

Building Approvals (ABS Cat No 8731.0)

Latest month: July 2017

Release date: 30 August 2017

Next release date: 3 October 2017

A dwelling unit in this data release refers to a self-contained suite of rooms, including cooking and bathing facilities, and is intended for long-term residential use. Units (whether self-contained or not) within buildings offering institutional care, such as hospitals, or temporary accommodation, such as motels, hostels and holiday apartments, are not defined as dwelling units.

A building in this data release refers to a fixed, permanent structure that is intended primarily to house people, plant, machinery, vehicles, goods or livestock.

Dwelling approvals

The trend number of Tasmanian dwelling unit approvals in July 2017 was estimated to have decreased by 1.0 per cent (or two approvals) from the previous month. Nationally, the number of estimated dwelling approvals increased by 0.7 per cent in the same period (Table 1).

The trend number of Tasmanian dwelling unit approvals in July 2017 was estimated to be 18.4 per cent above the level of one year earlier. Nationally, the number of dwelling approvals was 11.4 per cent below the level of one year earlier (Table 1).

In Tasmania, following a peak in August 2015, the estimated number of dwelling unit approvals experienced a period of decline through to mid-2016. After a short period of recovery from late 2016 to early 2017, the number of dwelling approvals has stabilised over the past few months (Chart 1).

Residential building approvals

The estimated year-average nominal value of residential building approvals in Tasmania increased steadily from early 2014 to late 2015, but has since eased (Chart 2).

In Tasmania, the nominal value of residential building approvals in the year to July 2017 was 4.8 per cent lower than the level one year earlier.

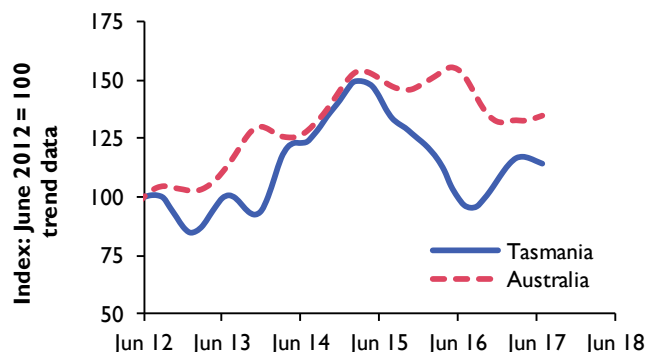
Nationally, the nominal value of residential building approvals in the year to July 2017 was 3.9 per cent lower than the level one year earlier.

Table 1: Growth in number of dwelling unit approvals by jurisdiction, July 2017, trend data

Trend data	% change from previous month	% change from previous year
NSW	0.4	-15.0
Vic	1.0	-8.9
Qld	0.2	-13.8
SA	0.7	6.4
WA	0.8	-7.0
Tas	-1.0	18.4
NT	-9.1	-56.1
ACT	9.0	-19.3
Aus	0.7	-11.4

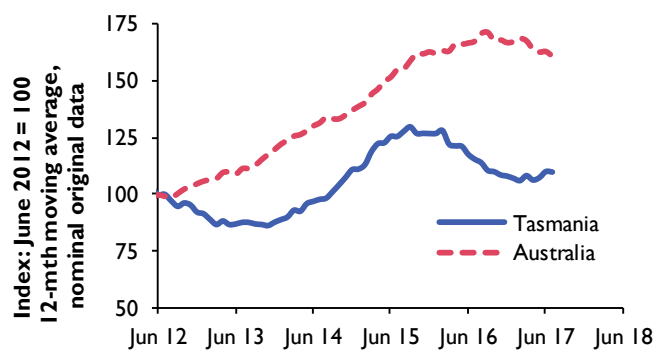
SOURCE: BUILDING APPROVALS, ABS CAT NO 8731.0: TABLES 6, 7

Chart 1: Number of dwelling unit approvals, Tasmania and Australia, trend data



SOURCE: BUILDING APPROVALS, ABS CAT NO 8731.0: TABLES 6, 7

Chart 2: Value of residential building approvals, Tasmania and Australia, nominal original data



SOURCE: BUILDING APPROVALS, ABS CAT NO 8731.0: TABLES 42, 48

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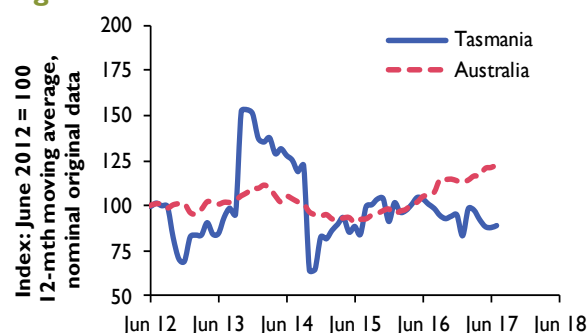
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Non-residential building approvals

In the year to July 2017, the value of Tasmanian non-residential building approvals decreased by 11.7 per cent compared to the previous year (Chart 3).

Nationally, the value of non-residential building approvals was estimated to be 15.9 per cent above the level recorded in the previous year.

Chart 3: Value of non-residential building approvals, Tasmania and Australia, nominal original data



SOURCE: BUILDING APPROVALS, ABS CAT NO 8731.0: TABLES 42, 48

Table 2: Dwelling approvals and building approvals, Tasmania and Australia

	Tasmania				Australia			
	Jul 16	May 17	Jun 17	Jul 17	Jul 16	May 17	Jun 17	Jul 17
Dwelling Approvals (number)								
Trend	163	197	195	193	20 184	17 633	17 753	17 882
% change from previous month	-3.6	-0.5	-1.0	-1.0	-1.7	0.2	0.7	0.7
% change from 12 months before	-30.0	11.3	15.4	18.4	2.1	-14.6	-13.6	-11.4
Seasonally Adjusted	168	219	198	176	21 246	16 676	18 619	18 299
% change from 12 months before	-14.7	21.7	31.1	4.8	6.1	-18.2	-1.2	-13.9
Original								
Total year to	2 383	2 160	2 216	2 219	239 199	219 722	219 781	216 516
Annual % change	-16.2	-15.0	-8.6	-6.9	2.3	-8.2	-7.8	-9.5
Public Sector, original								
Total year to	6	31	31	45	2 826	2 949	2 949	3 164
Annual % change	-57.1	342.9	287.5	650.0	-32.4	-18.0	-15.4	12.0
Private Sector, original								
Total year to	2 377	2 129	2 185	2 174	236 373	216 773	216 832	213 352
Annual % change	-15.9	-15.9	-9.6	-8.5	3.0	-8.0	-7.6	-9.7
Building Approvals (\$million, nominal original)								
Total Value								
Total year to	1 254	1 138	1 151	1 156	112 580	115 678	115 976	115 517
Annual % change	2.3	-13.0	-10.2	-7.8	10.1	4.5	3.5	2.6
Residential Value								
Total year to	709	659	676	674	75 436	73 282	73 401	72 471
Annual % change	-7.9	-11.2	-6.3	-4.8	8.1	-2.1	-2.2	-3.9
Non-Residential Value								
Total year to	545	478	475	482	37 144	42 397	42 575	43 047
Annual % change	19.6	-15.3	-15.1	-11.7	14.4	18.3	15.2	15.9

SOURCE: BUILDING APPROVALS, ABS CAT NO 8731.0: TABLES 6, 7, 11, 17, 42, 48

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