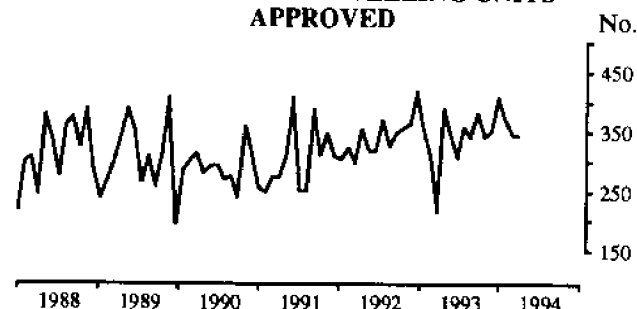


BUILDING APPROVALS, TASMANIA, FEBRUARY 1994

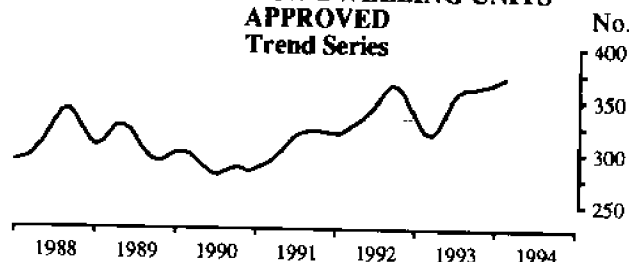
MAIN FEATURES

- There were 344 new dwelling units approved in February 1994, the same number as in January 1994, but a 60 per cent increase on February 1993 (215).
- For the 12 months ended February 1994 there were 4285 new dwelling units approved, six per cent higher than the 4059 recorded for the 12 months ended February 1993.
- The latest trend estimates available for the number of new dwelling units approved show a continuing increase over the last 11 months.
- The highest number of dwelling units approved in February 1994 was recorded by the City of Glenorchy with 58, followed by the Municipality of Kingborough with 33, the Municipality of Meander Valley with 28 and the City of Launceston with 27.
- The value of new residential building approved, at current prices, for February 1994 was \$23.8m, compared with \$26.0m in January 1994 and \$16.0m in February 1993.
- The value of all buildings approved, at current prices, for February 1994 was \$32.7m, 20 per cent below the January 1994 figure of \$40.9m but six per cent above the February 1993 figure of \$30.8m.

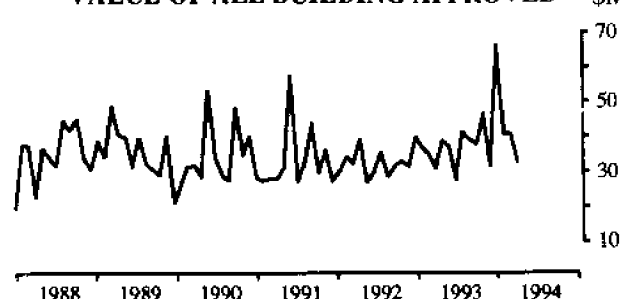
**NUMBER OF NEW DWELLING UNITS
APPROVED**



**NUMBER OF NEW DWELLING UNITS
APPROVED
Trend Series**



VALUE OF ALL BUILDING APPROVED \$M



WILLIAM P. McREYNOLDS
Deputy Commonwealth Statistician and
Statistician of the State of Tasmania

INQUIRIES

For inquiries concerning these statistics and other unpublished data, telephone David Verrier on Hobart (002)20 5878.

For other inquiries including copies of publications, telephone the Information Officer on Hobart (002)20 5800.

The Tasmanian Office of the Bureau is located on the 1st Floor, 175 Collins Street, Hobart (GPO Box 66A, Hobart, 7001).

TABLE 1. NUMBER OF DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS

Period	Private sector			Public sector			Total			Trend estimate(a)
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	
									Original	
1990-91	2,466	827	3,293	89	101	190	2,555	928	3,483	..
1991-92	2,774	965	3,739	95	69	164	2,869	1,034	3,903	..
1992-93	2,928	1,023	3,951	28	115	143	2,956	1,138	4,094	..
1992-93 July-February	1,915	648	2,563	28	102	130	1,943	750	2,693	..
1993-94 July-February	2,051	742	2,793	41	50	91	2,092	792	2,884	..
1992— December	256	69	325	4	26	30	260	95	355	342
1993— January	193	86	279	3	29	32	196	115	311	329
February	178	34	212	1	2	3	179	36	215	319
March	277	101	378	—	13	13	277	114	391	317
April	286	58	344	—	—	—	286	58	344	324
May	233	73	306	—	—	—	233	73	306	336
June	217	143	360	—	—	—	217	143	360	350
July	255	85	340	—	—	—	255	85	340	358
August	264	119	383	—	—	—	264	119	383	361
September	277	63	340	1	—	1	278	63	341	361
October	242	104	346	5	—	5	247	104	351	363
November	282	128	410	—	—	—	282	128	410	364
December	251	95	346	25	—	25	276	95	371	366
1994— January	223	65	288	10	46	56	233	111	344	369
February	257	83	340	—	4	4	257	87	344	372

(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average. Trend estimates for the most recent months are provisional and can be revised as data for additional months become available. NOTE: The number of self-contained dwelling units approved as part of the construction of non-residential building and alterations and additions to existing buildings (including conversions to dwelling units) are excluded from this table. There were no such dwelling unit approved in February 1994.

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					
1990-91	186,346	6,413	192,760	43,288	6,228	49,516	229,635	12,641	242,276	28,565	102,950	135,837	361,038	406,678
1991-92	201,224	7,154	208,378	47,379	4,538	51,917	248,604	11,692	260,296	32,637	68,980	105,941	350,181	398,873
1992-93	214,890	2,098	216,988	50,783	7,490	58,273	265,674	9,588	275,262	33,050	62,416	103,107	360,929	411,419
1992— December	19,252	329	19,581	3,282	1,839	5,121	22,533	2,168	24,701	3,582	8,092	8,479	34,086	36,762
1993— January	15,077	249	15,326	4,198	2,153	6,351	19,275	2,402	21,677	2,656	5,462	10,866	27,394	35,199
February	14,037	50	14,087	1,751	154	1,905	15,788	204	15,992	2,235	3,243	12,552	21,265	30,779
March	20,870	—	20,870	5,198	494	5,692	26,068	494	26,562	2,809	4,638	9,588	33,515	38,959
April	21,723	—	21,723	3,137	—	3,137	24,859	—	24,859	2,996	4,366	9,094	32,221	36,949
May	17,275	—	17,275	4,424	—	4,424	21,699	—	21,699	2,189	2,822	3,369	26,710	27,257
June	15,899	—	15,899	7,790	—	7,790	23,689	—	23,689	3,037	6,126	14,627	32,762	41,353
July	19,360	—	19,360	4,344	—	4,344	23,704	—	23,704	2,305	8,654	13,222	34,663	39,231
August	20,991	—	20,991	6,028	—	6,028	27,019	—	27,019	2,704	5,519	7,901	35,242	37,624
September	20,470	50	20,520	3,291	—	3,291	23,761	50	23,811	3,086	10,146	19,927	36,993	46,824
October	18,120	543	18,663	4,893	—	4,893	23,013	543	23,556	3,510	2,913	4,430	29,396	31,495
November	21,222	—	21,222	12,221	—	12,221	33,444	—	33,444	3,309	8,551	29,656	45,304	66,409
December	19,335	2,221	21,556	5,187	—	5,187	24,523	2,221	26,743	3,521	4,461	10,385	32,505	40,649
1994— January	18,412	775	19,187	3,570	3,235	6,805	21,982	4,010	25,992	3,095	10,492	11,816	35,515	40,902
February	19,293	—	19,293	4,330	180	4,510	23,623	180	23,803	2,722	3,687	6,173	30,032	32,699

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

Class of building	1991-92	1992-93	July-February		1993	1994	
			1992-93	1993-94	December	January	February
PRIVATE SECTOR							
New houses	201,224	214,890	139,124	157,203	19,335	18,412	19,293
New other residential buildings	47,379	50,783	30,235	43,865	5,187	3,570	4,330
Total new residential building	248,604	265,674	169,359	201,068	24,523	21,982	23,623
Alterations and additions to residential buildings	32,597	32,839	21,899	24,161	3,521	3,042	2,722
Hotels, etc.	4,747	4,047	3,351	2,964	90	—	310
Shops	7,663	9,422	6,071	8,022	475	952	600
Factories	10,719	10,276	6,926	7,529	720	1,380	394
Offices	9,837	9,967	6,617	10,387	50	5,170	1,323
Other business premises	3,899	7,656	6,436	3,688	462	65	50
Educational	13,543	4,765	4,602	1,233	255	—	—
Religious	1,534	1,235	263	767	250	50	—
Health	8,303	11,063	7,315	12,742	—	2,875	293
Entertainment and recreational	4,271	2,581	2,172	1,203	70	—	—
Miscellaneous	4,465	1,406	712	5,888	2,090	—	717
Total non-residential building	68,980	62,416	44,463	54,422	4,461	10,492	3,687
Total	350,181	368,929	235,721	279,451	32,505	35,515	30,832
PUBLIC SECTOR							
New houses	7,154	2,098	2,098	3,588	2,221	775	—
New other residential buildings	4,538	7,490	6,996	3,415	—	3,235	180
Total new residential building	11,692	9,588	9,094	7,003	2,221	4,010	180
Alterations and additions to residential buildings	40	211	121	92	—	53	—
Hotels, etc.	—	—	—	—	—	—	—
Shops	100	114	61	—	—	—	—
Factories	2,117	—	—	2,381	—	—	—
Offices	3,027	8,919	2,986	3,361	475	—	—
Other business premises	548	150	150	1,709	350	1,165	—
Educational	15,634	13,429	8,153	16,665	5,024	—	2,134
Religious	—	—	—	—	—	—	—
Health	8,577	8,596	1,673	21,300	75	—	—
Entertainment and recreational	519	1,005	690	1,463	—	—	—
Miscellaneous	6,439	8,478	8,252	2,209	—	160	352
Total non-residential building	36,961	40,691	21,965	49,088	5,924	1,325	2,486
Total	48,693	50,490	31,180	56,183	8,145	5,387	2,666
TOTAL							
New houses	208,378	216,989	141,222	160,792	21,556	19,187	19,293
New other residential buildings	51,917	58,273	37,231	47,280	5,187	6,805	4,510
Total new residential building	260,296	275,262	178,453	208,071	26,743	25,992	23,803
Alterations and additions to residential buildings	32,637	33,050	22,020	24,253	3,521	3,095	2,722
Hotels, etc.	4,747	4,047	3,351	2,964	90	—	310
Shops	7,763	9,536	6,132	8,022	475	952	600
Factories	12,836	10,276	6,926	9,910	720	1,380	394
Offices	12,864	18,886	9,603	13,748	525	5,170	1,323
Other business premises	4,447	7,806	6,586	5,396	812	1,230	50
Educational	29,177	18,194	12,755	17,898	5,279	—	2,134
Religious	1,534	1,235	263	767	250	50	—
Health	16,881	19,658	8,987	34,042	75	2,875	293
Entertainment and recreational	4,789	3,586	2,862	2,666	70	—	—
Miscellaneous	10,903	9,884	8,964	8,097	2,090	160	1,069
Total non-residential building	105,941	103,107	66,429	103,509	10,385	11,816	6,173
Total	398,873	411,419	266,901	335,834	40,649	40,902	32,699

**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.												
1993 December	1	90	—	—	—	—	—	—	—	—	1	90
1994 January	—	—	—	—	—	—	—	—	—	—	—	—
February	1	50	1	260	—	—	—	—	—	—	2	310
SHOPS												
1993 December	1	75	1	400	—	—	—	—	—	—	2	475
1994 January	3	262	2	690	—	—	—	—	—	—	5	952
February	1	100	—	—	1	500	—	—	—	—	2	600
FACTORIES												
1993 December	3	360	1	360	—	—	—	—	—	—	4	720
1994 January	2	330	2	550	1	500	—	—	—	—	5	1,380
February	4	394	—	—	—	—	—	—	—	—	4	394
OFFICES												
1993 December	1	50	2	475	—	—	—	—	—	—	3	525
1994 January	1	137	2	600	1	633	1	3,800	—	—	5	5,170
February	2	180	1	250	1	893	—	—	—	—	4	1,323
OTHER BUSINESS PREMISES												
1993 December	4	462	1	350	—	—	—	—	—	—	5	812
1994 January	1	65	—	—	—	—	1	1,165	—	—	2	1,230
February	1	50	—	—	—	—	—	—	—	—	1	50
EDUCATIONAL												
1993 December	3	305	—	—	1	676	2	4,298	—	—	6	5,279
1994 January	—	—	—	—	—	—	—	—	—	—	—	—
February	1	174	—	—	—	—	1	1,960	—	—	2	2,134
RELIGIOUS												
1993 December	1	50	1	200	—	—	—	—	—	—	2	250
1994 January	1	50	—	—	—	—	—	—	—	—	1	50
February	—	—	—	—	—	—	—	—	—	—	—	—
HEALTH												
1993 December	1	75	—	—	—	—	—	—	—	—	1	75
1994 January	1	75	—	—	—	—	1	2,800	—	—	2	2,875
February	2	293	—	—	—	—	—	—	—	—	2	293
ENTERTAINMENT AND RECREATIONAL												
1993 December	1	70	—	—	—	—	—	—	—	—	1	70
1994 January	—	—	—	—	—	—	—	—	—	—	—	—
February	—	—	—	—	—	—	—	—	—	—	—	—
MISCELLANEOUS												
1993 December	3	170	1	420	—	—	1	1,500	—	—	5	2,090
1994 January	1	160	—	—	—	—	—	—	—	—	1	160
February	3	322	1	218	1	530	—	—	—	—	5	1,069
TOTAL NON-RESIDENTIAL BUILDING												
1993 December	19	1,706	7	2,205	1	676	3	5,798	—	—	30	10,385
1994 January	10	1,079	6	1,840	2	1,133	3	7,765	—	—	21	11,816
February	15	1,563	3	728	3	1,923	1	1,960	—	—	22	6,173

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

Period	Material of outer walls					Total
	Double brick	Brick veneer	Fibre cement	Timber	Other and not stated	
1986-87	152	2,016	93	332	54	2,647
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
1992:						
December	22	168	14	51	5	260
1993:						
January	23	130	6	34	3	196
February	18	122	5	31	3	179
March	27	200	2	41	7	277
April	18	199	10	52	7	286
May	19	162	15	31	6	233
June	16	165	5	25	6	217
July	43	168	2	34	8	255
August	43	172	10	33	6	264
September	27	194	10	45	2	278
October	23	181	9	28	6	247
November	26	187	6	55	8	282
December	1	199	11	51	14	276
1994:						
January	26	163	3	34	7	233
February	23	181	6	41	6	257

(a) 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)
1986-87	74,904	155,272	19,342	24,309	50,706	128,963	38,070	73,206	183,022	381,750
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
1992:										
December	8,815	16,065	2,699	2,993	8,216	10,692	4,971	7,012	24,701	36,762
1993:										
January	6,093	11,013	3,055	3,294	8,570	12,022	3,960	8,871	21,677	35,199
February	5,764	15,186	1,268	1,883	5,367	8,309	3,593	5,401	15,992	30,779
March	13,260	20,570	1,290	1,433	7,045	10,663	4,968	6,293	26,562	38,959
April	8,714	16,629	3,290	3,618	7,426	10,302	5,430	6,400	24,859	36,949
May	9,474	11,713	1,727	1,990	6,545	7,620	3,954	5,935	21,699	27,257
June	11,223	19,404	1,604	2,046	6,424	8,988	4,438	10,915	23,689	41,353
July	12,467	18,116	1,921	4,636	6,175	8,671	3,141	7,808	23,704	39,231
August	14,034	18,643	3,171	5,137	4,875	7,948	4,939	5,896	27,019	37,624
September	10,939	22,360	3,898	4,246	6,202	15,631	2,773	4,588	23,811	46,824
October	10,502	13,756	1,993	2,658	7,203	8,671	3,858	6,410	23,556	31,495
November	19,896	24,328	2,850	3,167	5,531	11,780	5,166	27,134	33,444	66,409
December	12,324	21,599	3,286	3,550	6,151	8,649	4,983	6,852	26,743	40,649
1994:										
January	11,543	14,377	2,648	2,735	7,958	13,900	3,843	9,890	25,992	40,902
February	10,685	12,916	2,304	2,524	6,312	10,135	4,502	7,124	23,803	32,699

(a) See explanatory notes, paragraph 4.

(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, FEBRUARY 1994

Statistical region sectors and statistical local areas (a)	New residential buildings						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)	12	—	877	—	—	—	—	—	—	877
Central Highlands (M)	6	—	218	—	—	—	30	—	—	248
Clarence (C)	20	—	1,853	4	—	298	366	100	100	2,616
Glamorgan/Spring Bay (M)	5	—	233	2	—	70	—	—	—	303
Glenorchy (C)	15	—	1,256	43	—	2,017	89	—	—	3,362
Hobart (C) — Inner & Remainder	8	—	887	1	—	60	420	358	358	1,725
Huon Valley (M)	10	—	591	—	—	—	37	—	—	628
Kingborough (M) Pt A & B	28	—	2,853	5	—	375	319	580	580	4,127
New Norfolk (M) Pt A & B	5	—	335	—	—	—	59	—	—	394
Sorell (M) Pt A & B	11	—	630	—	—	—	15	—	—	645
Southern Midlands (M)	4	—	264	—	—	—	34	—	—	298
Tasman (M)	7	—	173	—	—	—	45	—	—	218
Greater Hobart-Southern (SDs)	131	—	10,169	55	—	2,820	1,413	1,038	1,038	15,440
NORTHERN STATISTICAL DIVISION										
Break O'Day (M)	8	—	487	—	—	—	85	—	—	572
Dorset (M)	4	—	210	1	—	75	60	—	—	345
Flinders (M)	—	—	—	—	—	—	—	—	—	—
George Town (M) Pt A & B	1	—	75	—	—	—	—	96	96	171
Launceston (C) Inner, Pt B & Pt C	18	—	1,299	9	—	430	82	1,143	3,168	4,979
Meander Valley (M) Pt A & B	28	—	2,047	—	—	—	136	148	148	2,331
Northern Midlands (M) Pt A & B	—	—	—	—	—	—	—	—	—	—
West Tamar (M) Pt A & B	20	—	1,589	2	—	100	48	—	—	1,737
Northern (SD)	79	—	5,707	12	—	605	411	1,387	3,412	10,135
MERSEY-LYELL STATISTICAL DIVISION										
Burnie (C) Pt A & B	1	—	84	—	—	—	53	580	580	717
Central Coast (M) Pt A & B	13	—	1,163	2	—	110	118	—	—	1,391
Circular Head (M)	8	—	458	—	—	—	326	187	187	971
Devonport (C)	7	—	560	12	4	885	200	235	305	1,949
Kentish (M)	1	—	53	—	—	—	60	—	—	113
King Island (M)	3	—	195	—	—	—	—	—	—	195
Latrobe (M) Pt A & B	11	—	720	2	—	90	82	—	—	892
Waratah/Wynyard (M) Pt A & B	2	—	150	—	—	—	60	—	218	428
West Coast (M)	1	—	35	—	—	—	—	260	434	469
Mersey-Lyell (SD)	47	—	3,417	16	4	1,085	899	1,262	1,723	7,124

For footnote, see end of table.

TABLE 7. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, FEBRUARY 1994—continued

Statistical region sectors and statistical local areas (a)	New residential buildings						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)	91	—	8,010	51	—	2,675	1,193	1,038	1,038	12,916
Southern (SD)	40	—	2,159	4	—	145	220	—	—	2,524
Greater Launceston (SSD)	58	—	4,411	11	—	530	120	1,387	3,412	8,473
Central North (SSD)	9	—	599	—	—	—	146	—	—	745
North-Eastern (SSD)	12	—	697	1	—	75	145	—	—	917
Northern (SD)	79	—	5,707	12	—	605	411	1,387	3,412	10,135
Burnie-Devonport (SSD)	25	—	2,141	16	4	1,085	455	815	1,102	4,783
North-Western Rural (SSD)	21	—	1,241	—	—	—	444	187	187	1,872
Lyell (SSD)	1	—	35	—	—	—	—	260	434	469
Mersey-Lyell (SD)	47	—	3,417	16	4	1,085	899	1,262	1,723	7,124
Tasmania	257	—	19,293	83	4	4,510	2,722	3,687	6,173	32,699

(a) Statistics are presented in terms of statistical local areas aggregated to their equivalent legal local government areas.

TABLE 8. VALUE OF BUILDING APPROVALS IN STATISTICAL DIVISIONS BY CLASS OF BUILDING, FEBRUARY 1994 (\$'000)

Class of building	Greater Hobart	Southern	Northern	Mersey-Lyell	Tasmania
New houses	8,010	2,159	5,707	3,417	19,293
New other residential building	2,675	145	605	1,085	4,510
Total new residential building	10,685	2,304	6,312	4,502	23,803
Alterations and additions to residential buildings	1,193	220	411	899	2,722
Hotels etc.	—	—	50	260	310
Shops	100	—	—	500	600
Factories	50	—	344	—	394
Offices	250	—	993	80	1,323
Other business premises	—	—	—	50	50
Educational	—	—	1,960	174	2,134
Religious	—	—	—	—	—
Health	108	—	—	185	293
Entertainment and recreational	—	—	—	—	—
Miscellaneous	530	—	65	474	1,069
Total non-residential building	1,038	—	3,412	1,723	6,173
Total building	12,916	2,524	10,135	7,124	32,699

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

(\$ 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							
1990-91	174.9	181.0	49.0	230.0	26.9	102.4	135.1	347.5	392.0
1991-92	181.6	188.2	51.0	239.2	29.5	68.5	105.2	327.2	373.9
1992-93	187.4	189.2	57.6	246.8	28.8	62.4	103.0	329.9	378.6
1992—									
Sept. qtr.	44.5	44.9	13.3	58.3	6.5	18.9	21.1	82.8	85.9
Dec. qtr.	52.2	53.4	15.3	68.7	8.5	16.9	21.9	89.3	99.1
1993—									
Mar. qtr.	43.6	43.9	13.7	57.6	6.7	13.3	33.0	75.0	97.3
June qtr.	47.0	47.0	15.2	62.2	7.0	13.3	27.0	82.8	96.3
Sept. qtr.	51.5	51.6	13.5	65.1	6.9	24.2	40.9	96.6	112.8
Dec. qtr.	49.5	51.8	21.9	73.8	8.7	15.8	44.3	96.6	126.8

(a) See paragraphs 18 and 19 of the Explanatory Notes. Constant price estimates are subject to revisions each quarter as more up to date information on prices and commodity compositions becomes available.

TABLE 10. NEW DWELLING UNITS APPROVED, BY TYPE AND STATISTICAL DIVISION
FEBRUARY 1994

Statistical division	Other residential building								Total residential building	
	Houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of					
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
										Total
NUMBER OF DWELLING UNITS										
Greater Hobart	91	51	—	51	-	—	—	—	51	142
Southern	40	4	—	4	—	—	—	—	4	44
Northern	79	12	—	12	—	—	—	—	12	91
Mersey-Lyell	47	20	—	20	—	—	—	—	20	67
Tasmania	257	87	—	87	—	—	—	—	87	344
VALUE (\$'000)										
Greater Hobart	8,010	2,675	—	2,675	—	—	—	—	2,675	10,685
Southern	2,159	145	—	145	—	—	—	—	145	2,304
Northern	5,707	605	—	605	—	—	—	—	605	6,312
Mersey-Lyell	3,417	1,085	—	1,085	—	—	—	—	1,085	4,502
Tasmania	19,293	4,510	—	4,510	—	—	—	—	4,510	23,803

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved. From 1985 there has been a change in terminology used by the ABS in presenting building statistics. The terms 'residential buildings', and 'non-residential building' have replaced 'dwellings' and 'other building' respectively and 'other residential buildings' replaces 'other dwellings'. It should be noted that these are only changes in terminology and do not affect the classification of the various types of buildings or the statistics.

Scope and coverage

2. 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 (construction of roads, bridges, railways, earthworks etc.) is excluded.

3. The statistics include details of non-structural renovation and refurbishing work and the installation of integral building fixtures for which building approval was obtained.

4. Statistics of building work approved are compiled from:

- (a) permits issued by local government authorities in areas subject to building control by those authorities and
- (b) contracts let, or day labour work authorised, by Federal, State, semi-government and local government authorities.

Major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites) is also included.

5. From July 1990, the statistics cover:

- (a) all approved new residential building jobs valued at \$10 000 or more (previously \$5000 or more);
- (b) approved alterations and additions to residential buildings valued at \$10 000 or more and
- (c) all approved non-residential building jobs valued at \$50 000 or more (previously \$30 000 or more).

These changes mainly affect non-residential building data. In particular, care should be taken in interpreting data for specific classes of non-residential building.

Definitions

6. 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.

7. 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 building' approved.

8. 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 associated with non-residential buildings (such as caretaker's residences) 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 (includes townhouses, duplexes, apartment buildings etc.).

9. The number of dwelling units created by alterations and additions to existing buildings, and through the construction of new non-residential buildings, is not included in the tables but is shown as a footnote to Table 1.

10. **Values** are derived from approval documents and represent the estimated value, when completed, of building work (excluding the value of land and landscaping). Site preparation costs are included.

Building classification

11. **Ownership.** The ownership of a building is classified at the time of approval as either private sector or public sector according to expected ownership of the completed building. 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.

12. **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, and a detached cafeteria building to Shops, while factory buildings would be classified to Factories. An exception to this rule is in the treatment of group accommodation buildings where, for example, a student accommodation building on a university campus would be classified to Educational.

EXPLANATORY NOTES - continued

13. For Building Approvals from July 1992 an expanded functional classification of buildings based on the Dwelling Structure Classification (DSC) has been introduced by the ABS to provide a standard classification of residential buildings.

14. The DSC is a classification recently developed by the ABS to provide a standard classification of the different types of dwelling structures (houses, flats, townhouses, etc.). The DSC has been used in the 1990 Survey of Income and Housings Costs and Amenities and the 1991 Census of Population and Housing. It will be implemented across all major collections of housing data in the ABS. The DSC has the same overall scope as the classification used in previous Censuses and household surveys but provides more categories than previously to reflect the current need to provide separate details on medium to high density housing.

15. In particular, for Building Approvals, DSC allows new other residential building to be classified as follows:

(a) Semi-detached, row or terrace houses, townhouses, etc. (dwellings having their own private grounds and no other dwellings above or below) with:

- one storey;
- two or more storeys.

(b) Flats, units or apartments, etc. (dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell) in a building of:

- one or two storeys;
- three stores;
- four or more storeys.

16. More details on the DSC are contained in the ABS Information Paper, Dwelling Structure Classification (DSC) (1296.0).

General

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

Constant Price Estimates

18. 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 dwellings and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'. (Note: monthly value data at constant prices are not available.)

19. 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).

20. Statistics in this publication are presented using the *Australian Standard Geographical Classification (ASGC)* which has been prepared by the ABS for use in its collection, compilation and publication of statistics. For additional information about ASGC, users are referred to the manual *Australian Standard Geographical Classification* (1216.0) Edition 4.

Unpublished data and related publications

21. 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.

Users may wish to refer to the following priced publications which are available.

Building Activity, Tasmania (8752.6), quarterly.
Dwelling Unit Commencements Reported by Approving Authorities, Tasmania (8741.6), monthly.
Building Approvals, Australia (8731.0), monthly.
Building Activity, Australia: Dwelling Unit Commencements Preliminary (8750.0), quarterly.
Engineering Construction Survey Australia, (8762.0), quarterly.
Building Activity, Australia (8752.0), quarterly.
Construction Industry Survey - Private Sector Construction Establishments, Details of Operations, Tasmania, 1984-85 (8772.6), five-yearly.

All publications produced by the ABS are listed in the annual *Catalogue of Publications* (1101.0) which is available from any ABS Office.

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Symbols and Other Usages

-	nil or rounded to zero.
n.a.	not available
n.y.a.	not yet available
r	figure or series revised since previous issue.



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