

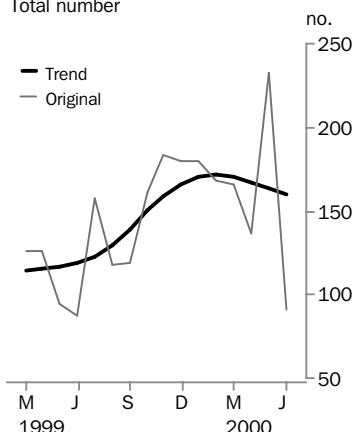
BUILDING APPROVALS

TASMANIA

EMBARGO: 11:30AM (CANBERRA TIME) TUES 8 AUG 2000

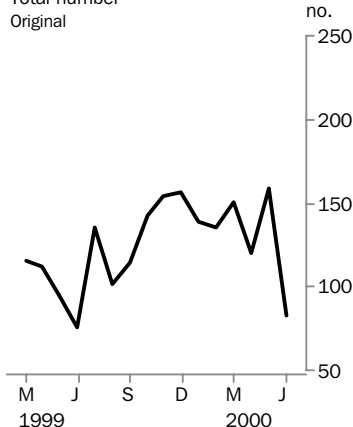
Dwelling units approved

Total number



Private sector houses approved

Total number



JUNE KEY FIGURES

	Apr 2000	May 2000	Jun 2000
Dwelling units approved			
Original	136	233	91
Trend	167	164	160
.....			
	% change Mar 2000 to Apr 2000	% change Apr 2000 to May 2000	% change May 2000 to Jun 2000
Dwelling units approved			
Original	-18.1	71.3	-60.9
Trend	-1.6	-2.0	-2.2

JUNE KEY POINTS

TREND ESTIMATES

- The trend estimate for dwellings approved in Tasmania has steadily declined from February 2000 when it had reached a high point of 172 dwellings. The current level of 160 is 7.0% below that of February.

ORIGINAL ESTIMATES

- The number of dwellings approved in original terms was at an historically strong level at the beginning of 2000, with 180 dwellings approved in each of December and January. This level was not sustained and in April had fallen to 136 dwellings. The number of approvals in May was exceptionally high (233) and influenced by several large residential projects. However, the number dropped substantially in June, when only 91 dwellings were approved in the State.
- For the three months ended June 2000, approvals were clearly concentrated within the Greater Hobart SD, with Hobart (82 dwellings), Clarence (53) and Kingborough (Pt A) (35) accounting for the majority of approvals.
- The value of total building work approved in the June quarter 2000 was 2.1% higher than the preceding quarter. Non-residential building was 11.2% higher than the previous quarter.

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

NOTES

FORTHCOMING ISSUES

ISSUE

RELEASE DATE

September 2000

8 November 2000

December 2000

8 February 2001

.....

CHANGES IN THIS ISSUE

There are no changes in this issue.

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DATA NOTES

Users should exercise caution when analysing movements in the value series over the next few months as they may be affected in a number of ways, including:

- changing patterns in demand and price changes brought about by the "bringing forward" of building activity prior to 1 July 2000;
- the introduction of the Goods and Services Tax (GST) and the abolition of the Wholesale Sales Tax; and
- the uncertainty as to whether approval values reported prior to 1 July 2000 included or excluded the GST component.

ABS has been liaising with councils and other approving authorities to ensure that approval values are reported inclusive of the GST.

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REVISIONS THIS ISSUE

There have been a revision made to data previously released in the March issue of this publication, resulting in one more dwelling in March 2000.

Furthermore, there is a reduction of one dwelling for April and five dwellings for May in this issue compared with the data released in the May 2000 issue of *Building Approvals, Australia (8731.0)*.

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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)							
1997-1998	1 410	208	2	3	0	1 623	n.a.
1998-1999	1 296	104	6	2	1	1 409	n.a.
1999-2000	1 587	224	19	33	2	1 865	n.a.
1999							
June	76	11	1	0	0	88	n.a.
July	135	9	0	2	0	146	n.a.
August	101	16	0	0	1	118	n.a.
September	114	4	0	0	0	118	n.a.
October	142	19	0	0	0	161	n.a.
November	154	26	0	2	0	182	n.a.
December	156	20	0	0	0	176	n.a.
2000							
January	139	28	13	0	0	180	n.a.
February	135	33	0	0	0	168	n.a.
March	149	12	2	0	0	163	n.a.
April	120	10	1	0	1	132	n.a.
May	159	43	0	29	0	231	n.a.
June	83	4	3	0	0	90	n.a.
PUBLIC SECTOR (Number)							
1997-1998	9	11	0	0	0	20	n.a.
1998-1999	1	0	0	0	0	1	n.a.
1999-2000	21	6	0	1	0	28	n.a.
1999							
June	0	0	0	0	0	0	n.a.
July	12	0	0	0	0	12	n.a.
August	0	0	0	0	0	0	n.a.
September	1	0	0	0	0	1	n.a.
October	0	0	0	0	0	0	n.a.
November	1	0	0	0	0	1	n.a.
December	4	0	0	0	0	4	n.a.
2000							
January	0	0	0	0	0	0	n.a.
February	0	0	0	0	0	0	n.a.
March	0	2	0	1	0	3	n.a.
April	2	2	0	0	0	4	n.a.
May	0	2	0	0	0	2	n.a.
June	1	0	0	0	0	1	n.a.
TOTAL (Number)							
1997-1998	1 419	219	2	3	0	1 643	n.a.
1998-1999	1 297	104	6	2	1	1 410	n.a.
1999-2000	1 608	230	19	34	2	1 893	n.a.
1999							
June	76	11	1	0	0	88	119
July	147	9	0	2	0	158	123
August	101	16	0	0	1	118	129
September	115	4	0	0	0	119	139
October	142	19	0	0	0	161	150
November	155	26	0	2	0	183	159
December	160	20	0	0	0	180	166
2000							
January	139	28	13	0	0	180	171
February	135	33	0	0	0	168	172
March	149	14	2	1	0	166	170
April	122	12	1	0	1	136	167
May	159	45	0	29	0	233	164
June	84	4	3	0	0	91	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)								
1997-1998	124 759	15 410	35	36 852	261	177 317	82 734	260 051
1998-1999	124 905	6 136	342	35 501	134	167 018	115 752	282 769
1999-2000	163 114	27 283	1 632	43 487	4 745	240 260	120 737	360 997
1999								
June	8 160	795	85	3 410	20	12 470	5 321	17 791
July	13 664	495	0	3 463	253	17 875	15 315	33 190
August	10 169	1 565	0	3 764	97	15 594	8 174	23 768
September	11 503	321	0	3 278	45	15 147	23 142	38 289
October	14 051	1 512	0	4 218	20	19 801	8 786	28 587
November	13 518	2 108	0	3 789	150	19 565	4 334	23 899
December	16 428	1 466	0	2 646	0	20 540	8 166	28 706
2000								
January	14 525	6 657	1 430	2 912	0	25 524	5 811	31 335
February	14 049	2 409	0	4 333	0	20 792	20 656	41 448
March	15 972	1 230	20	3 997	0	21 219	7 001	28 220
April	12 406	670	120	3 608	85	16 889	2 273	19 162
May	16 946	8 650	0	3 762	4 075	33 433	10 651	44 084
June	9 883	200	62	3 716	20	13 881	6 429	20 310
PUBLIC SECTOR (\$ '000)								
1997-1998	1 199	998	0	1 284	0	3 481	42 732	46 213
1998-1999	200	0	0	817	0	1 017	58 793	59 810
1999-2000	2 178	863	0	768	35	3 844	39 857	43 701
1999								
June	0	0	0	11	0	11	1 945	1 956
July	1 038	0	0	12	0	1 050	3 387	4 437
August	0	0	0	0	0	0	2 002	2 002
September	100	0	0	0	0	100	125	225
October	0	0	0	15	0	15	1 054	1 069
November	70	0	0	0	0	70	1 870	1 940
December	450	0	0	0	0	450	4 925	5 375
2000								
January	0	0	0	0	0	0	544	544
February	0	0	0	0	0	0	738	738
March	0	305	0	80	35	420	2 797	3 216
April	338	396	0	69	0	803	5 722	6 525
May	0	162	0	157	0	319	6 440	6 759
June	182	0	0	435	0	617	10 255	10 871
TOTAL (\$ '000)								
1997-1998	125 958	16 408	35	38 136	261	180 798	125 466	306 264
1998-1999	125 105	6 136	342	36 319	134	168 035	174 545	342 580
1999-2000	165 292	28 146	1 632	44 255	4 780	244 104	160 595	404 699
1999								
June	8 160	795	85	3 421	20	12 481	7 266	19 746
July	14 702	495	0	3 475	253	18 925	18 702	37 627
August	10 169	1 565	0	3 764	97	15 594	10 176	25 770
September	11 603	321	0	3 278	45	15 247	23 267	38 514
October	14 051	1 512	0	4 233	20	19 816	9 840	29 656
November	13 588	2 108	0	3 789	150	19 635	6 204	25 839
December	16 878	1 466	0	2 646	0	20 990	13 091	34 081
2000								
January	14 525	6 657	1 430	2 912	0	25 524	6 355	31 879
February	14 049	2 409	0	4 333	0	20 792	21 394	42 185
March	15 972	1 535	20	4 078	35	21 639	9 798	31 437
April	12 744	1 066	120	3 677	85	17 692	7 995	25 687
May	16 946	8 812	0	3 919	4 075	33 752	17 091	50 843
June	10 065	200	62	4 151	20	14 498	16 683	31 181

(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)										
1997-1998	1 419	146	2	148	42	0	29	71	219	1 638
1998-1999	1 297	16	6	22	82	0	0	82	104	1 401
1999-2000	1 608	63	18	81	104	0	45	149	230	1 838
1999										
April	110	8	6	14	0	0	0	0	14	124
May	94	0	0	0	0	0	0	0	0	94
June	76	2	0	2	9	0	0	9	11	87
July	147	2	0	2	7	0	0	7	9	156
August	101	0	16	16	0	0	0	0	16	117
September	115	2	0	2	2	0	0	2	4	119
October	142	8	0	8	11	0	0	11	19	161
November	155	24	0	24	2	0	0	2	26	181
December	160	4	2	6	14	0	0	14	20	180
2000										
January	139	0	0	0	13	0	15	28	28	167
February	135	2	0	2	31	0	0	31	33	168
March	149	12	0	12	2	0	0	2	14	163
April	122	5	0	5	7	0	0	7	12	134
May	159	4	0	4	11	0	30	41	45	204
June	84	0	0	0	4	0	0	4	4	88
VALUE (\$ '000)										
1997-1998	125 958	10 590	120	10 710	2 699	0	3 000	5 699	16 408	142 366
1998-1999	125 105	1 216	570	1 786	4 350	0	0	4 350	6 136	131 240
1999-2000	165 292	5 832	1 665	7 497	6 799	0	13 850	20 649	28 146	193 437
1999										
April	11 263	585	570	1 155	0	0	0	0	1 155	12 418
May	8 517	0	0	0	0	0	0	0	0	8 517
June	8 160	156	0	156	639	0	0	639	795	8 955
July	14 702	110	0	110	385	0	0	385	495	15 197
August	10 169	0	1 565	1 565	0	0	0	0	1 565	11 734
September	11 603	181	0	181	140	0	0	140	321	11 924
October	14 051	562	0	562	950	0	0	950	1 512	15 563
November	13 588	2 018	0	2 018	90	0	0	90	2 108	15 696
December	16 878	570	100	670	796	0	0	796	1 466	18 344
2000										
January	14 525	0	0	0	807	0	5 850	6 657	6 657	21 182
February	14 049	168	0	168	2 241	0	0	2 241	2 409	16 458
March	15 972	1 405	0	1 405	130	0	0	130	1 535	17 506
April	12 744	576	0	576	490	0	0	490	1 066	13 810
May	16 946	242	0	242	570	0	8 000	8 570	8 812	25 758
June	10 065	0	0	0	200	0	0	200	200	10 265

(a) See Glossary for definition.

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												
2000												
April	1	130	1	50	2	310	2	210	4	320	1	115
May	2	155	5	512	3	253	3	243	9	885	1	190
June	3	300	7	659	0	0	6	660	9	854	1	80
Value—\$200,000–\$499,999												
2000												
April	0	0	0	0	0	0	1	417	2	400	2	639
May	3	703	1	450	2	659	2	593	1	210	1	267
June	0	0	1	350	1	200	2	762	1	350	1	389
Value—\$500,000–\$999,999												
2000												
April	0	0	0	0	0	0	0	0	0	0	0	0
May	0	0	0	0	0	0	0	0	0	0	1	886
June	0	0	0	0	0	0	0	0	0	0	1	906
Value—\$1,000,000–\$4,999,999												
2000												
April	0	0	0	0	0	0	0	0	0	0	2	4 093
May	0	0	1	1 300	1	1 300	0	0	0	0	0	0
June	0	0	0	0	0	0	0	0	0	0	0	0
Value—\$5,000,000 and over												
2000												
April	0	0	0	0	0	0	0	0	0	0	0	0
May	0	0	0	0	0	0	0	0	0	0	0	0
June	0	0	0	0	0	0	0	0	0	0	0	0
Value—Total												
1997-1998	16	8 647	71	12 909	49	10 121	68	19 437	57	26 700	40	29 208
1998-1999	14	1 649	67	23 217	45	12 973	66	29 843	61	19 936	31	17 503
1999-2000	26	6 596	67	27 193	43	11 149	76	16 428	82	18 563	39	17 722
2000												
April	1	130	1	50	2	310	3	627	6	720	5	4 846
May	5	858	7	2 262	6	2 212	5	837	10	1 095	3	1 343
June	3	300	8	1 009	1	200	8	1 422	10	1 204	3	1 375

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

Period	Religious.....		Health.....		Entertainment and recreational		Miscellaneous.....		Total non-residential building.....	
	no.	\$'000	no.	\$'000	no.	\$'000	no.	\$'000	no.	\$'000
Value—\$50,000–\$199,999										
2000										
April	0	0	1	100	0	0	0	0	12	1 235
May	0	0	1	80	0	0	3	346	27	2 664
June	0	0	1	50	1	60	0	0	28	2 663
Value—\$200,000–\$499,999										
2000										
April	0	0	2	644	1	280	1	288	9	2 667
May	0	0	0	0	1	350	2	505	13	3 737
June	0	0	0	0	0	0	0	0	6	2 051
Value—\$500,000–\$999,999										
2000										
April	0	0	0	0	0	0	0	0	0	0
May	0	0	1	680	1	550	5	3 474	8	5 590
June	0	0	1	914	0	0	0	0	2	1 820
Value—\$1,000,000–\$4,999,999										
2000										
April	0	0	0	0	0	0	0	0	2	4 093
May	0	0	0	0	1	2 500	0	0	3	5 100
June	0	0	2	5 750	1	4 400	0	0	3	10 150
Value—\$5,000,000 and over										
2000										
April	0	0	0	0	0	0	0	0	0	0
May	0	0	0	0	0	0	0	0	0	0
June	0	0	0	0	0	0	0	0	0	0
Value—Total										
1997-1998	3	715	20	6 663	23	5 872	27	5 193	374	125 466
1998-1999	9	1 380	22	52 314	23	4 552	35	11 179	373	174 545
1999-2000	4	1 110	23	17 382	31	32 711	33	11 741	424	160 595
2000										
April	0	0	3	744	1	280	1	288	23	7 995
May	0	0	2	760	3	3 400	10	4 325	51	17 091
June	0	0	4	6 714	2	4 460	0	0	39	16 683

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)							
1996-1997	137.3	20.2	157.5	35.3	192.8	160.5	353.2
1997-1998	126.0	16.4	142.4	38.4	180.8	125.5	306.3
1998-1999	125.1	6.1	131.2	36.8	168.0	174.4	342.4
1998							
December	31.6	1.7	33.3	8.9	42.2	29.8	72.0
1999							
March	32.8	1.2	34.1	8.6	42.6	66.5	109.1
June	27.9	2.0	29.9	10.1	40.0	44.4	84.4
September	36.5	2.4	38.9	10.9	49.8	52.4	102.1
December	44.3	5.1	49.4	10.8	60.2	29.2	89.4
2000							
March	43.8	10.7	54.5	12.6	67.1	37.5	104.6
ORIGINAL (% change from preceding quarter)							
1998							
December	-3.4	42.7	-1.8	-4.3	-2.3	-11.5	-6.3
1999							
March	3.9	-29.1	2.2	-3.3	1.0	123.1	51.6
June	-14.9	60.2	-12.2	18.2	-6.1	-33.3	-22.7
September	30.5	22.5	30.0	7.8	24.4	18.0	21.0
December	21.4	113.6	27.1	-1.2	20.9	-44.2	-12.5
2000							
March	-1.1	107.8	10.3	16.9	11.5	28.4	17.0

(a) Reference year for chain volume measures is 1997-98.
Refer to Explanatory Notes paragraphs 20-21.

(b) Refer to Explanatory Notes paragraph 12.

VALUE OF NON-RESIDENTIAL BUILDING APPROVED: **Original**

Period	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total non- residential building
PRIVATE SECTOR (\$ '000)											
1997-1998	8 647	12 839	9 826	9 752	24 053	5 760	715	3 929	4 454	2 758	82 734
1998-1999	1 649	23 217	12 023	20 278	12 722	9 729	1 380	22 818	3 020	8 918	115 752
1999-2000	6 596	27 113	11 099	12 578	17 725	2 500	1 110	10 904	23 215	7 898	120 737
1999											
June	255	631	405	617	1 988	0	90	350	700	285	5 321
July	1 060	8 420	255	1 189	3 158	700	0	0	50	483	15 315
August	1 099	1 760	851	539	1 170	0	0	0	2 500	255	8 174
September	0	8 906	4 190	3 866	2 688	755	0	437	2 250	50	23 142
October	669	3 165	470	486	1 247	427	0	950	840	532	8 786
November	500	60	509	1 860	140	98	600	0	407	160	4 334
December	200	635	112	437	2 683	65	0	420	360	3 254	8 166
2000											
January	600	275	510	670	1 619	150	450	1 185	212	140	5 811
February	0	486	1 040	1 165	1 329	0	0	4 000	12 386	250	20 656
March	1 180	85	440	370	803	0	60	188	3 250	625	7 001
April	130	50	310	210	670	115	0	500	0	288	2 273
May	858	2 262	2 212	513	1 095	190	0	760	900	1 861	10 651
June	300	1 009	200	1 272	1 124	0	0	2 464	60	0	6 429
PUBLIC SECTOR (\$ '000)											
1997-1998	0	70	295	9 685	2 647	23 447	0	2 734	1 418	2 435	42 732
1998-1999	0	0	950	9 565	7 214	7 774	0	29 497	1 532	2 261	58 793
1999-2000	0	80	50	3 851	838	15 222	0	6 478	9 496	3 843	39 857
1999											
June	0	0	0	1 945	0	0	0	0	0	0	1 945
July	0	0	0	225	130	2 116	0	0	916	0	3 387
August	0	0	0	200	133	1 544	0	0	0	125	2 002
September	0	0	0	0	75	0	0	0	50	0	125
October	0	0	0	204	0	170	0	630	0	50	1 054
November	0	0	50	690	50	900	0	0	0	180	1 870
December	0	0	0	621	0	1 477	0	767	1 350	710	4 925
2000											
January	0	80	0	204	0	260	0	0	0	0	544
February	0	0	0	171	220	0	0	347	0	0	738
March	0	0	0	645	100	1 496	0	241	0	315	2 797
April	0	0	0	417	50	4 731	0	244	280	0	5 722
May	0	0	0	323	0	1 153	0	0	2 500	2 464	6 440
June	0	0	0	150	80	1 375	0	4 250	4 400	0	10 255
TOTAL (\$ '000)											
1997-1998	8 647	12 909	10 121	19 437	26 700	29 208	715	6 663	5 872	5 193	125 466
1998-1999	1 649	23 217	12 973	29 843	19 936	17 503	1 380	52 314	4 552	11 179	174 545
1999-2000	6 596	27 193	11 149	16 428	18 563	17 722	1 110	17 382	32 711	11 741	160 595
1999											
June	255	631	405	2 562	1 988	0	90	350	700	285	7 266
July	1 060	8 420	255	1 414	3 288	2 816	0	0	966	483	18 702
August	1 099	1 760	851	739	1 303	1 544	0	0	2 500	380	10 176
September	0	8 906	4 190	3 866	2 763	755	0	437	2 300	50	23 267
October	669	3 165	470	690	1 247	597	0	1 580	840	582	9 840
November	500	60	559	2 550	190	998	600	0	407	340	6 204
December	200	635	112	1 058	2 683	1 542	0	1 187	1 710	3 964	13 091
2000											
January	600	355	510	874	1 619	410	450	1 185	212	140	6 355
February	0	486	1 040	1 336	1 549	0	0	4 347	12 386	250	21 394
March	1 180	85	440	1 015	903	1 496	60	429	3 250	940	9 798
April	130	50	310	627	720	4 846	0	744	280	288	7 995
May	858	2 262	2 212	837	1 095	1 343	0	760	3 400	4 325	17 091
June	300	1 009	200	1 422	1 204	1 375	0	6 714	4 460	0	16 683

BUILDING APPROVED IN STATISTICAL AREAS—Jun Qtr 2000

DWELLINGS (no.).....

VALUE (\$'000).....

	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential buildings(b)	Total residential building	Non- residential building	Total building
STATISTICAL LOCAL AREAS									
TASMANIA	365	61	460	39 754	10 078	16 110	65 942	41 769	107 712
Greater Hobart (SD)	156	44	232	18 180	9 191	9 791	37 162	20 632	57 794
Greater Hobart (SSD)	156	44	232	18 180	9 191	9 791	37 162	20 632	57 794
Brighton (M)	16	2	19	1 574	396	110	2 080	327	2 407
Clarence (C)	46	5	53	5 737	445	1 657	7 839	9 440	17 279
Derwent Valley (M)—Pt A	3	0	3	321	0	113	434	0	434
Glenorchy (C)	23	7	30	3 210	350	341	3 901	3 641	7 542
Hobart (C)—Inner	0	0	0	0	0	150	150	1 647	1 797
Hobart (C)—Remainder	23	30	82	2 933	8 000	6 413	17 345	5 246	22 592
Kingborough (M)—Pt A	35	0	35	3 657	0	785	4 442	330	4 772
Sorell (M)—Pt A	10	0	10	748	0	223	971	0	971
Southern (SD)	34	2	36	2 761	45	729	3 535	1 036	4 571
Southern (SSD)	34	2	36	2 761	45	729	3 535	1 036	4 571
Central Highlands (M)	2	0	2	49	0	55	104	215	319
Derwent Valley (M)—Pt B	0	0	0	0	0	64	64	101	165
Glamorgan/Spring Bay (M)	8	0	8	765	0	185	950	115	1 065
Huon Valley (M)	10	2	12	1 029	45	218	1 292	200	1 492
Kingborough (M)—Pt B	2	0	2	220	0	76	296	0	296
Sorell (M)—Pt B	1	0	1	30	0	10	40	80	120
Southern Midlands (M)	7	0	7	526	0	112	638	0	638
Tasman (M)	4	0	4	142	0	10	152	325	477
Northern (SD)	104	8	114	11 426	370	2 962	14 758	16 698	31 456
Greater Launceston (SSD)	69	8	78	7 746	370	2 336	10 452	15 366	25 818
George Town (M)—Pt A	1	0	1	120	0	107	227	350	577
Launceston (C)—Inner	0	0	0	0	0	0	0	400	400
Launceston (C)—Pt B	27	2	29	3 047	80	1 764	4 891	13 268	18 159
Meander Valley (M)—Pt A	14	0	15	1 543	0	70	1 613	0	1 613
Northern Midlands (M)—Pt A	6	4	10	719	200	191	1 110	300	1 410
West Tamar (M)—Pt A	21	2	23	2 317	90	205	2 613	1 048	3 661
Central North (SSD)	13	0	13	768	0	299	1 067	152	1 219
George Town (M)—Pt B	2	0	2	95	0	0	95	0	95
Launceston (C)—Pt C	3	0	3	183	0	115	298	0	298
Meander Valley (M)—Pt B	5	0	5	419	0	167	586	0	586
Northern Midlands (M)—Pt B	0	0	0	0	0	17	17	152	169
West Tamar (M)—Pt B	3	0	3	71	0	0	71	0	71
North Eastern (SSD)	22	0	23	2 912	0	327	3 239	1 180	4 419
Break O'Day (M)	9	0	9	1 730	0	161	1 891	0	1 891
Dorset (M)	8	0	8	762	0	156	918	780	1 698
Flinders (M)	5	0	6	420	0	10	430	400	830
Mersey-Lyell (SD)	71	7	78	7 388	472	2 627	10 487	3 404	13 891
Burnie-Devonport (SSD)	45	7	52	4 834	472	1 919	7 224	2 437	9 661
Burnie (C)—Pt A	10	0	10	1 130	0	679	1 809	1 156	2 965
Central Coast (M)—Pt A	14	0	14	1 551	0	349	1 900	100	2 000
Devonport (C)	4	7	11	394	472	274	1 140	800	1 940
Latrobe (M)—Pt A	11	0	11	1 119	0	365	1 484	321	1 804
Waratah/Wynyard (M)—Pt A	6	0	6	640	0	253	893	60	953

BUILDING APPROVED IN STATISTICAL AREAS—Jun Qtr 2000 *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)	23	0	23	2 431	0	658	3 090	240	3 330
Burnie (C)—Pt B	3	0	3	430	0	40	470	0	470
Central Coast (M)—Pt B	3	0	3	431	0	215	646	0	646
Circular Head (M)	6	0	6	306	0	183	489	60	549
Kentish (M)	5	0	5	739	0	114	853	80	933
King Island (M)	1	0	1	80	0	0	80	0	80
Latrobe (M)—Pt B	2	0	2	144	0	27	171	100	271
Waratah/Wynyard (M)—Pt B	3	0	3	302	0	80	382	0	382
Lyell (SSD)	3	0	3	123	0	50	173	727	900
West Coast (M)	3	0	3	123	0	50	173	727	900
STATISTICAL DISTRICT									
Launceston	69	8	78	7 746	370	2 336	10 452	15 366	25 818
Burnie—Devonport	45	7	52	4 834	472	1 919	7 224	2 437	9 661

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

(b) Refer to Explanatory Notes paragraph 12.

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following activities:

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

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

VALUE DATA

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

OWNERSHIP

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

BUILDING CLASSIFICATIONS

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

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

EXPLANATORY NOTES

BUILDING CLASSIFICATIONS

continued

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

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

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

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

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

SEASONAL ADJUSTMENT

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

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

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

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

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

EXPLANATORY NOTES

TREND ESTIMATES

18 Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. For monthly series, these trend estimates are derived by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted series. For further information, see *A Guide to Interpreting Time Series—Monitoring 'Trends': an Overview* (Cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on (02) 6252 6076.

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

CHAIN VOLUME MEASURES

20 The chain volume measures appearing in this publication are annually re-weighted chain Laspeyres indexes referenced to current price values in a chosen reference year (currently 1997–98). 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, 1999 Edition* (Cat. no. 1216.0), effective from 1 July 1999, and ASGC terminology has been adopted in the presentation of building statistics.

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

UNPUBLISHED DATA

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

RELATED PUBLICATIONS

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

- *Building Activity, Building Work Done, Australia* (Cat. no. 8755.0)
- *Building Activity, Australia* (Cat. no. 8752.0)
- *Building Activity, Australia: Dwelling Unit Commencements* (Cat. no. 8750.0)
- *Building Activity, Tasmania* (Cat. no. 8752.6)
- *Building Approvals, Australia* (Cat. no. 8731.0)
- *Engineering Construction Activity, Australia* (Cat. no. 8762.0)
- *House Price Indexes: Eight Capital Cities* (Cat. no. 6416.0).
- *Housing Finance for Owner Occupation, Australia* (Cat. no. 5609.0)
- *Price Index of Materials Used in House Building* (Cat. no. 6408.0)
- *Price Index of Materials Used in Building Other than House Building* (Cat. no. 6407.0).

EXPLANATORY NOTES

ROUNDING

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

SYMBOLS AND OTHER USAGES

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

G L O S S A R Y

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

G L O S S A R Y

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

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- 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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