)—Pt B	8	0	8	556	0	50	606	50	656
Northern Midlands (M)—Pt B	0	0	0	0	0	218	218	556	774
West Tamar (M)—Pt B	0	0	0	0	0	105	105	0	105
North Eastern (SSD)	31	0	31	2 544	0	725	3 269	390	3 659
Break O'Day (M)	19	0	19	1 453	0	511	1 964	0	1 964
Dorset (M)	11	0	11	1 021	0	187	1 208	0	1 208
Flinders (M)	1	0	1	70	0	27	97	390	487
Mersey-Lyell (SD)	81	0	83	9 133	0	2 503	11 635	4 356	15 991
Burnie-Devonport (SSD)	59	0	60	6 992	0	2 071	9 063	2 822	11 885
Burnie (C)—Pt A	6	0	6	694	0	273	967	225	1 192
Central Coast (M)—Pt A	18	0	18	2 026	0	570	2 595	0	2 595
Devonport (C)	15	0	16	1 766	0	602	2 368	1 938	4 306
Latrobe (M)—Pt A	9	0	9	1 062	0	151	1 213	300	1 513
Waratah/Wynyard (M)—Pt A	11	0	11	1 445	0	475	1 920	359	2 279

BUILDING APPROVED IN STATISTICAL AREAS—Dec Qtr 2001 *continued*

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

	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
STATISTICAL LOCAL AREAS									
North Western Rural (SSD)	20	0	21	1 871	0	379	2 249	1 258	3 507
Burnie (C)—Pt B	2	0	2	100	0	12	112	0	112
Central Coast (M)—Pt B	1	0	1	100	0	141	241	0	241
Circular Head (M)	6	0	6	617	0	149	766	335	1 101
Kentish (M)	7	0	8	727	0	45	772	873	1 645
King Island (M)	0	0	0	0	0	15	15	0	15
Latrobe (M)—Pt B	3	0	3	190	0	0	190	50	240
Waratah/Wynyard (M)—Pt B	1	0	1	137	0	17	154	0	154
Lyell (SSD)	2	0	2	270	0	53	323	276	599
West Coast (M)	2	0	2	270	0	53	323	276	599
STATISTICAL DISTRICT									
Launceston	87	0	89	10 215	0	2 510	12 725	8 611	21 336
Burnie—Devonport	59	0	60	6 992	0	2 071	9 063	2 822	11 885

(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 16.

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following:

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

4 From July 1990, the statistics include:

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

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

VALUE DATA

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

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

8 From July 2000, value data includes the Goods and Services Tax (GST) for residential and non-residential building approvals. The ABS has consulted with councils and other approving authorities to ensure that approval values are reported inclusive of GST. Where it was identified by a council or other approving authority that approvals submitted from its jurisdiction were on a GST-exclusive basis, the ABS has made adjustments to the data to ensure that values were consistent with other data collected were inclusive of GST.

EXPLANATORY NOTES

OWNERSHIP

9 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

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

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

12 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.

13 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.

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

15 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.

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

SEASONAL ADJUSTMENTS

17 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.

18 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.

19 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).

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

EXPLANATORY NOTES

- SEASONAL ADJUSTMENT *continued* **21** As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. The timing of this review may vary and when appropriate will be notified in the 'Data Notes' section of this publication.
- TREND ESTIMATES **22** Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. For monthly series, these trend estimates are derived by applying a 13-term Henderson-weighted moving average to all months of the seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted series. For further information, see *Information Paper: A Guide to Interpreting Time Series—Monitoring 'Trends': an Overview* (Cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on Canberra 02 6252 6076.
- 23** While the smoothing techniques described in paragraph 22 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 **24** The chain volume measures appearing in this publication are annually re-weighted chain Laspeyres indexes referenced to current price values in a chosen reference year. The reference year will be updated annually in the September publication. While current price estimates reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and therefore only reflect volume changes. The direct impact of the GST is a price change, and hence is removed from chain volume estimates.
- 25** 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) **26** Area statistics are now being classified to the *Australian Standard Geographical Classification (ASGC), 2001 Edition* (Cat. no. 1216.0), effective from 1 July 2001, and ASGC terminology has been adopted in the presentation of building statistics.
- ABS DATA AVAILABLE ON REQUEST **27** As well as the statistics included in this and related publications, the ABS may have other relevant data available on request. Inquiries should be made to the National Information and Referral Service on 1300 135 070.

EXPLANATORY NOTES

RELATED PUBLICATIONS

28 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)
- *Construction Work Done, Australia, Preliminary* (Cat. no. 8755.0)
- *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)
- *Producer Price Indexes, Australia* (Cat. no. 6427.0)

29 While building approvals value series are shown inclusive of GST, this is different to the value series shown in the Building Activity publications (Cat. nos 8752.0, 8752.6 and 8755.0), in which residential work will be published inclusive of GST and non-residential work exclusive of GST. In the *Engineering Construction Activity, Australia* (Cat. no. 8762.0) all values will exclude GST.

30 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 16.
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 16.
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. caretaker's 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 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.
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- 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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