

# Building Approvals (ABS Cat No 8731.0)

Latest month: **October 2018**

Release date: **3 December 2018**

Next release date: **9 January 2019**

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 October 2018 was estimated to be unchanged from the previous month. Nationally, the number of estimated dwelling approvals decreased by 1.1 per cent in the same period (Table 1).

The trend number of Tasmanian dwelling unit approvals in October 2018 was estimated to be 4.0 per cent above the level of one year earlier. Nationally, the number of dwelling approvals was 13.9 per cent below the level of one year earlier.

In Tasmania, following a trough in September 2016, the estimated number of dwelling unit approvals has experienced a general upwards trend, surpassing the previous peak in March 2015 (Chart 1).

## Residential building approvals

Following a decrease from mid 2015 to mid 2017, the estimated year average nominal value of residential building approvals has increased strongly to reach a new peak in the year to October 2018 (Chart 2).

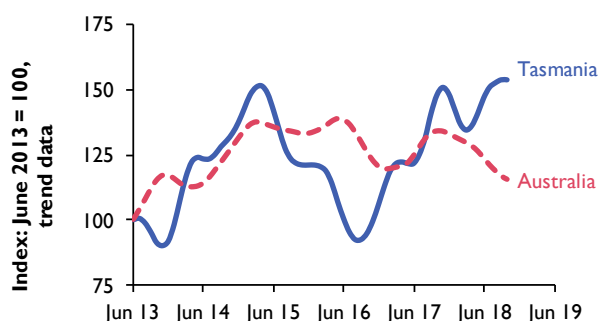
In Tasmania, the nominal value of residential building approvals in the year to October 2018 was 22.6 per cent higher than the level one year earlier. Nationally, the nominal value of residential building approvals in the year to October 2018 was 4.9 per cent higher than the level one year earlier.

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

Trend data	% change from	
	previous month	previous year
NSW	-2.3	-17.5
Vic	2.4	-15.8
Qld	-2.9	-12.0
SA	-5.0	-14.6
WA	-4.4	-23.1
<b>Tas</b>	<b>0.0</b>	<b>4.0</b>
NT	-12.5	-34.4
ACT	0.8	120.9
<b>Aus</b>	<b>-1.1</b>	<b>-13.9</b>

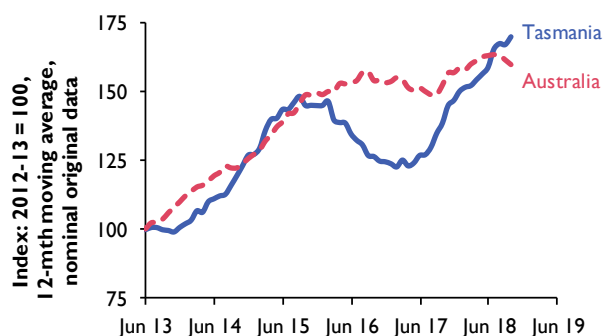
SOURCE: BUILDING APPROVALS, ABS CAT NO 8731.0: TABLES 6, 7

**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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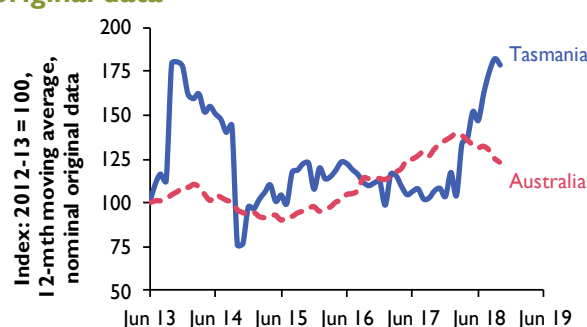
## Non-residential building approvals

In the year to October 2018, the value of Tasmanian non-residential building approvals increased by 67.0 per cent compared to the previous year (Chart 3).

Nationally, the value of non-residential building approvals was estimated to be 5.6 per cent below the level recorded in the previous year.

The rapid growth of Tasmanian non-residential building approvals in the year to October 2018 has been primarily driven by the short term accommodation and health sectors.

**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			
	Oct 17	Aug 18	Sep 18	Oct 18	Oct 17	Aug 18	Sep 18	Oct 18
<b>Dwelling Approvals (number)</b>								
<b>Trend</b>	253	261	263	263	19 735	17 470	17 171	16 983
% change from previous month	5.0	1.2	0.8	0.0	0.6	-1.9	-1.7	-1.1
% change from 12 months before	56.2	16.0	9.1	4.0	6.4	-9.5	-12.5	-13.9
<b>Seasonally Adjusted</b>	241	235	268	260	19 703	16 427	17 325	17 070
% change from 12 months before	47.0	4.4	2.7	7.9	19.0	-13.6	-12.8	-13.4
<b>Original</b>								
Total year to	2 516	2 984	2 979	2 990	220 989	228 654	225 016	222 696
Annual % change	12.9	28.1	22.9	18.8	-6.2	5.3	3.4	0.8
<b>Public Sector, original</b>								
Total year to	101	65	54	81	2 874	2 647	2 699	2 551
Annual % change	1 583.3	-3.0	-41.9	-19.8	-4.5	-5.0	-5.6	-11.2
<b>Private Sector, original</b>								
Total year to	2 415	2 919	2 925	2 909	218 115	226 007	222 317	220 145
Annual % change	8.6	29.0	25.5	20.5	-6.2	5.4	3.5	0.9
<b>Building Approvals (\$million, nominal original)</b>								
<b>Total Value</b>								
Total year to	1 232	1 697	1 730	1 728	121 174	126 478	123 952	122 275
Annual % change	4.3	45.8	44.9	40.2	4.4	6.4	5.0	0.9
<b>Residential Value</b>								
Total year to	743	898	896	911	74 938	80 284	79 458	78 617
Annual % change	9.6	28.9	23.9	22.6	-1.1	9.7	8.5	4.9
<b>Non-Residential Value</b>								
Total year to	489	800	834	818	46 237	46 194	44 494	43 658
Annual % change	-2.7	70.8	77.1	67.0	14.7	1.1	-0.8	-5.6

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

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