

# Building Approvals

Latest month: March 2021

Release date: 5 May 2021

Next release date: 1 June 2021

The ABS has suspended the trend series for this release due to the impact on regular approval activities from COVID-19.

In this data release, a dwelling unit refers to a self-contained suite of rooms, including cooking and bathing facilities, intended for long-term residential use but not within buildings offering temporary accommodation (such as motels, hostels and holiday apartments) or institutional care (such as hospitals). A building refers to a fixed, permanent structure intended to house people, plant machinery, vehicles, goods or livestock.

## Dwelling approvals

The seasonally adjusted number of Tasmanian dwelling unit approvals in March 2021 was estimated to have decreased by 4.8 per cent (22 approvals) from the previous month. Nationally, the number of estimated dwelling approvals increased by 17.4 per cent in the same period (Table 1).

In Tasmania the number of building approvals continues to be very volatile from month to month (Chart 1). The ABS notes that Federal and State housing stimulus measures continue to support high levels of building approvals.

## Residential building approvals

From mid-2017, the estimated year average nominal value of residential building approvals increased strongly to reach a new series high in the year to March 2021 (Chart 2).

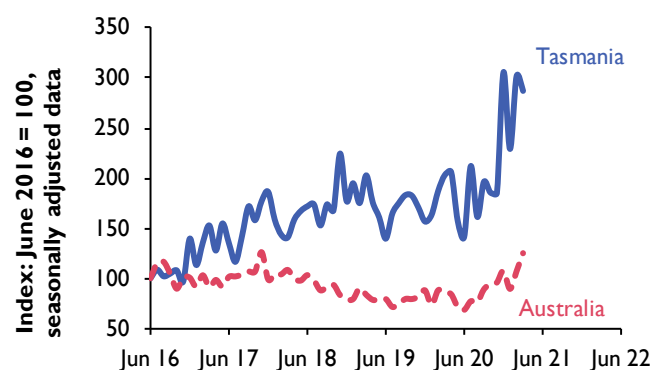
In Tasmania, the nominal value of residential building approvals in the year to March 2021 was 31.4 per cent higher than the level one year earlier.

**Table 1: Growth in number of dwelling unit approvals by jurisdiction, March 2021, seasonally adjusted data**

Seasonally adjusted data	% change from previous month	% change from previous year
NSW	26.9	9.9
Vic	24.7	41.4
Qld	12.1	82.2
SA	3.5	69.6
WA	-6.4	129.2
<b>Tas</b>	<b>-4.8</b>	<b>41.6</b>
<b>Aus</b>	<b>17.4</b>	<b>47.4</b>

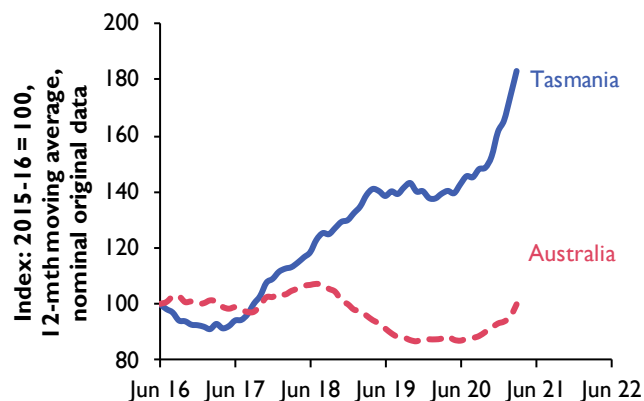
SOURCE: BUILDING APPROVALS, ABS CAT NO 8731.0: TABLES 6, 7

**Chart 1: Number of dwelling unit approvals, Tasmania and Australia, seasonally adjusted 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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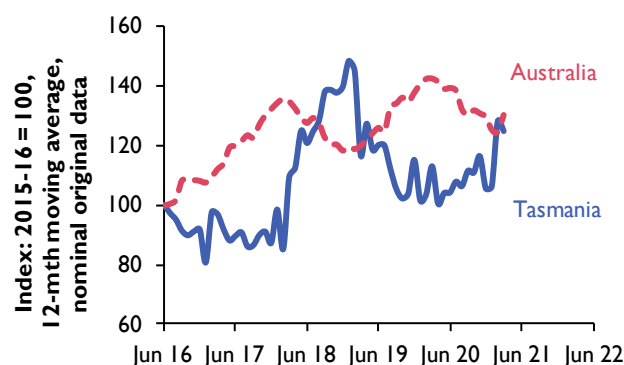
## Non-residential building approvals

In the year to March 2021, the value of Tasmanian non-residential building approvals increased by 10.4 per cent compared to the previous year.

The increase in Tasmanian non-residential building approvals in the year to March 2021 was primarily due to increases in entertainment and recreation buildings, educational buildings, and retail and wholesale trade buildings.

Nationally, the value of non-residential building approvals was estimated to be 8.5 per cent below 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			
	Mar 20	Jan 21	Feb 21	Mar 21	Mar 20	Jan 21	Feb 21	Mar 21
<b>Dwelling Approvals (number)</b>								
<b>Seasonally Adjusted</b>	308	348	458	436	15 727	16 437	19 743	23 176
% change from previous month	8.5	-25.0	31.6	-4.8	-2.8	-17.1	20.1	17.4
% change from 12 months before	0.0	40.3	61.3	41.6	2.5	22.7	22.1	47.4
<b>Original</b>								
Total year to	3 147	3 545	3 697	3 850	175 373	187 149	190 287	198 439
Annual % change	-2.5	14.3	18.6	22.3	-12.4	6.9	8.7	13.2
<b>Public Sector, original</b>								
Total year to	106	116	114	89	2 461	3 530	3 748	4 023
Annual % change	-40.1	18.4	15.2	-16.0	5.0	48.4	52.5	63.5
<b>Private Sector, original</b>								
Total year to	3 041	3 429	3 583	3 761	172 912	183 619	186 539	194 416
Annual % change	-0.3	14.2	18.7	23.7	-12.6	6.4	8.1	12.4
<b>Building Approvals (\$million, nominal original)</b>								
<b>Total Value</b>								
Total year to	1 639	1 791	1 975	2 022	119 230	117 463	118 489	123 933
Annual % change	-1.1	14.5	25.4	23.3	1.9	-0.7	-0.4	3.9
<b>Residential Value</b>								
Total year to	1 007	1 196	1 258	1 323	66 212	70 806	72 103	75 447
Annual % change	0.3	20.1	26.5	31.4	-8.5	7.2	9.2	13.9
<b>Non-Residential Value</b>								
Total year to	633	595	717	699	53 019	46 657	46 386	48 486
Annual % change	-3.2	4.6	23.6	10.4	18.7	-10.8	-12.4	-8.5

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

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