

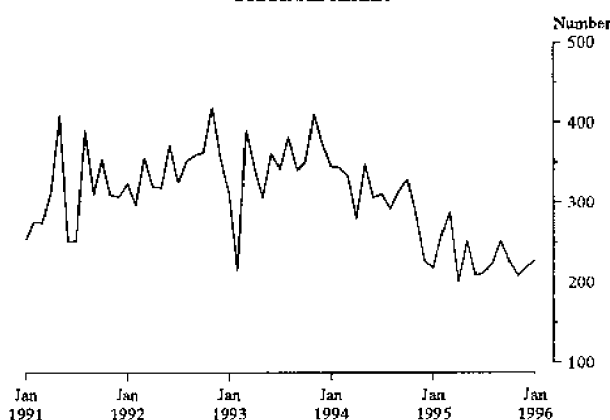
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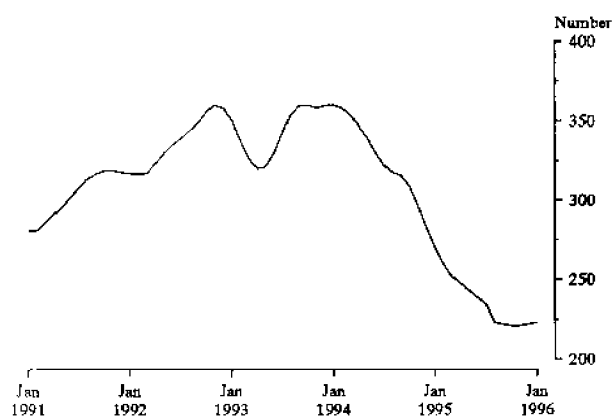
BUILDING APPROVALS, TASMANIA, JANUARY 1996

MAIN FEATURES

NUMBER OF DWELLING UNITS APPROVED
ORIGINAL SERIES



NUMBER OF DWELLING UNITS APPROVED
TREND SERIES



Residential building

- The trend estimate for the total number of dwelling units approved in January 1996 increased slightly. This series appears to have levelled out.
- In original (unadjusted) terms, the total number of dwelling units approved was 228. Of the total, 129 were private sector houses.
- There were 10 new private sector houses approved in the City of Glenorchy, followed by the City of Launceston (9) and the Municipality of Circular Head (9). The City of Hobart accounted for 63 other residential buildings approvals.
- The value of new residential building approved rose 26.1% from \$18.8 million in December 1995 to \$23.7 million this month.
- Expressed as average 1989-90 prices, the value of new residential building work for the December quarter 1995 was \$45.9 million, an increase on the previous quarter of 2.5% but 15.9% lower than the December quarter 1994.

Non-residential building

- The value of non-residential projects approved was \$42.3 million.
- One project with a non-residential value of \$10 million was approved this month. This project has been split into its 4 components and recorded as shops, offices, other business premises and educational. It also includes a residential component valued at \$10.7 million.
- The value of non-residential work, when expressed as average 1989-90 prices was \$39.6 million for the December quarter 1995.

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes on Adelaide (08) 237 7590 or any ABS State Office.
- for information about other ABS statistics and services please refer to the back of this publication.

TABLE 1. NUMBER OF DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)			Trend estimate
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total	
1992-93	2,928	28	2,956	1,023	115	1,138	11	3,962	143	4,105	..
1993-94	3,065	48	3,113	973	61	1,034	11	4,048	110	4,158	..
1994-95	2,570	6	2,576	545	51	596	14	3,129	57	3,186	..
1994-95 July-January	1,590	5	1,595	363	11	374	10	1,963	16	1,979	..
1995-96 July-January	1,193	19	1,212	287	64	351	5	1,485	83	1,568	..
1994— November	222	—	222	63	—	63	—	285	—	285	270
December	204	1	205	23	—	23	—	227	1	228	260
1995— January	177	1	178	40	—	40	—	217	1	218	252
February	216	—	216	43	—	43	—	259	—	259	248
March	236	—	236	24	26	50	2	262	26	288	243
April	170	—	170	26	3	29	1	197	3	200	239
May	210	1	211	40	—	40	—	250	1	251	235
June	148	—	148	49	11	60	1	198	11	209	230
July	175	1	176	25	12	37	—	200	13	213	226
August	167	—	167	54	—	54	2	223	—	223	223
September	208	8	216	28	8	36	—	236	16	252	222
October	174	1	175	33	16	49	1	208	17	225	221
November	197	1	198	9	—	9	1	207	1	208	221
December	143	2	145	56	18	74	—	199	20	219	222
1996— January	129	6	135	82	10	92	1	212	16	228	223

(a) Includes Conversions, etc. See paragraphs 10-12 of the Explanatory Notes.

TABLE 2. VALUE OF BUILDING APPROVED
(\$'000)

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
1992-93	214,890	2,098	216,989	50,783	7,490	58,273	265,674	9,588	275,262	33,050	62,416	103,107	360,929	411,419
1993-94	237,881	4,190	242,071	55,619	4,273	59,892	293,499	8,463	301,963	39,522	81,251	145,922	413,933	487,407
1994-95	210,842	510	211,352	29,696	3,575	33,271	240,537	4,085	244,623	39,963	117,984	161,567	397,901	446,152
1994—														
November	17,564	—	17,564	3,600	—	3,600	21,163	—	21,163	3,429	4,889	18,104	29,415	42,696
December	17,142	35	17,177	1,070	—	1,070	18,212	35	18,247	2,609	26,814	27,374	47,635	48,230
1995—														
January	14,718	85	14,803	2,490	—	2,490	17,208	85	17,293	2,868	5,391	13,761	25,285	33,921
February	17,482	—	17,482	2,077	—	2,077	19,559	—	19,559	2,977	6,347	10,177	28,827	32,713
March	18,717	—	18,717	1,440	1,732	3,172	20,157	1,732	21,890	3,549	8,635	10,934	32,293	36,373
April	15,178	—	15,178	1,450	148	1,598	16,628	148	16,776	2,937	8,039	15,677	27,604	35,390
May	17,558	100	17,658	2,543	—	2,543	20,101	100	20,201	2,922	12,247	14,290	35,270	37,413
June	12,430	—	12,430	1,848	980	2,828	14,278	980	15,258	3,592	14,036	14,999	31,879	33,849
July	14,578	61	14,639	1,467	1,500	2,967	16,045	1,561	17,606	2,202	5,841	9,495	24,050	29,303
August	13,758	—	13,758	3,529	—	3,529	17,288	—	17,288	2,925	15,723	23,775	35,893	43,988
September	18,143	352	18,495	1,038	81	1,118	19,181	432	19,613	2,554	4,016	18,630	25,750	40,796
October	14,685	106	14,791	1,647	1,713	3,360	16,332	1,819	18,151	3,212	13,183	16,512	32,728	37,875
November	17,866	100	17,966	530	—	530	18,396	100	18,496	3,314	5,701	10,842	27,393	32,651
December	12,250	148	12,398	5,060	1,374	6,434	17,310	1,522	18,832	2,643	13,277	13,597	33,063	35,072
1996—														
January	10,546	636	11,182	11,825	741	12,566	22,371	1,378	23,749	3,199	18,028	42,277	43,585	69,225

TABLE 3. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
(S'000)

Class of building	1993-94	1994-95	July-January		1995		1996
			1994-95	1995-96	November	December	January
PRIVATE SECTOR							
New houses	237,881	210,842	129,475	101,825	17,866	12,250	10,546
New other residential buildings	55,619	29,696	20,338	25,097	530	5,060	11,825
Total new residential building	293,499	240,537	149,813	126,922	18,396	17,310	22,371
Alterations and additions to residential buildings	39,182	39,379	23,533	19,771	3,296	2,477	3,187
Hotels, etc.	3,869	4,933	2,648	11,272	—	9,000	—
Shops	11,432	29,874	23,030	16,885	1,317	115	2,700
Factories	15,289	11,841	8,138	8,833	583	1,245	1,310
Offices	13,512	14,288	9,100	8,437	590	115	4,132
Other business premises	7,083	14,957	9,645	12,299	1,450	1,504	4,025
Educational	1,983	11,682	9,031	6,384	1,560	324	3,500
Religious	767	432	250	940	120	250	—
Health	20,025	17,317	4,221	7,780	—	—	1,019
Entertainment and recreational	1,403	9,922	1,661	1,435	—	724	71
Miscellaneous	5,888	2,739	960	1,505	81	—	1,272
Total non-residential building	81,251	117,984	68,682	75,770	5,701	13,277	18,028
Total	413,933	397,901	242,028	222,463	27,393	33,063	43,585
PUBLIC SECTOR							
New houses	4,190	510	410	1,403	100	148	636
New other residential buildings	4,273	3,575	715	5,409	—	1,374	741
Total new residential building	8,463	4,085	1,125	6,812	100	1,522	1,378
Alterations and additions to residential buildings	340	584	453	278	18	166	12
Hotels, etc.	300	—	—	—	—	—	—
Shops	—	—	—	—	—	—	—
Factories	2,381	95	95	—	—	—	—
Offices	4,668	7,367	4,111	2,255	80	243	125
Other business premises	3,979	935	495	5,610	150	—	210
Educational	26,338	12,830	11,208	18,413	730	77	100
Religious	—	—	—	—	—	—	—
Health	22,763	9,370	4,505	28,938	3,918	—	21,664
Entertainment and recreational	1,533	320	320	150	—	—	150
Miscellaneous	2,709	12,666	6,075	3,991	262	—	2,000
Total non-residential building	64,671	43,582	26,808	59,357	5,140	320	24,249
Total	73,474	48,251	28,385	66,447	5,258	2,008	25,639
TOTAL							
New houses	242,071	211,352	129,885	103,229	17,966	12,398	11,182
New other residential buildings	59,892	33,271	21,053	30,506	530	6,434	12,566
Total new residential building	301,963	244,623	150,938	133,734	18,496	18,832	23,749
Alterations and additions to residential buildings	39,522	39,963	23,985	20,049	3,314	2,643	3,199
Hotels, etc.	4,169	4,933	2,648	11,272	—	9,000	—
Shops	11,432	29,874	23,030	16,885	1,317	115	2,700
Factories	17,670	11,935	8,233	8,833	583	1,245	1,310
Offices	18,180	21,655	13,210	10,692	670	357	4,257
Other business premises	11,062	15,892	10,140	17,909	1,600	1,504	4,235
Educational	28,321	24,512	20,239	24,797	2,290	401	3,600
Religious	767	432	250	940	120	250	—
Health	42,788	26,686	8,725	36,717	3,918	—	22,683
Entertainment and recreational	2,936	10,242	1,981	1,585	—	724	221
Miscellaneous	8,597	15,405	7,035	5,496	343	—	3,272
Total non-residential building	145,922	161,567	95,490	135,127	10,842	13,597	42,277
Total	487,407	446,152	270,414	288,910	32,651	35,072	69,225

**TABLE 4. NON-RESIDENTIAL BUILDING JOBS APPROVED, BY CLASS OF BUILDING
AND VALUE SIZE GROUPS**

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$'000)	No.	Value (\$'000)	No.	Value (\$'000)	No.	Value (\$'000)	No.	Value (\$'000)	No.	Value (\$'000)
HOTELS, ETC.												
1995 November	---	---	---	---	---	---	---	---	---	---	---	---
December	---	---	---	---	---	---	---	---	1	9,000	1	9,000
1996 January	---	---	---	---	---	---	---	---	---	---	---	---
SHOPS												
1995 November	12	1,117	1	200	---	---	---	---	---	---	13	1,317
December	2	115	---	---	---	---	---	---	---	---	2	115
1996 January	2	200	---	---	---	---	1	2,500	1	5,000	3	2,700
FACTORIES												
1995 November	6	583	---	---	---	---	---	---	---	---	6	583
December	3	245	---	---	---	---	1	1,000	---	---	4	1,245
1996 January	5	560	2	750	---	---	---	---	---	---	7	1,310
OFFICES												
1995 November	1	80	2	590	---	---	---	---	---	---	3	670
December	4	357	---	---	---	---	---	---	---	---	4	357
1996 January	4	457	1	200	---	---	2	1,600	---	---	7	4,257
OTHER BUSINESS PREMISES												
1995 November	3	355	---	---	2	1,245	---	---	---	---	5	1,600
December	3	289	1	305	1	910	---	---	---	---	5	1,504
1996 January	7	730	2	705	1	800	1	2,000	---	---	11	4,235
EDUCATIONAL												
1995 November	2	270	2	640	2	1,380	---	---	---	---	6	2,290
December	1	77	1	324	---	---	---	---	---	---	2	401
1996 January	1	100	---	---	---	---	1	3,500	1	7,000	2	3,600
RELIGIOUS												
1995 November	1	120	---	---	---	---	---	---	---	---	1	120
December	2	250	---	---	---	---	---	---	---	---	2	250
1996 January	---	---	---	---	---	---	---	---	---	---	---	---
HEALTH												
1995 November	1	90	---	---	---	---	1	3,828	---	---	2	3,918
December	---	---	---	---	---	---	---	---	---	---	---	---
1996 January	2	284	---	---	1	735	1	3,050	1	18,614	5	22,683
ENTERTAINMENT AND RECREATIONAL												
1995 November	---	---	---	---	---	---	---	---	---	---	---	---
December	---	---	2	724	---	---	---	---	---	---	2	724
1996 January	2	221	---	---	---	---	---	---	---	---	2	221
MISCELLANEOUS												
1995 November	2	136	1	207	---	---	---	---	---	---	3	343
December	---	---	---	---	---	---	---	---	---	---	---	---
1996 January	3	272	---	---	---	---	2	3,000	---	---	5	3,272
TOTAL NON-RESIDENTIAL BUILDING												
1995 November	28	2,751	6	1,637	4	2,625	1	3,828	---	---	39	10,842
December	15	1,333	4	1,353	1	910	1	1,000	1	9,000	22	13,597
1996 January	26	2,823	5	1,655	2	1,535	2	17,650	1	18,614	42	42,277

TABLE 5: NUMBER OF NEW HOUSES (a) APPROVED BY MATERIAL OF OUTER WALLS, TASMANIA (b)

Period	Material of outer walls					Total
	Double brick	Brick veneer	Fibre cement	Timber	Other and not stated	
1987-88	98	2,048	37	404	85	2,672
1988-89	130	2,248	54	374	84	2,890
1989-90	139	1,943	83	384	114	2,663
1990-91	177	1,758	76	467	77	2,555
1991-92	256	1,937	72	515	89	2,869
1992-93	293	1,999	119	476	69	2,956
1993-94	302	2,176	105	441	89	3,113
1994-95	129	1,865	89	428	59	2,570
1994:						
November	9	159	7	43	4	222
December	4	162	5	30	4	205
1995:						
January	10	134	8	21	5	178
February	9	142	3	56	6	216
March	16	146	5	57	12	236
April	5	136	7	21	1	170
May	5	158	8	33	7	211
June	5	105	3	29	6	148
July	6	118	6	43	3	176
August	2	111	12	39	3	167
September	22	144	6	42	2	216
October	6	116	10	38	5	175
November	22	126	8	25	17	198
December	21	93	9	13	5	141
1996:						
January	6	85	8	21	7	127

(a) Excludes Conversions etc. (b) From July 1990 includes only those approvals valued at \$10 000 and over.

TABLE 6: VALUE OF BUILDING APPROVED IN STATISTICAL DIVISIONS (a)
(\$'000)

Period	Greater Hobart		Southern		Northern		Mersey-Lyell		Tasmania	
	New residential building	All building (b)	New residential building	All building (b)	New residential building	All building (b)	New residential building	All building (b)	New residential building	All building (b)
1987-88	79,070	154,886	21,074	27,704	52,115	119,131	40,523	86,978	192,782	388,699
1988-89	88,215	204,554	23,731	30,180	72,931	126,685	50,967	100,238	235,845	461,657
1989-90	88,156	173,760	23,416	29,823	79,631	118,360	46,182	76,085	237,385	398,028
1990-91	94,266	190,545	25,998	34,220	78,257	112,342	43,755	69,571	242,276	406,678
1991-92	105,027	173,652	28,412	35,994	84,619	118,574	42,238	70,653	260,296	398,873
1992-93	114,154	182,266	27,818	32,593	82,656	116,014	50,634	80,546	275,262	411,419
1993-94	139,703	210,890	34,132	44,022	79,617	127,615	48,511	104,880	301,963	487,407
1994-95	101,301	206,436	22,687	30,302	69,151	115,780	51,483	93,633	244,623	446,152
1994:										
November	9,235	25,982	2,532	3,344	4,514	5,746	4,884	7,623	21,163	42,696
December	6,677	31,160	1,829	2,137	5,838	7,807	3,903	7,126	18,247	48,230
1995:										
January	7,419	13,452	1,205	1,493	4,030	7,381	4,638	11,595	17,293	33,921
February	7,540	15,822	2,547	2,852	3,853	4,993	5,889	9,046	19,559	32,713
March	9,657	15,189	1,756	2,401	6,187	11,664	4,289	7,118	21,890	36,373
April	7,913	14,478	1,148	2,075	4,656	14,066	3,058	4,771	16,776	35,390
May	8,431	12,431	1,882	3,706	6,021	15,312	3,867	5,965	20,201	37,413
June	7,334	20,333	1,045	1,523	4,773	7,621	2,106	4,372	15,258	33,849
July	6,851	11,075	2,215	5,630	3,953	5,621	4,586	6,976	17,606	29,303
August	9,457	24,061	1,951	2,957	3,573	9,324	2,306	7,647	17,287	43,988
September	9,617	14,491	2,141	2,431	3,951	18,870	3,904	5,003	19,613	40,796
October	9,567	23,153	1,321	1,539	4,043	7,973	3,221	5,210	18,151	37,875
November	7,786	15,905	2,488	4,077	4,636	6,399	3,585	6,270	18,496	32,651
December	10,349	20,528	1,243	1,638	2,459	4,909	4,781	7,997	18,832	35,072
1996:										
January	14,817	49,698	824	1,947	3,412	6,655	4,696	10,925	23,749	69,225

(a) See explanatory notes, paragraphs 3 - 6. (b) Includes new residential buildings specified in the previous column. The items comprising 'All building' are specified in Table 8.

TABLE 7. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, JANUARY 1996

Statistical region sectors and statistical local areas (a)	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
GREATER HOBART-SOUTHERN STATISTICAL DIVISIONS										
Brighton (M)	5	—	390	—	—	—	—	800	800	1,190
Central Highlands (M)	1	—	20	—	—	—	—	—	—	20
Clarence (C)	8	—	670	—	—	—	127	71	71	867
Glamorgan/Spring Bay (M)	3	—	162	—	—	—	30	90	240	432
Glenorchy (C)	10	—	731	—	—	—	50	275	3,425	4,206
Hobart (C) — Inner & Remainder	2	6	801	63	—	10,691	777	10,664	29,278	41,548
Huon Valley (M)	6	—	338	—	—	—	42	610	610	990
Kingborough (M) Pt A & B	8	—	639	2	—	110	80	—	—	829
New Norfolk (M) Pt A & B	1	—	143	—	—	—	62	140	140	345
Sorell (M) Pt A & B	7	—	563	2	—	79	121	—	—	763
Southern Midlands (M)	2	—	125	—	—	—	61	—	—	186
Tasman (M)	4	—	179	—	—	—	—	90	90	269
Greater Hobart-Southern (SDs)	57	6	4,761	67	—	10,880	1,350	12,739	34,653	51,644
NORTHERN STATISTICAL DIVISION										
Break O'Day (M)	3	—	305	—	—	—	60	—	—	365
Dorset (M)	6	—	371	—	—	—	45	100	100	516
Flinders (M)	—	—	—	—	—	—	36	—	—	36
George Town (M) Pt A & B	—	—	—	—	—	—	88	220	220	308
Launceston (C) Inner, Pt B & Pt C	9	—	915	5	2	388	304	2,050	2,050	3,656
Meander Valley (M) Pt A & B	4	—	353	2	—	80	41	—	—	473
Northern Midlands (M) Pt A & B	2	—	105	—	—	—	35	—	—	140
West Tamar (M) Pt A & B	9	—	896	—	—	—	155	—	110	1,161
Northern (SD)	33	—	2,944	7	2	468	763	2,370	2,480	6,655
MERSEY-LYELL STATISTICAL DIVISION										
Burnie (C) Pt A & B	5	—	484	3	—	220	132	—	—	837
Central Coast (M) Pt A & B	8	—	767	2	4	521	191	1,000	1,000	2,479
Circular Head (M)	9	—	759	—	2	92	95	162	162	1,108
Devonport (C)	4	—	356	—	2	146	259	57	2,282	3,043
Kentish (M)	1	—	50	—	—	—	30	—	—	80
King Island (M)	—	—	—	—	—	—	—	—	—	—
Latrobe (M) Pt A & B	8	—	606	—	—	—	35	1,700	1,700	2,341
Waratah/Wynyard (M) Pt A & B	4	—	455	3	—	240	257	—	—	952
West Coast (M)	—	—	—	—	—	—	86	—	—	86
Mersey-Lyell (SD)	39	—	3,478	8	8	1,218	1,085	2,919	5,144	10,925

For footnote, see end of table.

TABLE 7. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, JANUARY 1996—continued

Statistical region sectors and statistical local areas (a)	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
STATISTICAL DIVISIONS AND SUBDIVISIONS										
Greater Hobart (SD)	41	6	3,937	67	-	10,880	1,167	11,949	33,713	49,698
Southern (SD)	16	-	824	-	-	-	183	790	940	1,947
Greater Launceston (SSD)	21	-	2,103	7	2	468	490	2,120	2,230	5,291
Central North (SSD)	3	-	165	-	-	-	133	150	150	448
North-Eastern (SSD)	9	-	676	-	-	-	141	100	100	917
Northern (SD)	33	-	2,944	7	2	468	763	2,370	2,480	6,655
Burnie-Devonport (SSD)	25	-	2,372	8	6	1,126	722	2,162	4,387	8,608
North-Western Rural (SSD)	14	-	1,105	-	2	92	277	757	757	2,232
Lyle (SSD)	-	-	-	-	-	-	86	-	-	86
Mersey-Lyle (SD)	39	-	3,478	8	8	1,218	1,085	2,919	5,144	10,925
Tasmania	129	6	11,182	82	10	12,566	3,199	18,028	42,277	69,225

(a) Statistics are presented in terms of statistical local areas aggregated to their equivalent legal local government areas. (b) Excludes Conversions, etc.

TABLE 8. VALUE OF BUILDING APPROVALS IN STATISTICAL DIVISIONS BY CLASS OF BUILDING, JANUARY 1996 (\$'000)

Class of building	Greater Hobart	Southern	Northern	Mersey-Lyle	Tasmania
New houses	3,937	824	2,944	3,478	11,182
New other residential building	10,880	-	468	1,218	12,566
Total new residential building	14,817	824	3,412	4,696	23,749
Alterations and additions to residential buildings	1,167	183	763	1,085	3,199
Hotels etc.	-	-	-	-	-
Shops	2,560	-	-	140	2,700
Factories	100	610	600	-	1,310
Offices	2,375	-	1,700	182	4,257
Other business premises	3,160	-	180	895	4,235
Educational	3,500	-	-	100	3,600
Religious	-	-	-	-	-
Health	21,948	-	-	735	22,683
Entertainment and recreational	71	150	-	-	221
Miscellaneous	-	180	-	3,092	3,272
Total non-residential building	33,713	940	2,480	5,144	42,277
Total building	49,698	1,947	6,655	10,925	69,225

TABLE 9. VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES (a) (\$ million)

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1992-93	187.4	189.3	57.6	246.9	28.8	62.4	103.0	329.9	378.7
1993-94	200.5	204.0	58.9	262.9	33.3	80.6	144.9	370.8	441.0
1994-95	172.7	173.1	32.1	205.2	32.7	115.6	158.3	351.7	396.3
1994									
Sept. qtr.	47.8	47.9	10.2	58.1	9.2	23.3	26.5	90.6	93.8
Dec. qtr.	46.6	46.8	7.8	54.6	8.2	39.0	53.8	101.9	116.6
1995									
Mar. qtr.	41.6	41.7	7.4	49.1	7.7	20.0	34.1	75.3	90.9
June qtr.	36.6	36.7	6.7	43.4	7.7	33.4	43.8	84.0	94.9
Sept. qtr.	37.2	37.5	7.2	44.8	6.2	24.8	50.4	74.4	101.3
Dec. qtr.	35.7	36.1	9.8	45.9	7.3	31.2	39.6	81.7	92.8

(a) See p. 2: Explanatory notes. Construction estimates subject to revisions each quarter as more up-to-date information on prices and commodity

**TABLE 10. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION
JANUARY 1996**

New other residential building										
Statistical division	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	Total new residential building
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Greater Hobart	47	4	—	4	—	—	63	63	67	114
Southern	16	—	—	—	—	—	—	—	—	16
Northern	33	9	—	9	—	—	—	—	9	42
Mersey-Lyell	39	16	—	16	—	—	—	—	16	55
Tasmania	135	29	—	29	—	—	63	63	92	227
VALUE (\$'000)										
Greater Hobart	3,937	189	—	189	—	—	10,691	10,691	10,880	14,817
Southern	824	—	—	—	—	—	—	—	—	824
Northern	2,944	468	—	468	—	—	—	—	468	3,412
Mersey-Lyell	3,478	1,218	—	1,218	—	—	—	—	1,218	4,696
Tasmania	11,182	1,875	—	1,875	—	—	10,691	10,691	12,566	23,749

(a) Excludes Conversions, etc.

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

2. For purposes of comparison, it should be noted that statistics of building approvals are affected from month to month by large projects (e.g. blocks of flats, multi-storey office buildings) approved in particular months and also by the administrative arrangements of government authorities.

Scope and Coverage

3. Statistics of building work approved are compiled from:

- (a) permits issued by local authorities in areas subject to building control by those authorities; and
- (b) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities.
- (c) major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites).

4. The statistics relate to building activity which includes construction of new buildings, and alterations and additions to existing buildings. Construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks etc.) is excluded from this publication, but can be found in the ABS publication *Engineering Construction Survey* (8762.0).

5. In relation to work carried out on existing buildings, the statistics include details of non-structural renovation and refurbishment work and the installation of integral building fixtures for which building approval was obtained.

6. From July 1990, the statistics cover:

- (a) all approved new residential building jobs valued at \$10,000 or more (previously \$5,000 or more)
- (b) approved alterations and additions to residential buildings valued at \$10,000 or more
- (c) all approved non-residential building jobs valued at \$50,000 or more (previously \$30,000 or more).

These changes in coverage do not have a statistically significant effect on broad building approvals aggregate data. However, care should be taken in interpreting data for specific classes of non-residential building.

Definitions

7. A *building* is defined as a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design, to satisfy its intended use, is the provision for regular access by persons.

8. A *dwelling unit* is defined as a self-contained suite of rooms, including cooking and bathing facilities and 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. The value of units of this type is included in the appropriate category of non-residential buildings' approved.

9. A *residential building* is defined as a building predominantly consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.

(a) A *house* is defined as a detached building predominantly used for long term residential purposes and consisting of only one dwelling unit. Thus detached granny flats and detached dwelling units such as caretaker's residences associated with non-residential buildings are defined as houses for the purpose of these statistics.

(b) An *other residential building* is defined as a building which is predominantly used for long term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes town-houses, duplexes, apartment buildings etc.).

10. From the January 1995 issue of this publication, the number of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building is shown separately in Table 1 under the heading of 'Conversions, etc.', and is included in the total number of dwelling units shown in the table. Previously, such dwellings were only included as a footnote.

11. In addition, from the January 1995 issue, the seasonally adjusted and trend estimates for the number of dwelling units approved, shown in Table 3, include these conversions, etc.. Previously, only dwelling units approved as part of the construction of new residential buildings were included in these estimates.

12. The value of new residential building approved continues to exclude the value of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building. Approved building work represented by these conversions, etc. jobs continues to be included in the value of alterations and additions to residential buildings or in the value of non-residential building as appropriate.

13. Value data are derived by aggregation of the estimated value (when completed) of building work (excluding value of land and landscaping but including site preparation) as reported on approval documents. For 'houses', these estimates are usually a reliable indicator of the completed value of the building. However, for 'other residential buildings' and 'non-residential buildings' these estimates can differ significantly from the completed value of the building.

Building Classification

14. *Ownership of a building* is classified as either Public Sector or Private Sector according to the sector of the intended owner of the completed building as evident at the time of approval. Residential buildings being constructed by private sector builders under government housing authority schemes whereby the authority has contracted, or intends to contract, to purchase the buildings on or before completion, are classified as public sector.

15. *Functional classification of buildings*: a building is classified according to its intended major function. Hence a building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to Offices, a

detached cafeteria building to Shops, while factory buildings would be classified to Factories. An exception to this rule is the treatment of group accommodation buildings e.g. a student accommodation building on a university campus would be classified to Educational.

Estimates at Constant Prices

16. Estimates of the quarterly value of building approvals at average 1989-90 prices are presented in Table 9. (Note: monthly value data at constant prices are not available.)

17. Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The deflators used to revalue the current price estimates are derived from the same price data underlying the deflators compiled for the dwelling and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

18. Estimates at constant prices are subject to a number of approximations and assumptions. Further information on the nature and concepts of constant price estimates is contained in Chapter 4 of *Australian National Accounts: Concepts, Sources and Methods* (5216.0).

Australian Standard Geographical Classification (ASGC)

19. Area statistics are now being classified to the *Australian Standard Geographical Classification, Edition 2.4* (1216.0) and ASGC terminology has been adopted in the presentation of building statistics.

Unpublished Data and Related Publications

20. The ABS can also make available certain building approvals data which are not published. Where it is not practicable to provide the required information by telephone, data can be provided in the following forms: microfiche, photocopy, computer printout and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

21. Other ABS publications which may be of interest include:

Building Approvals, Australia (8731.0)
Dwelling Unit Commencements Reported by Approving Authorities, Tasmania (8741.6)
Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0)
Building Activity, Tasmania (8752.6)

22. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia* (1101.0). The ABS also issues, on Tuesdays and Fridays, a *Release Advice* (1105.0) which lists publications to be released in the next few days. The Catalogue and Release Advice are available from any ABS office.

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DENIS W. ROGERS
 Acting Deputy Commonwealth Statistician



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