

Building Approvals (ABS Cat No 8731.0)

Latest month: April 2018

Release date: 30 May 2018

Next release date: 3 July 2018

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 April 2018 was estimated to have decreased by 3.7 per cent (or eight approvals) from the previous month. Nationally, the number of estimated dwelling approvals decreased by 0.1 per cent in the same period (Table 1).

The trend number of Tasmanian dwelling unit approvals in the year to April 2018 was estimated to be 28.3 per cent above the level of one year earlier. Nationally, the number of dwelling approvals was 1.8 per cent above the level of one year earlier.

In Tasmania, following a peak in April 2015, the estimated number of dwelling unit approvals experienced a period of decline through to mid-2016. The number of dwelling approvals recovered to form a new peak in late 2017, but has eased again in recent months (Chart 1).

Residential building approvals

Following a steady increase from early 2014 to late 2015, the estimated year-average nominal value of residential building approvals eased through to early 2017, but has improved over recent months (Chart 2).

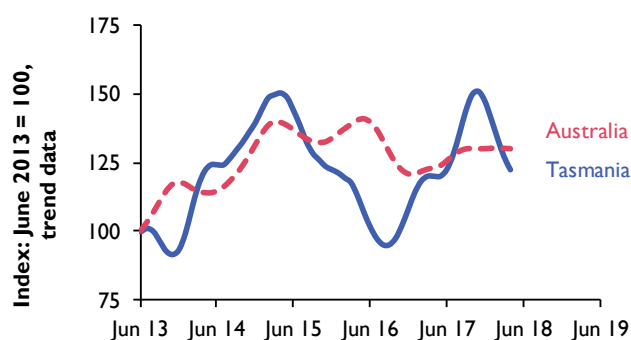
In Tasmania, the nominal value of residential building approvals in the year to April 2018 was 24.2 per cent higher than the level one year earlier. Nationally, the nominal value of residential building approvals in the year to April 2018 was 5.5 per cent higher than the level one year earlier.

Table 1: Growth in number of dwelling unit approvals by jurisdiction, April 2018, trend data

Trend data	% change from	
	previous month	previous year
NSW	0.8	-3.1
Vic	-2.3	21.0
Qld	0.7	5.6
SA	1.7	4.5
WA	-2.2	-17.6
Tas	-3.7	2.0
NT	5.6	-6.6
ACT	14.8	39.2
Aus	-0.1	5.7

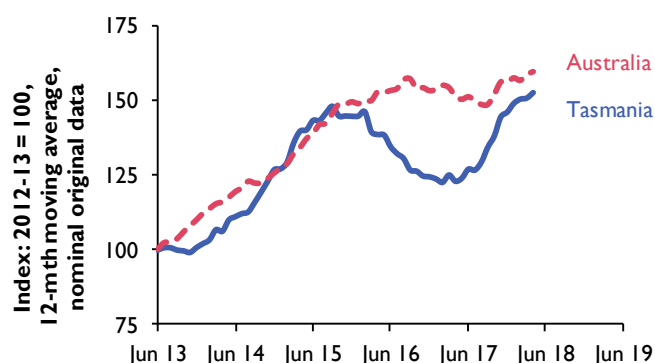
SOURCE: BUILDING APPROVALS, ABS CAT NO 8731.0: TABLES 6, 7

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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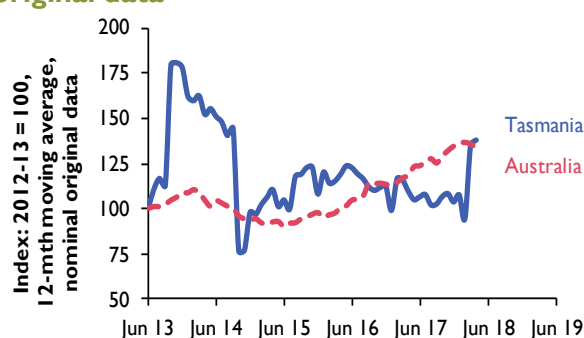
Latest month: April 2018

Non-residential building approvals

In the year to April 2018, the value of Tasmanian non-residential building approvals increased by 26.0 per cent compared to the previous year (Chart 3).

Nationally, the value of non-residential building approvals was estimated to be 13.0 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			
	Apr 17	Feb 18	Mar 18	Apr 18	Apr 17	Feb 18	Mar 18	Apr 18
Dwelling Approvals (number)								
Trend	203	226	215	207	18 019	19 069	19 060	19 038
% change from previous month	0.0	-5.0	-4.9	-3.7	0.4	0.0	0.0	-0.1
% change from 12 months before	6.3	13.0	5.9	2.0	-12.4	7.0	6.2	5.7
Seasonally Adjusted	184	213	200	212	18 347	19 018	19 693	18 701
% change from 12 months before	-10.7	3.4	-6.1	15.2	-13.7	-0.8	15.6	1.9
Original								
Total year to	2 138	2 725	2 697	2 742	223 976	225 203	227 183	227 900
Annual % change	-16.9	28.1	24.2	28.3	-7.0	-2.6	-0.7	1.8
Public Sector, original								
Total year to	29	119	104	101	2 944	2 907	2 790	2 757
Annual % change	314.3	1 883.3	333.3	248.3	-17.1	-0.2	-4.7	-6.4
Private Sector, original								
Total year to	2 109	2 606	2 593	2 641	221 032	222 296	224 393	225 143
Annual % change	-17.8	22.8	20.7	25.2	-6.8	-2.7	-0.6	1.9
Building Approvals (\$million, nominal original)								
Total Value								
Total year to	1 160	1 239	1 426	1 450	116 403	125 566	126 202	125 951
Annual % change	-9.9	4.1	18.9	25.0	5.1	7.4	7.5	8.2
Residential Value								
Total year to	660	808	810	820	74 434	77 075	78 015	78 524
Annual % change	-11.3	22.8	20.6	24.2	-1.0	1.1	2.8	5.5
Non-Residential Value								
Total year to	500	431	616	630	41 969	48 490	48 187	47 427
Annual % change	-8.0	-19.1	16.6	26.0	18.1	19.4	16.1	13.0

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

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