

# Building Approvals (ABS Cat No 8731.0)

Latest month: December 2017

Release date: 1 February 2018

Next release date: 5 March 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 December 2017 was estimated to have increased by 3.1 per cent (or eight approvals) from the previous month. Nationally, the number of estimated dwelling approvals decreased by 1.7 per cent in the same period (Table 1).

The trend number of Tasmanian dwelling unit approvals in December 2017 was estimated to be 48.6 per cent above the level of one year earlier. Nationally, the number of dwelling approvals was 3.3 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 has been recovering since late 2016 (Chart 1) and now exceeds the April 2015 peak.

## 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 December 2017 was 17.4 per cent higher than the level one year earlier.

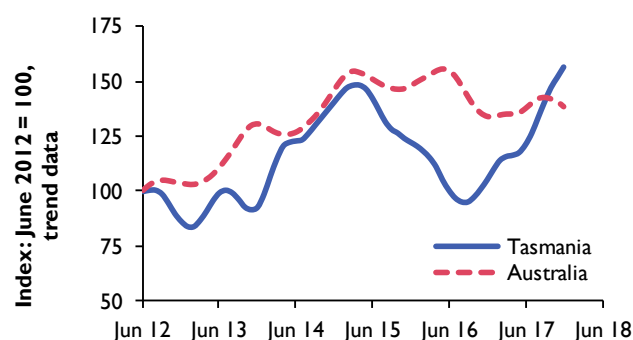
Nationally, the nominal value of residential building approvals in the year to December 2017 was 1.0 per cent higher than the level one year earlier.

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

Trend data	% change from	
	previous month	previous year
NSW	-5.6	-5.9
Vic	2.5	18.2
Qld	-0.8	4.4
SA	-2.4	5.4
WA	-1.2	-5.2
<b>Tas</b>	<b>3.1</b>	<b>48.6</b>
NT	-13.0	-44.7
ACT	-35.0	-61.5
<b>Aus</b>	<b>-1.7</b>	<b>3.3</b>

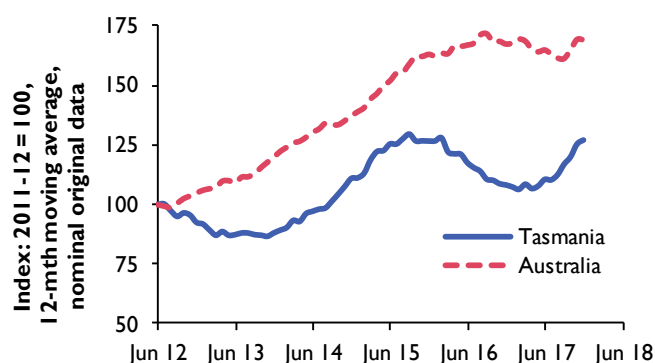
SOURCE: BUILDING APPROVALS, ABS CAT NO 8731.0: TABLES 6, 7

**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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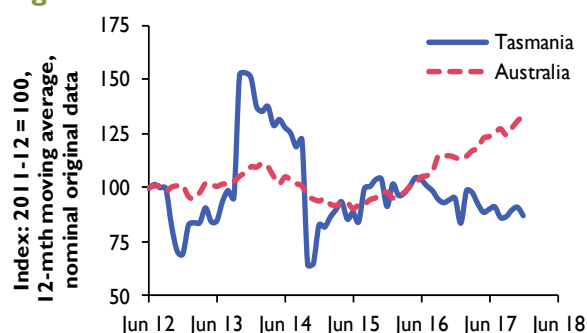
Latest month: December 2017

## Non-residential building approvals

In the year to December 2017, the value of Tasmanian non-residential building approvals decreased by 8.4 per cent compared to the previous year (Chart 3).

Nationally, the value of non-residential building approvals was estimated to be 16.8 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			
	Dec 16	Oct 17	Nov 17	Dec 17	Dec 16	Oct 17	Nov 17	Dec 17
<b>Dwelling Approvals (number)</b>								
<b>Trend</b>	179	250	258	266	17 721	18 782	18 621	18 309
% change from previous month	4.1	4.6	3.2	3.1	-1.1	-0.5	-0.9	-1.7
% change from 12 months before	-13.9	50.6	50.0	48.6	-9.5	2.5	3.9	3.3
<b>Seasonally Adjusted</b>	198	235	264	259	17 868	18 763	21 118	16 891
% change from 12 months before	-4.8	47.8	70.3	30.8	-10.1	17.4	18.1	-5.5
<b>Original</b>								
Total year to	2 151	2 473	2 586	2 634	234 067	219 000	222 410	220 976
Annual % change	-22.7	11.2	19.1	22.5	-2.3	-7.0	-5.7	-5.6
<b>Public Sector, original</b>								
Total year to	5	101	105	110	3 188	2 945	2 801	2 838
Annual % change	-28.6	1 583.3	2 000.0	2 100.0	-15.2	-3.3	-13.3	-11.0
<b>Private Sector, original</b>								
Total year to	2 146	2 372	2 481	2 524	230 879	216 055	219 609	218 138
Annual % change	-22.6	7.0	14.5	17.6	-2.1	-7.1	-5.6	-5.5
<b>Building Approvals (\$million, nominal original)</b>								
<b>Total Value</b>								
Total year to	1 178	1 221	1 261	1 250	115 336	118 969	122 057	122 829
Annual % change	-7.3	3.5	7.1	6.2	7.0	2.6	5.1	6.5
<b>Residential Value</b>								
Total year to	664	736	769	780	75 268	74 178	76 124	76 035
Annual % change	-14.6	8.9	15.3	17.4	2.6	-2.0	0.5	1.0
<b>Non-Residential Value</b>								
Total year to	514	484	492	471	40 069	44 790	45 934	46 794
Annual % change	4.1	-3.7	-3.6	-8.4	16.1	11.2	13.8	16.8

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

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