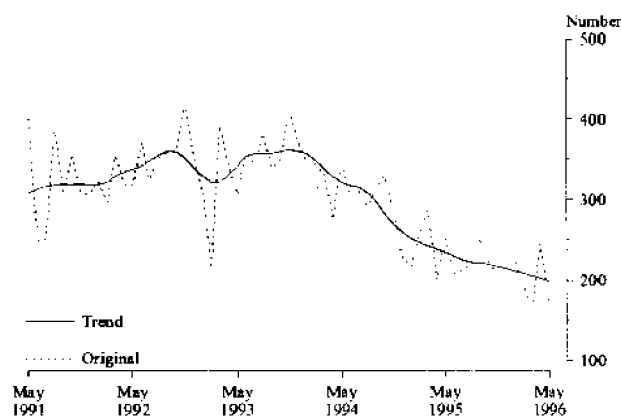


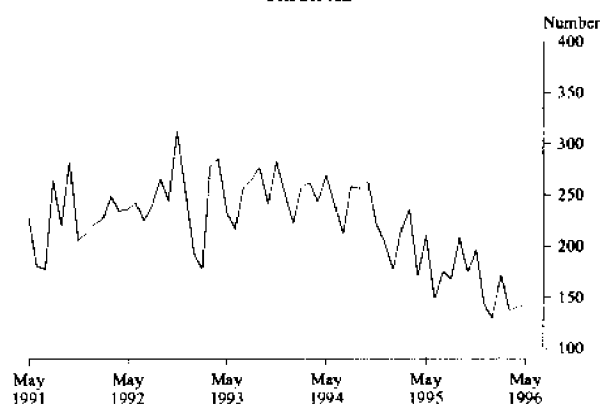
BUILDING APPROVALS, TASMANIA, MAY 1996

MAIN FEATURES

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES ORIGINAL



Residential building

- The trend estimate for the total number of dwelling units approved in May showed a 2.0% decrease from last month, with the trend resuming a downward direction.
- In original (unadjusted) terms the total number of dwelling units approved was 175. Of the total 143 were private sector houses.
- There were 19 new private sector houses approved in the Municipality of Kingborough, followed by the City of Clarence (13) and the Municipality of West Tamar (12). The City of Launceston reported 12 private sector other residential buildings.
- The value of new residential building approved was \$14.2 million.

Non-residential building

- The value of non-residential building approved in May was \$32.3 million. Of the total, \$24.3 million was public sector work which includes the Hobart Aquatic Centre valued at \$10.5 million. Of the fifty non-residential projects approved this month, five were valued at more than \$1 million.

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- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes on Adelaide (08) 237 7590 or any ABS State Office.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. 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-May	2,422	6	2,428	496	40	536	13	2,931	46	2,977	..
1995-96 July-May	1,786	20	1,806	388	151	539	6	2,180	171	2,351	..
1995—											
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	223
October	174	1	175	33	16	49	1	208	17	225	221
November	197	1	198	9	—	9	1	207	1	208	218
December	143	2	145	56	18	74	—	199	20	219	215
1996—											
January	129	6	135	82	10	92	1	212	16	228	212
February	172	—	172	15	10	25	—	187	10	197	209
March	137	1	138	25	2	27	—	162	3	165	206
April	141	—	141	29	75	104	1	171	75	246	203
May	143	—	143	32	—	32	—	175	—	175	199

(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
1995—														
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
February	14,668	—	14,668	1,055	1,040	2,095	15,723	1,040	16,763	3,839	7,054	13,327	26,252	33,929
March	11,465	156	11,621	1,960	178	2,137	13,424	334	13,759	2,846	9,481	12,509	25,539	29,113
April	12,198	—	12,198	2,956	7,658	10,614	15,153	7,658	22,811	3,669	9,953	11,840	27,715	38,321
May	12,221	—	12,221	1,998	—	1,998	14,219	—	14,219	3,014	8,087	32,308	25,280	49,541

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

Class of building	1993-94	1994-95	July-May		1996		
			1994-95	1995-96	March	April	May
PRIVATE SECTOR							
New houses	237,881	210,842	198,412	152,377	11,465	12,198	12,221
New other residential buildings	55,619	29,696	27,848	33,064	1,960	2,956	1,998
<i>Total new residential building</i>	<i>293,499</i>	<i>240,537</i>	<i>226,259</i>	<i>185,442</i>	<i>13,424</i>	<i>15,153</i>	<i>14,219</i>
Alterations and additions to residential buildings	39,182	39,379	35,814	31,463	2,634	2,608	2,974
Hotels, etc.	3,869	4,933	4,473	12,365	—	880	130
Shops	11,432	29,874	27,580	27,749	840	7,305	2,333
Factories	15,289	11,841	10,786	18,053	5,250	560	557
Offices	13,512	14,288	11,918	9,997	—	250	390
Other business premises	7,083	14,957	13,197	16,389	1,043	—	1,385
Educational	1,983	11,682	11,246	7,568	—	85	1,099
Religious	767	432	342	1,820	—	—	810
Health	20,025	17,317	17,042	8,825	—	55	990
Entertainment and recreational	1,403	9,922	4,922	2,003	260	228	80
Miscellaneous	5,888	2,739	2,443	5,575	2,088	590	313
<i>Total non-residential building</i>	<i>81,251</i>	<i>117,984</i>	<i>103,949</i>	<i>110,345</i>	<i>9,487</i>	<i>9,953</i>	<i>8,087</i>
Total	413,933	397,901	366,022	327,249	25,539	27,715	25,280
PUBLIC SECTOR							
New houses	4,190	510	510	1,559	156	—	—
New other residential buildings	4,273	3,575	2,595	14,285	178	7,658	—
<i>Total new residential building</i>	<i>8,463</i>	<i>4,085</i>	<i>3,105</i>	<i>15,844</i>	<i>334</i>	<i>7,658</i>	<i>—</i>
Alterations and additions to residential buildings	340	584	557	1,954	212	1,061	40
Hotels, etc.	300	—	—	414	414	—	—
Shops	—	—	—	3,375	—	75	3,300
Factories	2,381	95	95	600	300	—	300
Offices	4,668	7,367	7,142	6,384	291	165	3,000
Other business premises	3,979	935	765	6,190	80	—	500
Educational	26,338	12,830	12,528	23,995	460	315	1,852
Religious	—	—	—	—	—	—	—
Health	22,763	9,370	9,295	30,383	—	1,282	163
Entertainment and recreational	1,533	320	320	12,648	1,482	—	11,016
Miscellaneous	2,709	12,666	12,474	10,778	—	50	4,090
<i>Total non-residential building</i>	<i>64,671</i>	<i>43,582</i>	<i>42,619</i>	<i>94,767</i>	<i>3,028</i>	<i>1,887</i>	<i>24,221</i>
Total	73,474	48,251	46,281	112,565	3,574	10,606	24,261
TOTAL							
New houses	242,071	211,352	198,922	153,937	11,621	12,198	12,221
New other residential buildings	59,892	33,271	30,443	47,349	2,137	10,614	1,998
<i>Total new residential building</i>	<i>301,963</i>	<i>244,623</i>	<i>229,365</i>	<i>201,286</i>	<i>13,759</i>	<i>22,811</i>	<i>14,219</i>
Alterations and additions to residential buildings	39,522	39,963	36,370	33,418	2,846	3,669	3,014
Hotels, etc.	4,169	4,933	4,473	12,779	414	880	130
Shops	11,432	29,874	27,580	31,124	840	7,380	5,633
Factories	17,670	11,935	10,880	18,653	5,550	560	857
Offices	18,180	21,655	19,060	16,380	291	415	3,390
Other business premises	11,062	15,892	13,962	22,579	1,123	—	1,885
Educational	28,321	24,512	23,774	31,563	460	400	2,951
Religious	767	432	342	1,820	—	—	810
Health	42,788	26,686	26,336	39,208	—	1,338	1,153
Entertainment and recreational	2,936	10,242	5,242	14,651	1,742	228	11,096
Miscellaneous	8,597	15,405	14,918	16,353	2,088	640	4,403
<i>Total non-residential building</i>	<i>145,922</i>	<i>161,567</i>	<i>146,567</i>	<i>205,111</i>	<i>12,509</i>	<i>11,840</i>	<i>32,308</i>
Total	487,407	446,152	412,303	439,815	29,113	38,321	49,541

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.												
1996 March	—	—	1	414	—	—	—	—	—	—	1	414
April	1	80	—	—	1	800	—	—	—	—	2	880
May	2	130	—	—	—	—	—	—	—	—	2	130
SHOPS												
1996 March	2	190	2	650	—	—	—	—	—	—	4	840
April	11	975	1	405	—	—	—	—	1	6,000	13	7,380
May	7	683	—	—	1	650	2	4,300	—	—	10	5,633
FACTORIES												
1996 March	1	120	3	930	—	—	1	4,500	—	—	5	5,550
April	1	160	1	400	—	—	—	—	—	—	2	560
May	5	557	1	300	—	—	—	—	—	—	6	857
OFFICES												
1996 March	3	291	—	—	—	—	—	—	—	—	3	291
April	4	415	—	—	—	—	—	—	—	—	4	415
May	3	390	—	—	—	—	1	3,000	—	—	4	3,390
OTHER BUSINESS PREMISES												
1996 March	3	273	3	850	—	—	—	—	—	—	6	1,123
April	—	—	—	—	—	—	—	—	—	—	—	—
May	4	575	—	—	2	1,310	—	—	—	—	6	1,885
EDUCATIONAL												
1996 March	—	—	1	460	—	—	—	—	—	—	1	460
April	1	85	1	315	—	—	—	—	—	—	2	400
May	1	180	6	2,236	1	536	—	—	—	—	8	2,951
RELIGIOUS												
1996 March	—	—	—	—	—	—	—	—	—	—	—	—
April	—	—	—	—	—	—	—	—	—	—	—	—
May	—	—	—	—	1	810	—	—	—	—	1	810
HEALTH												
1996 March	—	—	—	—	—	—	—	—	—	—	—	—
April	1	55	1	300	1	982	—	—	—	—	3	1,338
May	2	163	1	490	1	500	—	—	—	—	4	1,153
ENTERTAINMENT AND RECREATIONAL												
1996 March	3	260	1	240	2	1,242	—	—	—	—	6	1,742
April	2	228	—	—	—	—	—	—	—	—	2	228
May	2	230	1	366	—	—	—	—	1	10,500	4	11,096
MISCELLANEOUS												
1996 March	—	—	—	—	—	—	1	2,088	—	—	1	2,088
April	2	146	1	494	—	—	—	—	—	—	3	640
May	4	403	—	—	—	—	1	4,000	—	—	5	4,403
TOTAL NON-RESIDENTIAL BUILDING												
1996 March	12	1,134	11	3,544	2	1,242	2	6,588	—	—	27	12,509
April	23	2,144	5	1,914	2	1,782	—	—	1	6,000	31	11,840
May	30	3,311	9	3,392	6	3,806	4	11,300	1	10,500	50	32,308

TABLE 5: NUMBER OF NEW HOUSES (a) APPROVED BY MATERIAL OF OUTER WALLS (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
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	9	145
1996:						
January	6	85	8	21	15	135
February	20	94	10	21	27	172
March	13	75	10	25	15	138
April	37	68	6	17	13	141
May	57	42	5	28	11	143

(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
1995:										
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	21,749	69,225
February	6,963	13,958	1,311	1,626	5,551	9,668	2,938	8,677	16,763	33,929
March	5,323	10,645	1,412	1,803	4,191	6,519	2,832	10,147	13,759	29,113
April	10,146	12,432	877	1,111	6,922	16,277	5,666	8,501	23,611	38,321
May	5,243	28,372	1,831	2,064	3,819	12,424	3,325	6,682	14,219	49,541

(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, MAY 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)	6	—	547	—	—	—	52	—	—	599
Central Highlands (M)	3	—	158	2	—	28	—	—	—	185
Clarence (C)	13	—	1,331	6	—	450	384	177	177	2,342
Glamorgan/Spring Bay (M)	2	—	185	2	—	80	28	—	—	293
Glenorchy (C)	7	—	607	—	—	—	193	1,030	4,330	5,130
Hobart (C) — Inner & Remainder	4	—	380	—	—	—	538	453	15,916	16,834
Huon Valley (M)	7	—	402	—	—	—	70	—	—	472
Kingborough (M) Pt A & B	19	—	1,981	—	—	—	280	700	700	2,961
New Norfolk (M) Pt A & B	5	—	369	—	—	—	63	—	536	968
Sorell (M) Pt A & B	5	—	392	—	—	—	95	—	—	487
Southern Midlands (M)	3	—	165	—	—	—	—	—	—	165
Tasman (M)	—	—	—	—	—	—	—	—	—	—
Greater Hobart-Southern (SDs)	74	—	6,517	10	—	558	1,703	2,360	21,659	30,435
NORTHERN STATISTICAL DIVISION										
Break O'Day (M)	4	—	323	—	—	—	77	490	490	890
Dorset (M)	—	—	—	—	—	—	50	—	—	50
Flinders (M)	—	—	—	—	—	—	16	—	—	16
George Town (M) Pt A & B	3	—	116	—	—	—	15	—	—	131
Launceston (C) Inner, Pt B & Pt C	6	—	490	12	—	900	303	2,780	5,870	7,563
Meander Valley (M) Pt A & B	6	—	552	—	—	—	60	273	273	885
Northern Midlands (M) Pt A & B	4	—	234	4	—	200	37	—	948	1,419
West Tamar (M) Pt A & B	12	—	1,004	—	—	—	97	—	368	1,469
Northern (SD)	35	—	2,719	16	—	1,100	655	3,543	7,949	12,424
MERSEY-LYELL STATISTICAL DIVISION										
Burnie (C) Pt A & B	7	—	529	—	—	—	130	269	269	928
Central Coast (M) Pt A & B	6	—	627	5	—	300	127	170	320	1,374
Circular Head (M)	2	—	110	—	—	—	50	315	315	475
Devonport (C)	6	—	556	1	—	40	45	1,360	1,360	2,001
Kentish (M)	3	—	246	—	—	—	30	—	—	276
King Island (M)	1	—	120	—	—	—	27	—	—	147
Latrobe (M) Pt A & B	3	—	313	—	—	—	99	—	366	778
Waratah/Wynyard (M) Pt A & B	5	—	415	—	—	—	120	70	70	605
West Coast (M)	1	—	70	—	—	—	29	—	—	99
Mersey-Lyell (SD)	34	—	2,985	6	—	340	657	2,184	2,700	6,682

For footnote, see end of table.

TABLE 7. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, MAY 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		Total value (\$'000)	Other residential buildings		Private sector (\$'000)		Total (\$'000)	Total building (\$'000)	
	Private sector (number)	Public sector (number)		Private sector (number)	Public sector (number)					
STATISTICAL DIVISIONS AND SUBDIVISIONS										
Greater Hobart (SD)	48	—	4,793	6	—	450	1,470	2,360	21,659	28,372
Southern (SD)	26	—	1,723	4	—	108	233	—	—	2,064
Greater Launceston (SSD)	27	—	2,144	16	—	1,100	410	2,860	7,267	10,921
Central North (SSD)	4	—	252	—	—	—	102	193	193	547
North-Eastern (SSD)	4	—	323	—	—	—	143	490	490	956
Northern (SD)	35	—	2,719	16	—	1,100	655	3,543	7,949	12,424
Burnie-Devonport (SSD)	22	—	2,105	6	—	340	311	1,729	2,245	5,001
North-Western Rural (SSD)	11	—	811	—	—	—	317	455	455	1,583
Lyell (SSD)	1	—	70	—	—	—	29	—	—	99
Mersey-Lyell (SD)	34	—	2,985	6	—	340	657	2,184	2,700	6,682
Tasmania	143	—	12,221	32	—	1,998	3,014	8,087	32,308	49,541

(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, MAY 1996 (\$'000)

Class of building	Greater Hobart	Southern	Northern	Mersey-Lyell	Tasmania
New houses	4,793	1,723	2,719	2,985	12,221
New other residential building	450	108	1,100	340	1,998
Total new residential building	5,243	1,831	3,819	3,325	14,219
Alterations and additions to residential buildings	1,470	233	655	657	3,014
Hotels etc.	60	—	—	70	130
Shops	3,863	—	1,770	—	5,633
Factories	757	—	—	100	857
Offices	190	—	3,200	—	3,390
Other business premises	760	—	—	1,125	1,885
Educational	1,366	—	1,317	269	2,951
Religious	—	—	810	—	810
Health	163	—	490	500	1,153
Entertainment and recreational	10,500	—	80	516	11,096
Miscellaneous	4,000	—	283	120	4,403
Total non-residential building	21,659	—	7,949	2,700	32,308
Total building	28,372	2,064	12,424	6,682	49,541

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-									
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
1996-									
Mar. qtr.	29.3	29.9	16.0	45.9	7.9	33.5	65.9	85.1	119.7

(a) See para... the Explan... s. Co... e estim... bject... us each qua... s more up t... information on prices and commodity

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

Statistical division	New other residential building									Total new residential building
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of			Total	Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			
NUMBER OF DWELLING UNITS										
Greater Hobart	48	6	—	6	—	—	—	—	6	54
Southern	26	4	—	4	—	—	—	—	4	30
Northern	35	12	4	16	—	—	—	—	16	51
Mersey-Lyell	34	6	—	6	—	—	—	—	6	40
Tasmania	143	28	4	32	—	—	—	—	32	175
VALUE (\$'000)										
Greater Hobart	4,793	450	—	450	—	—	—	—	450	5,243
Southern	1,723	108	—	108	—	—	—	—	108	1,831
Northern	2,719	800	300	1,100	—	—	—	—	1,100	3,819
Mersey-Lyell	2,985	340	—	340	—	—	—	—	340	3,325
Tasmania	12,221	1,698	300	1,998	—	—	—	—	1,998	14,219

(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 townhouses, 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 de-

tached 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).

Trend Estimates

19. Table 1 shows trend estimates for total dwellings. These are obtained by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted time series. For further information, see *A Guide to Interpreting Time Series – Monitoring 'Trends': an Overview* (1348.0).

20. While the smoothing technique described in paragraph 19 enables trend estimates to be produced for the latest few months, it does result in revisions to the trend estimates as new data become available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

Australian Standard Geographical Classification (ASGC)

21. 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

22. 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.

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

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

24. 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.

Symbols and Other Usages

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

25. Where figures have been rounded, discrepancies may occur between sums of the component items and totals.

JOHN STRUIK
 Acting Deputy Commonwealth Statistician





For more information ...

The ABS publishes a wide range of statistics and other information on Australia's economic and social conditions. Details of what is available in various publications and other products can be found in the *ABS Catalogue of Publications and Products* available at all ABS Offices (see below for contact details).

Information Consultancy Service

Information tailored to special needs of clients can be obtained from the Information Consultancy Service available at ABS Offices (see Information Inquiries below for contact details).

ABS Products

A large number of ABS products is available from ABS bookshops (see below Bookshop Sales for contract details). The ABS also provides a subscription service, you can telephone the ABS Subscription Service Australia wide toll free on 1800 02 0608.

National Dial-a-Statistic Line

0055 86 400

(Steadycom P/L: premium rate 25c/21.4 secs.)

This number gives you 24 hour access, 365 days a year, for a range of statistics, including national accounts, balance of payments, labour force and the CPI.

Electronic Services

A large range of data is available via on-line services, diskette, magnetic tape, tape cartridge and CD ROM. For more details about our electronic data services, contact any ABS Office (see below) or e-mail us at:

Keylink STAT.INFO/ABS
X.400 (C:Australia,PUB:Telememo,O:ABS,FN:STAT,SN:INFO)
Internet stat.info@abs.telememo.au or

you can visit us on Internet at: <http://www.statistics.gov.au>

Sales and Inquiries

175 Collins St, Hobart

Regional Offices	Information Inquiries	Bookshop Sales
SYDNEY (02)	268 4611	268 4620
MELBOURNE (03)	9615 7755	9615 7829
BRISBANE (07)	3222 6351	3222 6350
PERTH (09)	360 5140	360 5307
ADELAIDE (08)	237 7100	237 7582
HOBART (002)	20 5800	20 5800
CANBERRA (06)	207 0326	207 0326
DARWIN (089)	43 2111	43 2111
National Office		
ACT (06)	252 6627	252 5249



Information Services, ABS, GPO Box 66A, Hobart 7001

