



LORD MAYOR'S OFFICE  
TOWN HALL  
MACQUARIE STREET  
HOBART  
TASMANIA

Ms Alison Standen MP  
Chair  
Select Committee on Housing Affordability  
Parliament House  
HOBART TAS 7000

Via email: [alison.standen@parliament.tas.gov.au](mailto:alison.standen@parliament.tas.gov.au)

Dear Ms Standen

I write to provide some clarification on the City of Hobart planning approval and building permit statistics.

I am aware that an elected member of the Hobart City Council recently made a submission (as an individual and not on behalf of the Council) that contained data on the number of building permits issued by the City of Hobart in 2018.

Unfortunately this selective presentation of data fails to provide a complete picture or overall sense of the total number of planning approvals and building permits issued by the City of Hobart.

Attached are two graphs prepared from City of Hobart planning and building data for the period 1 July 2017 through to 30 June 2019.

The first graph depicts the number of dwellings that received planning approval during this period. In 2017/2018, 239 dwellings were approved and in 2018/2019, 380 dwellings were approved.

It is important to note of course that in some cases, planning approvals can take time to translate into building approvals and ultimately dwellings. An applicant has up to six years following planning approval to obtain building approval and commence construction and further year to complete building work.

Another important point to make is that of supply constraint. The Tasmanian Housing Summit Directions Paper March 2018 by Professor Richard Eccleston et al talks about supply constraints in the excerpt below from this paper.

*Supply constraints — A significant gap has emerged between the number of new home approvals and building commencements and completions in Tasmania over this period, which is contributing to supply pressures (Figure 3). New home completions in 2017 fell to 1735 dwellings, more than 20% below the average of the last decade (Figure 3). This seems to be caused by state-specific factors (labour supply and availability of builders) rather than national factors such as tighter lending standards. The causes of this 'commencement gap' should be a focus of the Summit.*

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The complete paper is available on UTAS' website -

[http://www.utas.edu.au/data/assets/pdf\\_file/0006/1084938/HousingSummitDirectionsPaper.pdf](http://www.utas.edu.au/data/assets/pdf_file/0006/1084938/HousingSummitDirectionsPaper.pdf)

To further demonstrate the supply constraint issue, the second graph, again prepared from City of Hobart data depicts dwelling approval (both planning and building approval) in correlation to construction activity for same period 1 July 2017 to 30 June 2019.

In the interests of being fully informed, I believe it is important that the Committee be provided with a complete picture regarding City of Hobart planning and building statistics so welcome the distribution of this correspondence to all Committee members.

Thank you for your consideration.

Yours sincerely

A handwritten signature in black ink, appearing to read 'A. Reynolds'.

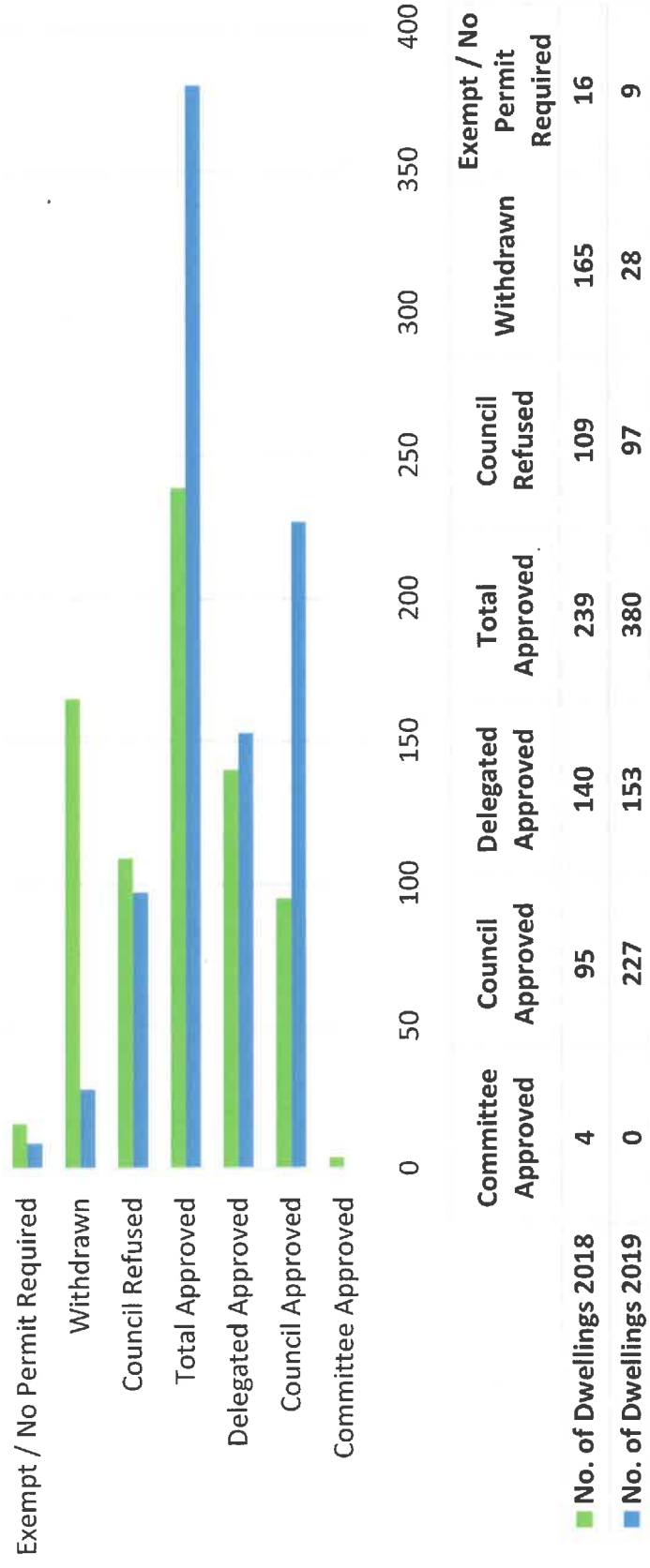
Councillor Anna Reynolds  
**LORD MAYOR**

Tuesday 27 August 2019

Attachment: Graph 1 – Planning approved dwellings  
Graph 2 – Dwelling approval against construction activity

Graph 1

**1 July 2017 - 30 June 2018 / 1 July 2018 - 30 June 2019**  
**Planning Applications**  
**Number of Dwellings - Planning Approved**



Graph 2

## Dwelling Approval and Construction Activity 1/7/2017 - 30/6/2019

