



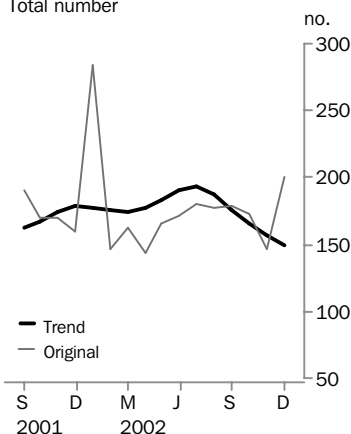
BUILDING APPROVALS

TASMANIA

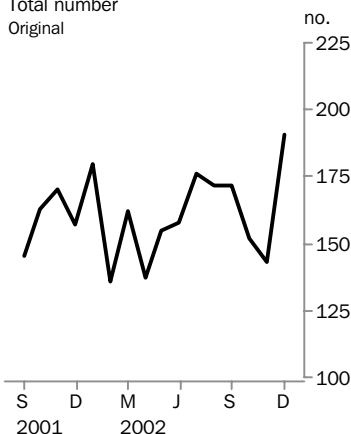
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Dwelling units approved

Total number



Private sector houses approved

Total number
Original

DECEMBER KEY FIGURES

	Oct 2002	Nov 2002	Dec 2002
Dwelling units approved			
Original	173	146	200
Trend	165	157	150
.....			
	% change	% change	% change
	Sep 2002 to	Oct 2002 to	Nov 2002 to
	Oct 2002	Nov 2002	Dec 2002
Dwelling units approved			
Original	-2.8	-15.6	37.0
Trend	-6.2	-4.7	-4.8

DECEMBER KEY POINTS

TREND ESTIMATES

- The trend estimate for total dwelling units approved fell in each month of the December 2002 quarter, with decreases of 6.2% in October, 4.7% in November and 4.8% in December. The trend estimate has now fallen in each of the past five months following four months of growth.

ORIGINAL ESTIMATES

- In original terms, there were 519 dwellings approved in the December 2002 quarter, a decrease of 3.0% from the September quarter.
- In the December 2002 quarter, dwelling approvals were concentrated in Kingborough (103) and Clarence (64).
- The total value of building approved in the December 2002 quarter was \$105.5m. This represented a 16.2% decrease from the September quarter. The value of residential building decreased 5.0% in the December 2002 quarter to \$75.3m while the value on non-residential building decreased 35.1% to \$30.3m.

- 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 2003	12 May 2003
June 2003	6 August 2003
September 2003	7 November 2003

CHANGES IN THIS ISSUE

There are no changes in this issue.

DATA NOTES

A special article on 'Inner City Development' was included in the December 2002 issue of *'Building Approvals Australia'* (ABS Cat. no. 8731.0). This and other articles are available from the ABS website at www.abs.gov.au. Go to the 'Australia Now' tab on the home page then select 'Construction'.

Building Approvals are now available in two SuperTable data cubes. Data cubes contain variables in a time series, enabling users to download cross classifications. The first data cube contains monthly Australian and state data for the most recent 37 months, with the number and value of approvals by sector of ownership (public/private), type of building and type of work. The second cube contains similar data for Statistical Local Areas within states/territories by financial year, with a separate cube for each state/territory. Users can obtain cubes and detailed instructions via an AusStats subscription, or from the ABS website (www.abs.gov.au) then go to 'Data Cubes'. All Building Approval data cubes are \$20 per month except for the Queensland SLA cube (\$25). Further information can be obtained from Roger Mableson on (08) 8237 7494.

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	Non-residential building	Total dwelling units	Trend estimates
PRIVATE SECTOR (Number)							
1999-00	1 587	224	19	33	2	1 865	n.a.
2000-01	1 094	70	3	4	0	1 171	n.a.
2001-02	1 817	132	5	6	2	1 962	n.a.
2001							
December	156	2	0	2	0	160	n.a.
2002							
January	180	55	1	0	0	236	n.a.
February	136	4	0	2	1	143	n.a.
March	162	1	0	0	0	163	n.a.
April	137	7	0	0	0	144	n.a.
May	155	4	0	0	0	159	n.a.
June	158	6	2	0	0	166	n.a.
July	175	4	0	1	0	180	n.a.
August	172	4	0	0	1	177	n.a.
September	172	6	0	0	0	178	n.a.
October	152	19	2	0	0	173	n.a.
November	143	3	0	0	0	146	n.a.
December	191	9	0	0	0	200	n.a.
PUBLIC SECTOR (Number)							
1999-00	21	6	0	1	0	28	n.a.
2000-01	14	10	3	0	0	27	n.a.
2001-02	61	9	0	0	0	70	n.a.
2001							
December	0	0	0	0	0	0	n.a.
2002							
January	43	5	0	0	0	48	n.a.
February	4	0	0	0	0	4	n.a.
March	0	0	0	0	0	0	n.a.
April	0	0	0	0	0	0	n.a.
May	6	0	0	0	0	6	n.a.
June	6	0	0	0	0	6	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	0	0	0	0	0	0	n.a.
November	0	0	0	0	0	0	n.a.
December	0	0	0	0	0	0	n.a.
TOTAL (Number)							
1999-00	1 608	230	19	34	2	1 893	n.a.
2000-01	1 108	80	6	4	0	1 198	n.a.
2001-02	1 878	141	5	6	2	2 032	n.a.
2001							
December	156	2	0	2	0	160	178
2002							
January	223	60	1	0	0	284	177
February	140	4	0	2	1	147	175
March	162	1	0	0	0	163	174
April	137	7	0	0	0	144	177
May	161	4	0	0	0	165	183
June	164	6	2	0	0	172	190
July	175	4	0	1	0	180	193
August	172	4	0	0	1	177	187
September	172	6	0	0	0	178	176
October	152	19	2	0	0	173	165
November	143	3	0	0	0	146	157
December	191	9	0	0	0	200	150

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	Total residential building	Non-residential building	Total building
PRIVATE SECTOR (\$ '000)								
1999-00	163 114	27 283	1 632	43 487	4 745	240 260	120 737	360 997
2000-01	118 360	6 546	223	41 549	265	166 942	95 244	262 186
2001-02	200 477	11 143	495	50 613	161	262 889	113 637	376 526
2001								
December	15 837	105	0	3 235	55	19 232	6 396	25 628
2002								
January	21 250	2 739	150	3 327	0	27 466	6 078	33 544
February	14 860	336	0	3 941	67	19 205	8 451	27 655
March	19 125	105	0	4 644	0	23 874	10 328	34 202
April	14 796	610	0	3 303	0	18 709	4 072	22 781
May	18 225	360	0	4 572	0	23 157	11 332	34 489
June	16 550	510	200	3 718	0	20 978	6 101	27 079
July	21 708	318	0	4 926	20	26 971	25 887	52 858
August	21 399	300	0	5 397	0	27 096	8 102	35 197
September	20 371	461	0	4 329	0	25 161	7 646	32 807
October	17 031	1 880	80	6 090	0	25 081	8 537	33 618
November	16 614	300	0	3 384	0	20 298	6 204	26 502
December	23 468	830	0	5 525	0	29 823	7 373	37 197
PUBLIC SECTOR (\$ '000)								
1999-00	2 178	863	0	768	35	3 844	39 857	43 701
2000-01	1 585	1 013	671	352	0	3 621	57 228	60 849
2001-02	8 311	1 092	0	435	0	9 837	54 346	64 184
2001								
December	0	0	0	10	0	10	20 970	20 980
2002								
January	5 538	642	0	183	0	6 363	2 112	8 476
February	441	0	0	37	0	478	3 335	3 813
March	0	0	0	0	0	0	4 901	4 901
April	0	0	0	0	0	0	2 888	2 888
May	1 230	0	0	0	0	1 230	254	1 484
June	766	0	0	0	0	766	7 869	8 635
July	0	0	0	14	0	14	1 801	1 814
August	0	0	0	0	0	0	951	951
September	0	0	0	0	0	0	2 285	2 285
October	0	0	0	50	0	50	1 781	1 831
November	0	0	0	0	0	0	3 949	3 949
December	0	0	0	0	0	0	2 451	2 451
TOTAL (\$ '000)								
1999-00	165 292	28 146	1 632	44 255	4 780	244 104	160 595	404 699
2000-01	119 945	7 559	894	41 900	265	170 563	152 472	323 035
2001-02	208 788	12 235	495	51 048	161	272 727	167 983	440 709
2001								
December	15 837	105	0	3 245	55	19 242	27 366	46 609
2002								
January	26 788	3 381	150	3 510	0	33 829	8 190	42 019
February	15 301	336	0	3 978	67	19 682	11 786	31 468
March	19 125	105	0	4 644	0	23 874	15 229	39 104
April	14 796	610	0	3 303	0	18 709	6 960	25 668
May	19 455	360	0	4 572	0	24 387	11 586	35 974
June	17 316	510	200	3 718	0	21 744	13 971	35 714
July	21 708	318	0	4 939	20	26 985	27 687	54 672
August	21 399	300	0	5 397	0	27 096	9 052	36 148
September	20 371	461	0	4 329	0	25 161	9 931	35 092
October	17 031	1 880	80	6 140	0	25 131	10 318	35 449
November	16 614	300	0	3 384	0	20 298	10 152	30 450
December	23 468	830	0	5 525	0	29 823	9 825	39 648

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)										
1999-00	1 608	63	18	81	104	0	45	149	230	1 838
2000-01	1 108	46	14	60	20	0	0	20	80	1 188
2001-02	1 878	86	29	115	26	0	0	26	141	2 019
2001										
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
2002										
January	223	60	0	60	0	0	0	0	60	283
February	140	4	0	4	0	0	0	0	4	144
March	162	0	1	1	0	0	0	0	1	163
April	137	4	0	4	3	0	0	3	7	144
May	161	0	4	4	0	0	0	0	4	165
June	164	6	0	6	0	0	0	0	6	170
July	175	2	0	2	2	0	0	2	4	179
August	172	4	0	4	0	0	0	0	4	176
September	172	6	0	6	0	0	0	0	6	178
October	152	2	2	4	15	0	0	15	19	171
November	143	3	0	3	0	0	0	0	3	146
December	191	9	0	9	0	0	0	0	9	200
VALUE (\$ '000)										
1999-00	165 292	5 832	1 665	7 497	6 799	0	13 850	20 649	28 146	193 437
2000-01	119 945	4 311	1 400	5 711	1 848	0	0	1 848	7 559	127 504
2001-02	208 788	5 420	2 415	7 835	4 400	0	0	4 400	12 235	221 023
2001										
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
2002										
January	26 788	3 381	0	3 381	0	0	0	0	3 381	30 169
February	15 301	336	0	336	0	0	0	0	336	15 637
March	19 125	0	105	105	0	0	0	0	105	19 230
April	14 796	460	0	460	150	0	0	150	610	15 406
May	19 455	0	360	360	0	0	0	0	360	19 815
June	17 316	510	0	510	0	0	0	0	510	17 826
July	21 708	120	0	120	198	0	0	198	318	22 026
August	21 399	300	0	300	0	0	0	0	300	21 699
September	20 371	461	0	461	0	0	0	0	461	20 832
October	17 031	150	230	380	1 500	0	0	1 500	1 880	18 911
November	16 614	300	0	300	0	0	0	0	300	16 914
December	23 468	830	0	830	0	0	0	0	830	24 298

(a) See Glossary for definition.

4

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

Period	Hotels, motels and other short term accommodation.....		Shops.....		Factories.....		Offices.....		Other business premises.....		Educational	
	no.	\$'000	no.	\$'000	no.	\$'000	no.	\$'000	no.	\$'000	no.	\$'000
Value—\$50,000—\$199,999												
2002												
October	5	484	11	1 038	3	205	4	335	2	203	1	100
November	3	315	6	736	2	135	5	630	3	245	0	0
December	1	55	3	280	1	90	4	314	3	235	3	276
Value—\$200,000—\$499,999												
2002												
October	0	0	3	930	1	220	2	456	0	0	1	213
November	0	0	2	640	1	350	1	250	0	0	3	1 025
December	0	0	4	1 143	2	599	1	235	1	250	2	400
Value—\$500,000—\$999,999												
2002												
October	0	0	0	0	0	0	1	500	0	0	1	770
November	0	0	0	0	1	583	0	0	1	571	1	500
December	1	500	0	0	0	0	0	0	0	0	0	0
Value—\$1,000,000—\$4,999,999												
2002												
October	1	1 100	0	0	0	0	0	0	0	0	1	1 500
November	0	0	0	0	0	0	0	0	1	1 700	1	1 500
December	0	0	1	1 500	0	0	0	0	0	0	1	1 200
Value—\$5,000,000 and over												
2002												
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												
1999-00	26	6 596	67	27 193	43	11 149	76	16 428	82	18 563	39	17 722
2000-01	26	15 700	73	13 923	32	8 688	61	16 435	44	12 575	46	32 035
2001-02	21	6 501	87	23 041	31	8 214	53	16 228	64	18 658	55	42 695
2002												
October	6	1 584	14	1 968	4	425	7	1 290	2	203	4	2 583
November	3	315	8	1 376	4	1 068	6	880	5	2 516	5	3 025
December	2	555	8	2 923	3	689	5	549	4	485	6	1 876

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										
2002										
October	1	90	1	110	3	175	7	690	38	3 430
November	1	57	0	0	0	0	2	266	22	2 384
December	0	0	1	96	2	112	1	80	19	1 538
Value—\$200,000—\$499,999										
2002										
October	0	0	0	0	0	0	0	0	7	1 819
November	0	0	1	350	1	300	0	0	9	2 915
December	0	0	0	0	1	375	1	285	12	3 287
Value—\$500,000—\$999,999										
2002										
October	0	0	1	600	1	600	0	0	4	2 470
November	0	0	0	0	0	0	0	0	3	1 654
December	0	0	0	0	0	0	0	0	1	500
Value—\$1,000,000—\$4,999,999										
2002										
October	0	0	0	0	0	0	0	0	2	2 600
November	0	0	0	0	0	0	0	0	2	3 200
December	0	0	1	1 800	0	0	0	0	3	4 500
Value—\$5,000,000 and over										
2002										
October	0	0	0	0	0	0	0	0	0	0
November	0	0	0	0	0	0	0	0	0	0
December	0	0	0	0	0	0	0	0	0	0
Value—Total										
1999-00	4	1 110	23	17 382	31	32 711	33	11 741	424	160 595
2000-01	7	2 841	29	18 545	18	19 421	40	12 310	376	152 472
2001-02	1	725	38	41 233	20	4 137	30	6 553	400	167 983
2002										
October	1	90	2	710	4	775	7	690	51	10 318
November	1	57	1	350	1	300	2	266	36	10 152
December	0	0	2	1 896	3	487	2	365	35	9 825

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)							
1999-00	185.6	30.5	216.7	56.9	273.6	163.1	432.4
2000-01	119.9	7.6	127.5	43.1	170.6	152.5	323.0
2001-02	202.6	12.2	214.5	50.2	264.8	164.6	429.4
2001							
June	35.0	0.6	35.5	11.4	46.9	44.3	91.4
September	43.4	6.4	49.7	14.4	64.1	31.7	95.8
December	51.1	0.6	51.6	12.7	64.4	67.3	131.7
2002							
March	59.6	3.8	63.3	12.0	75.3	34.3	109.6
June	48.5	1.4	49.9	11.1	61.0	31.3	92.3
September	58.6	1.0	59.6	13.6	73.2	44.5	117.6
ORIGINAL (% change from preceding quarter)							
2001							
June	26.4	-76.0	17.2	-0.9	12.2	54.9	30.8
September	24.0	966.7	40.0	26.3	36.7	-28.4	4.8
December	17.7	-90.6	3.8	-11.8	0.5	112.3	37.5
2002							
March	16.6	533.3	22.7	-5.5	16.9	-49.0	-16.8
June	-18.6	-63.2	-21.2	-7.5	-19.0	-8.7	-15.8
September	20.8	-28.6	19.4	22.5	20.0	42.2	27.4

(a) Reference year for chain volume measures is 2000-2001.
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)											
1999-00	6 596	27 113	11 099	12 578	17 725	2 500	1 110	10 904	23 215	7 898	120 737
2000-01	15 550	13 670	7 526	11 789	12 185	5 387	2 841	14 318	6 537	5 441	95 244
2001-02	6 501	22 676	7 688	8 434	16 741	9 245	725	35 361	2 150	4 116	113 637
2001											
December	191	1 465	1 160	565	155	2 480	0	0	250	130	6 396
2002											
January	0	210	370	735	700	3 550	0	323	0	190	6 078
February	0	107	0	855	4 768	0	0	1 487	0	1 234	8 451
March	100	5 989	384	145	420	0	0	3 030	0	260	10 328
April	95	1 231	195	855	591	480	0	150	250	225	4 072
May	3 360	287	1 350	670	1 829	500	725	1 910	80	621	11 332
June	360	2 165	719	340	195	0	0	2 062	50	211	6 101
July	300	8 620	225	8 128	2 082	0	400	5 582	185	365	25 887
August	579	2 255	1 077	1 400	322	650	479	490	369	481	8 102
September	2 525	1 050	320	550	920	0	0	2 281	0	0	7 646
October	1 584	1 968	425	949	203	2 583	90	110	110	515	8 537
November	315	1 305	1 068	555	1 945	500	57	350	0	110	6 204
December	555	2 923	689	314	485	400	0	1 896	112	0	7 373
PUBLIC SECTOR (\$ '000)											
1999-00	0	80	50	3 851	838	15 222	0	6 478	9 496	3 843	39 857
2000-01	150	253	1 162	4 646	390	26 648	0	4 226	12 884	6 869	57 228
2001-02	0	365	526	7 794	1 917	33 450	0	5 872	1 987	2 436	54 346
2001											
December	0	0	0	198	0	20 673	0	0	100	0	20 970
2002											
January	0	0	0	900	0	812	0	0	0	400	2 112
February	0	0	0	60	0	1 283	0	0	1 043	949	3 335
March	0	0	0	0	0	4 641	0	260	0	0	4 901
April	0	0	0	0	55	679	0	2 154	0	0	2 888
May	0	0	0	0	0	0	0	55	0	199	254
June	0	0	0	2 157	70	2 191	0	3 293	60	98	7 869
July	0	0	1 300	0	0	0	0	80	0	421	1 801
August	0	0	0	562	140	0	0	80	169	0	951
September	0	0	0	60	0	1 699	0	526	0	0	2 285
October	0	0	0	341	0	0	0	600	665	175	1 781
November	0	71	0	325	571	2 525	0	0	300	156	3 949
December	0	0	0	235	0	1 476	0	0	375	365	2 451
TOTAL (\$ '000)											
1999-00	6 596	27 193	11 149	16 428	18 563	17 722	1 110	17 382	32 711	11 741	160 595
2000-01	15 700	13 923	8 688	16 435	12 575	32 035	2 841	18 545	19 421	12 310	152 472
2001-02	6 501	23 041	8 214	16 228	18 658	42 695	725	41 233	4 137	6 553	167 983
2001											
December	191	1 465	1 160	763	155	23 153	0	0	350	130	27 366
2002											
January	0	210	370	1 635	700	4 362	0	323	0	590	8 190
February	0	107	0	915	4 768	1 283	0	1 487	1 043	2 183	11 786
March	100	5 989	384	145	420	4 641	0	3 290	0	260	15 229
April	95	1 231	195	855	646	1 159	0	2 304	250	225	6 960
May	3 360	287	1 350	670	1 829	500	725	1 965	80	820	11 586
June	360	2 165	719	2 497	265	2 191	0	5 355	110	309	13 971
July	300	8 620	1 525	8 128	2 082	0	400	5 662	185	786	27 687
August	579	2 255	1 077	1 962	462	650	479	570	538	481	9 052
September	2 525	1 050	320	610	920	1 699	0	2 807	0	0	9 931
October	1 584	1 968	425	1 290	203	2 583	90	710	775	690	10 318
November	315	1 376	1 068	880	2 516	3 025	57	350	300	266	10 152
December	555	2 923	689	549	485	1 876	0	1 896	487	365	9 825

BUILDING APPROVED IN STATISTICAL AREAS—Dec Qtr 2002

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

	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	486	31	519	57 114	3 010	15 128	75 252	30 295	105 547
Greater Hobart (SD)	236	21	259	28 820	2 070	8 097	38 987	11 144	50 131
Greater Hobart (SSD)	236	21	259	28 820	2 070	8 097	38 987	11 144	50 131
Brighton (M)	14	0	14	1 651	0	238	1 890	439	2 329
Clarence (C)	64	0	64	9 868	0	2 130	11 998	1 855	13 853
Derwent Valley (M)—Pt A	3	0	3	328	0	10	338	0	338
Glenorchy (C)	28	0	30	3 513	0	520	4 032	2 676	6 708
Hobart (C)—Inner	0	0	0	0	0	38	38	864	902
Hobart (C)—Remainder	17	19	36	2 359	1 950	4 148	8 456	3 834	12 291
Kingborough (M)—Pt A	89	2	91	8 913	120	652	9 684	1 330	11 014
Sorell (M)—Pt A	21	0	21	2 189	0	362	2 551	145	2 696
Southern (SD)	61	0	61	5 338	0	1 047	6 385	1 902	8 287
Southern (SSD)	61	0	61	5 338	0	1 047	6 385	1 902	8 287
Central Highlands (M)	7	0	7	361	0	85	446	717	1 163
Derwent Valley (M)—Pt B	0	0	0	0	0	222	222	0	222
Glamorgan/Spring Bay (M)	8	0	8	1 001	0	60	1 061	90	1 151
Huon Valley (M)	19	0	19	2 013	0	401	2 414	930	3 344
Kingborough (M)—Pt B	12	0	12	814	0	141	954	0	954
Sorell (M)—Pt B	0	0	0	0	0	0	0	0	0
Southern Midlands (M)	7	0	7	658	0	55	713	0	713
Tasman (M)	8	0	8	492	0	83	575	165	740
Northern (SD)	118	3	121	14 697	330	3 655	18 683	9 753	28 436
Greater Launceston (SSD)	83	3	86	10 491	330	2 184	13 005	9 003	22 008
George Town (M)—Pt A	4	0	4	499	0	118	617	95	712
Launceston (C)—Inner	0	0	0	0	0	90	90	507	597
Launceston (C)—Pt B	33	3	36	4 603	330	981	5 914	7 569	13 483
Meander Valley (M)—Pt A	7	0	7	895	0	12	907	60	967
Northern Midlands (M)—Pt A	4	0	4	420	0	458	878	150	1 028
West Tamar (M)—Pt A	35	0	35	4 074	0	525	4 600	622	5 222
Central North (SSD)	15	0	15	1 814	0	893	2 707	445	3 152
George Town (M)—Pt B	5	0	5	430	0	70	500	50	550
Launceston (C)—Pt C	1	0	1	130	0	274	404	0	404
Meander Valley (M)—Pt B	8	0	8	1 204	0	356	1 560	395	1 955
Northern Midlands (M)—Pt B	0	0	0	0	0	123	123	0	123
West Tamar (M)—Pt B	1	0	1	50	0	69	119	0	119
North Eastern (SSD)	20	0	20	2 392	0	579	2 971	305	3 276
Break O' Day (M)	10	0	10	1 054	0	353	1 407	85	1 492
Dorset (M)	5	0	5	505	0	170	675	70	745
Flinders (M)	5	0	5	833	0	56	889	150	1 039
Mersey-Lyell (SD)	71	7	78	8 259	610	2 329	11 198	7 496	18 694
Burnie-Devonport (SSD)	57	7	64	6 997	610	1 652	9 259	5 325	14 584
Burnie (C)—Pt A	2	0	2	293	0	221	514	2 737	3 250
Central Coast (M)—Pt A	13	0	13	1 443	0	581	2 023	1 074	3 098
Devonport (C)	15	7	22	2 043	610	399	3 052	1 071	4 123
Latrobe (M)—Pt A	18	0	18	2 095	0	215	2 310	143	2 453
Waratah/Wynyard (M)—Pt A	9	0	9	1 124	0	237	1 361	300	1 661

BUILDING APPROVED IN STATISTICAL AREAS—Dec Qtr 2002 *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)	14	0	14	1 262	0	635	1 897	2 111	4 008
Burnie (C)—Pt B	0	0	0	0	0	87	87	0	87
Central Coast (M)—Pt B	1	0	1	120	0	135	255	0	255
Circular Head (M)	3	0	3	325	0	113	438	812	1 250
Kentish (M)	7	0	7	652	0	105	757	1 100	1 857
King Island (M)	0	0	0	0	0	130	130	100	230
Latrobe (M)—Pt B	1	0	1	20	0	0	20	0	20
Waratah/Wynyard (M)—Pt B	2	0	2	145	0	65	210	99	309
Lyell (SSD)	0	0	0	0	0	42	42	60	102
West Coast (M)	0	0	0	0	0	42	42	60	102
STATISTICAL DISTRICT									
Launceston	83	3	86	10 491	330	2 184	13 005	9 003	22 008
Burnie—Devonport	57	7	64	6 997	610	1 652	9 259	5 325	14 584

(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), 2002 Edition* (cat. no. 1216.0), effective from July 2002. Building work approved before July 2002 was classified according to the current editions of ASGC at the time, and is presented in this publication unrevised, in the original geographic area that applied at the time of approval.
- 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.

G L O S S A R Y

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

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- CPI INFOLINE* For current and historical Consumer Price Index data, call 1902 981 074 (call cost 77c per minute).
- DIAL-A-STATISTIC* For the latest figures for National Accounts, Balance of Payments, Labour Force, Average Weekly Earnings, Estimated Resident Population and the Consumer Price Index call 1900 986 400 (call cost 77c per minute).

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