

APRIL 2021

# BUILDING & CONSTRUCTION TASMANIA

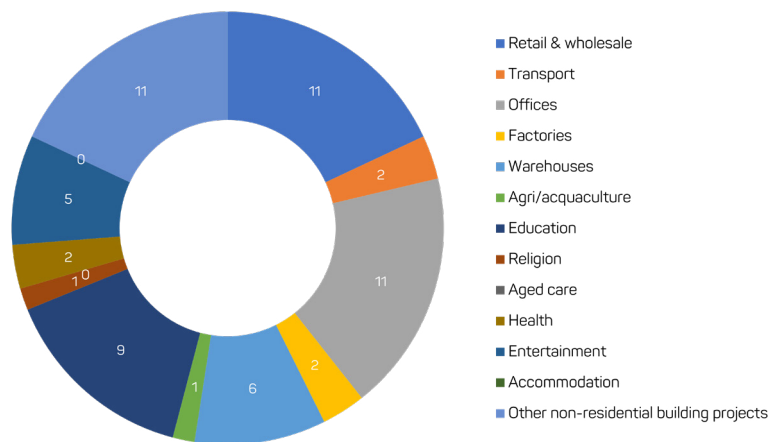


## NON-RESIDENTIAL BUILDING

61 non-residential building jobs valued at \$158.4 million were approved in TAS in Feb 2021.

Public sector share of non-residential building jobs approved in Feb 2021: 81.4%

Non-residential building jobs approved, Feb 2021 (number of jobs)



## CIVIL CONSTRUCTION

Civil construction work, December 2020 quarter



Civil works by activity, December 2020 quarter (\$m)

Activity	Started	Done	To be done
Other transport	\$29.9	\$24.8	\$54.3
Roads	\$110.7	\$116.4	\$134.7
Water & sewerage	\$51.4	\$85.4	\$741.0
Electricity	\$52.3	\$75.6	\$107.7
Telecommunications	\$14.2	\$14.2	n/a
Heavy industry	\$40.2	\$34.9	\$87.6
Recreation & other	\$25.8	\$27.6	\$51.6
<b>TOTAL</b>	<b>\$324.4</b>	<b>\$378.8</b>	<b>\$1,176.7</b>

## RESIDENTIAL BUILDING

### House prices: year to March 2021

- Hobart: +12.8%
- Regional TAS: +16%

### Unit prices: year to March 2021

- Hobart: +11.2%
- Regional TAS: +9%

### Rental price changes in Hobart

- March 2021 quarter: +1.1%
- Year to March 2021 quarter: +1.5%

### Building approvals: March 2021

- Total new home building approvals: **458** (+61.3% change on Feb 2020)
- Detached houses: **375** (+56.9% change on Feb 2020)
- Units/apartments: **30** (+114.3% change on Feb 2020)
- Home renovations: **\$15.1 million** (+24.1% change on Feb 2020)

## Residential building work during December 2020 quarter

### Number of new homes commenced

- All dwellings: 867
- Detached houses: 857
- Apartments/units: 10

### Number of new homes completed

- All dwellings: 817
- Detached houses: 724
- Apartments/units: 93

### New homes still under construction on 31 December 2020

- All dwellings: 2,367
- Detached houses: 2,18
- Apartments/units: 183

### Lending indicators: February 2021

- Loans to owner occupiers for construction of new home: **220** (+243.8% change on Feb 2020)
- Loans to investors for construction of new home: **13** (-31.6% change on Feb 2020)
- Loans to owner occupiers for residential land purchase: **108** (+35% change on Feb 2020)
- Loans to investors for residential land purchase: **17** (+30.8% change on Feb 2020)
- First Home Buyers share of loans: **29.1%**

## LABOUR MARKET



**261,633**  
employed people  
in TAS

**5.9%**  
Unemployment  
rate  
(April 2021)



**6,429**  
Construction  
Businesses

**Size (# workers)**

<b>0</b>	3,893
<b>1-19</b>	2,452
<b>20-199</b>	81
<b>+200</b>	3

**Size (turnover)**

**16.9%** turnover less than \$50,000

**1.1%** turnover greater than \$10m



**20,774**  
people employed in  
construction in TAS  
(February 2021)

**6,530** resi/commercial  
builders

**2,022** civil construction

**12,223** resi/commercial  
subcontractors

**7.9%** of TAS jobs are in  
construction



Women account for  
**10.2%** of those working  
in TAS construction



**2,335**  
construction  
apprentices in-training  
(end of Sep 2020)

**810** new starts  
(year to Sep 2020)

**475** completions  
(year to Sep 2020)

**910** apprentice  
carpenters in training

**295** apprentice  
plumbers in training