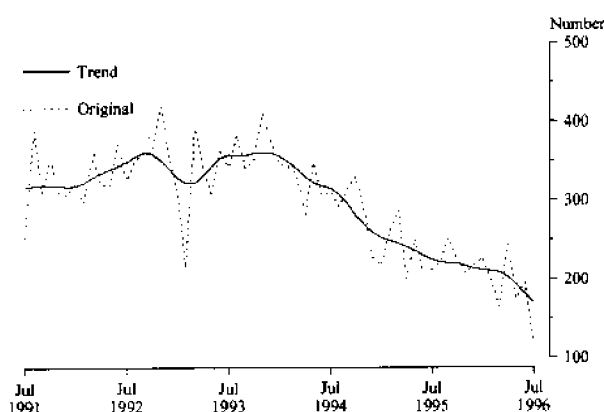


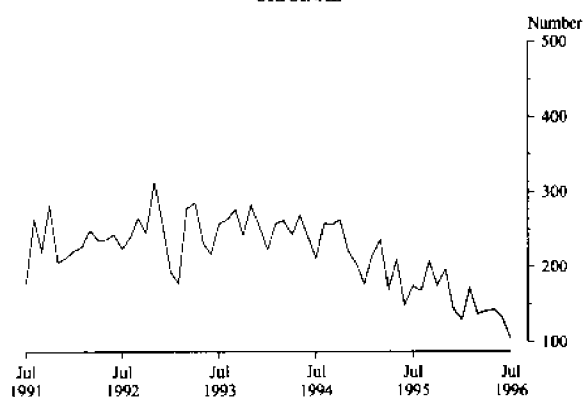
## BUILDING APPROVALS, TASMANIA, JULY 1996

### MAIN FEATURES

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES ORIGINAL



### Residential building

- The trend for the total number of dwelling units approved continues to fall with a decrease of 6.1% this month. In original terms the decline was 37.9%.
- In original (unadjusted) terms the total number of dwelling units approved was 121, of which 104 were private sector houses.
- There were 9 new private sector houses approved in the Municipalities of Brighton and Kingborough followed by the City of Hobart (8) and the Municipality of Sorell (8). The Municipality of Sorell also reported 4 other residential buildings.
- The value of new residential building approved was \$9.5 million, the lowest recorded since April 1983.

- Expressed as average 1989–90 prices the value of new residential building work approved for the June quarter 1996 was \$45.0 million, a 2.0% decrease on the previous quarter but a 3.7% increase on the June quarter 1995.

### Non residential building

- The value of non-residential building approved in July was \$38.2 million. This significant increase from last month was due to 3 large building projects with a total value of \$23.4 million. Of the total, \$24.2 million was private sector work.
- When expressed as average 1989–90 prices the value of non-residential building work approved for the June quarter 1996 was \$53.4 million, an 21.9% increase on the same quarter last year.

### INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes on Adelaide (08) 8237 7590 or any ABS State Office.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	
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	..
1995-96	1,917	21	1,938	448	153	601	7	2,372	174	2,546	..
<i>1995—</i>											
May	210	1	211	40	—	40	—	250	1	251	236
June	148	—	148	49	11	60	1	198	11	209	230
July	175	1	176	25	12	37	—	200	13	213	225
August	167	—	167	54	—	54	2	223	—	223	222
September	208	8	216	28	8	36	—	236	16	252	221
October	174	1	175	33	16	49	1	208	17	225	220
November	197	1	198	9	—	9	1	207	1	208	217
December	143	2	145	56	18	74	—	199	20	219	214
<i>1996—</i>											
January	129	6	135	82	10	92	1	212	16	228	212
February	172	—	172	15	10	25	—	187	10	197	211
March	137	1	138	25	2	27	—	162	3	165	209
April	141	—	141	29	75	104	1	171	75	246	203
May	143	—	143	32	—	32	—	175	—	175	193
June	131	1	132	60	2	62	1	192	3	195	181
July	104	4	108	13	—	13	—	117	4	121	170

(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					
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
1995-96	163,633	1,649	165,282	37,698	14,465	52,163	201,330	16,114	217,445	36,890	119,849	216,752	356,114	471,086
<i>1995</i>														
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
<i>1996—</i>														
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
June	11,255	90	11,345	4,633	180	4,813	15,889	270	16,159	3,472	9,504	11,641	28,865	31,272
July	8,436	400	8,836	691	—	691	9,127	400	9,527	2,282	24,234	38,187	35,642	49,996

**TABLE 3. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP  
(5'000)**

Class of building	1993-94	1994-95	1995-96	1996			
				April	May	June	July
<b>PRIVATE SECTOR</b>							
New houses	237,881	210,842	163,633	12,198	12,221	11,255	8,436
New other residential buildings	55,619	29,696	37,698	2,956	1,998	4,633	691
<i>Total new residential building</i>	<i>293,499</i>	<i>240,537</i>	<i>201,330</i>	<i>15,153</i>	<i>14,219</i>	<i>15,889</i>	<i>9,127</i>
Alterations and additions to residential buildings	39,182	39,379	34,935	2,608	2,974	3,472	2,282
Hotels, etc.	3,869	4,933	13,965	880	130	1,600	1,400
Shops	11,432	29,874	29,289	7,305	2,333	1,540	1,469
Factories	15,289	11,841	19,168	560	557	1,115	18,907
Offices	13,512	14,288	10,794	250	390	797	220
Other business premises	7,083	14,957	16,756	—	1,385	367	1,233
Educational	1,983	11,682	7,768	85	1,099	200	180
Religious	767	432	1,820	—	810	—	—
Health	20,025	17,317	12,203	55	990	3,378	450
Entertainment and recreational	1,403	9,922	2,141	228	80	138	95
Miscellaneous	5,888	2,739	5,944	590	313	369	279
<i>Total non-residential building</i>	<i>81,251</i>	<i>117,984</i>	<i>119,849</i>	<i>9,953</i>	<i>8,087</i>	<i>9,504</i>	<i>24,234</i>
<b>Total</b>	<b>413,933</b>	<b>397,901</b>	<b>356,114</b>	<b>27,715</b>	<b>25,280</b>	<b>28,865</b>	<b>35,642</b>
<b>PUBLIC SECTOR</b>							
New houses	4,190	510	1,649	—	—	90	400
New other residential buildings	4,273	3,575	14,465	7,658	—	180	—
<i>Total new residential building</i>	<i>8,463</i>	<i>4,085</i>	<i>16,114</i>	<i>7,658</i>	<i>—</i>	<i>270</i>	<i>400</i>
Alterations and additions to residential buildings	340	584	1,954	1,061	40	—	—
Hotels, etc.	300	—	414	—	—	—	—
Shops	—	—	3,375	75	3,300	—	—
Factories	2,381	95	600	—	300	—	—
Offices	4,668	7,367	6,599	165	3,000	215	8,538
Other business premises	3,979	935	6,340	—	500	150	—
Educational	26,338	12,830	25,165	315	1,852	1,170	4,425
Religious	—	—	—	—	—	—	—
Health	22,763	9,370	30,383	1,282	163	—	—
Entertainment and recreational	1,533	320	12,798	—	11,016	150	—
Miscellaneous	2,709	12,666	11,229	50	4,090	452	990
<i>Total non-residential building</i>	<i>64,671</i>	<i>43,582</i>	<i>96,903</i>	<i>1,887</i>	<i>24,221</i>	<i>2,137</i>	<i>13,953</i>
<b>Total</b>	<b>73,474</b>	<b>48,251</b>	<b>114,972</b>	<b>10,606</b>	<b>24,261</b>	<b>2,407</b>	<b>14,353</b>
<b>TOTAL</b>							
New houses	242,071	211,352	165,282	12,198	12,221	11,345	8,836
New other residential buildings	59,892	33,271	52,163	10,614	1,998	4,813	691
<i>Total new residential building</i>	<i>301,963</i>	<i>244,623</i>	<i>217,445</i>	<i>22,811</i>	<i>14,219</i>	<i>16,159</i>	<i>9,527</i>
Alterations and additions to residential buildings	39,522	39,963	36,890	3,669	3,014	3,472	2,282
Hotels, etc.	4,169	4,933	14,379	880	130	1,600	1,400
Shops	11,432	29,874	32,664	7,380	5,633	1,540	1,469
Factories	17,670	11,935	19,768	560	857	1,115	18,907
Offices	18,180	21,655	17,393	415	3,390	1,012	8,758
Other business premises	11,062	15,892	23,096	—	1,885	517	1,233
Educational	28,321	24,512	32,933	400	2,951	1,370	4,605
Religious	767	432	1,820	—	810	—	—
Health	42,788	26,686	42,586	1,338	1,153	3,378	450
Entertainment and recreational	2,936	10,242	14,939	228	11,096	288	95
Miscellaneous	8,597	15,405	17,173	640	4,403	821	1,269
<i>Total non-residential building</i>	<i>145,922</i>	<i>161,567</i>	<i>216,752</i>	<i>11,840</i>	<i>32,308</i>	<i>11,641</i>	<i>38,187</i>
<b>Total</b>	<b>487,407</b>	<b>446,152</b>	<b>471,086</b>	<b>38,321</b>	<b>49,541</b>	<b>31,272</b>	<b>49,996</b>

**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)
<b>HOTELS, ETC.</b>												
1996 May	2	130	—	—	—	—	—	—	—	—	2	130
June	—	—	—	—	—	—	1	1,600	—	—	1	1,600
July	—	—	—	—	—	—	1	1,400	—	—	1	1,400
<b>SHOPS</b>												
1996 May	7	683	—	—	1	650	2	4,300	—	—	10	5,633
June	5	445	1	295	1	800	—	—	—	—	7	1,540
July	6	597	3	872	—	—	—	—	—	—	9	1,469
<b>FACTORIES</b>												
1996 May	5	557	1	300	—	—	—	—	—	—	6	857
June	4	385	2	730	—	—	—	—	—	—	6	1,115
July	5	497	7	2,190	—	—	—	—	2	16,220	14	18,907
<b>OFFICES</b>												
1996 May	3	390	—	—	—	—	1	3,000	—	—	4	3,390
June	7	637	1	375	—	—	—	—	—	—	8	1,012
July	3	290	—	—	—	—	1	1,268	1	7,200	5	8,758
<b>OTHER BUSINESS PREMISES</b>												
1996 May	4	575	—	—	2	1,310	—	—	—	—	6	1,885
June	5	517	—	—	—	—	—	—	—	—	5	517
July	8	983	1	250	—	—	—	—	—	—	9	1,233
<b>EDUCATIONAL</b>												
1996 May	1	180	6	2,236	1	536	—	—	—	—	8	2,951
June	2	208	1	200	1	962	—	—	—	—	4	1,370
July	1	180	—	—	4	3,390	1	1,035	—	—	6	4,605
<b>RELIGIOUS</b>												
1996 May	—	—	—	—	1	810	—	—	—	—	1	810
June	—	—	—	—	—	—	—	—	—	—	—	—
July	—	—	—	—	—	—	—	—	—	—	—	—
<b>HEALTH</b>												
1996 May	2	163	1	490	1	500	—	—	—	—	4	1,153
June	1	128	—	—	1	750	1	2,500	—	—	3	3,378
July	—	—	1	450	—	—	—	—	—	—	1	450
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1996 May	2	230	1	366	—	—	—	—	1	10,500	4	11,096
June	2	288	—	—	—	—	—	—	—	—	2	288
July	1	95	—	—	—	—	—	—	—	—	1	95
<b>MISCELLANEOUS</b>												
1996 May	4	403	—	—	—	—	1	4,000	—	—	5	4,403
June	5	621	1	200	—	—	—	—	—	—	6	821
July	6	604	—	—	1	665	—	—	—	—	7	1,269
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1996 May	30	3,311	9	3,392	6	3,806	4	11,300	1	10,500	50	32,308
June	31	3,229	6	1,800	3	2,512	2	4,100	—	—	42	11,641
July	30	3,247	12	3,762	5	4,055	3	3,703	3	23,420	53	38,187

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

Period	Material of outer walls					Other and not stated	Total
	Double brick	Brick veneer	Fibre cement	Timber			
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
1995-96	248	1,104	94	335		157	1,938
1995:							
May	5	158	8	33		7	211
June	5	105	3	29		6	148
July	r2	118	6	43		7	176
August	r1	111	12	39		4	167
September	r6	144	6	42		18	216
October	r4	116	10	38		7	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
June	59	32	4	23		14	132
July	20	54	5	19		10	108

(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)
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
1995-96	105,158	243,553	19,934	29,637	49,298	110,219	43,056	87,678	217,445	471,086
1995:										
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
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	4,867	8,501	22,812	38,321
May	5,243	28,372	1,831	2,064	3,819	12,424	3,325	6,682	14,219	49,541
June	9,037	19,236	2,321	2,813	2,786	5,580	2,015	3,643	16,159	31,272
July	4,864	18,065	1,092	1,407	1,688	18,890	1,883	11,633	9,527	49,996

(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, JULY 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)				
<b>GREATER HOBART-SOUTHERN STATISTICAL DIVISIONS</b>										
Brighton (M)	9	—	716	—	—	—	—	—	71	787
Central Highlands (M)	1	—	86	—	—	—	—	—	—	86
Clarence (C)	5	—	583	—	—	—	453	385	1,346	2,383
Derwent Valley Pt A & B	4	—	477	—	—	—	13	—	—	489
Glamorgan/Spring Bay (M)	—	—	—	1	—	100	10	180	180	290
Glenorchy (C)	6	—	556	1	—	40	81	370	440	1,117
Hobart (C) — Inner & Remainder	8	4	1,191	—	—	—	569	712	9,797	11,556
Huon Valley (M)	4	—	258	—	—	—	93	—	—	351
Kingborough (M) Pt A & B	9	—	819	—	—	—	88	—	—	907
Sorell (M) Pt A & B	8	—	594	4	—	180	141	235	235	1,150
Southern Midlands (M)	3	—	236	—	—	—	—	—	—	236
Tasman (M)	2	—	80	3	—	40	—	—	—	120
<b>Greater Hobart-Southern (SDs)</b>	<b>59</b>	<b>4</b>	<b>5,595</b>	<b>9</b>	<b>—</b>	<b>360</b>	<b>1,447</b>	<b>1,882</b>	<b>12,070</b>	<b>19,473</b>
<b>NORTHERN STATISTICAL DIVISION</b>										
Break O'Day (M)	3	—	160	—	—	—	35	104	208	403
Dorset (M)	—	—	—	—	—	—	20	1,400	1,550	1,570
Flinders (M)	—	—	—	—	—	—	—	—	—	—
George Town (M) Pt A & B	1	—	110	2	—	140	59	11,635	11,635	11,944
Launceston (C) Inner, Pt B & Pt C	6	—	493	—	—	—	85	980	3,081	3,658
Meander Valley (M) Pt A & B	4	—	173	—	—	—	52	302	302	527
Northern Midlands (M) Pt A & B	3	—	162	—	—	—	37	—	—	199
West Tamar (M) Pt A & B	6	—	451	—	—	—	138	—	—	589
<b>Northern (SD)</b>	<b>23</b>	<b>—</b>	<b>1,548</b>	<b>2</b>	<b>—</b>	<b>140</b>	<b>426</b>	<b>14,421</b>	<b>16,776</b>	<b>18,890</b>
<b>MERSEY-LYELL STATISTICAL DIVISION</b>										
Burnie (C) Pt A & B	—	—	—	—	—	—	73	980	1,645	1,718
Central Coast (M) Pt A & B	6	—	636	—	—	—	38	322	322	996
Circular Head (M)	5	—	228	—	—	—	50	260	260	538
Devonport (C)	3	—	280	2	—	191	64	5,968	6,714	7,249
Kentish (M)	5	—	365	—	—	—	—	—	—	365
King Island (M)	—	—	—	—	—	—	48	—	—	48
Latrobe (M) Pt A & B	1	—	54	—	—	—	12	—	—	66
Waratah/Wynyard (M) Pt A & B	2	—	129	—	—	—	98	250	250	477
West Coast (M)	—	—	—	—	—	—	26	150	150	176
<b>Mersey-Lyell (SD)</b>	<b>22</b>	<b>—</b>	<b>1,692</b>	<b>2</b>	<b>—</b>	<b>191</b>	<b>409</b>	<b>7,930</b>	<b>9,341</b>	<b>11,633</b>

For footnote, see end of table.

TABLE 7. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, JULY 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)				
<b>STATISTICAL DIVISIONS AND SUBDIVISIONS</b>										
Greater Hobart (SD)	46	4	4,644	5	—	220	1,312	1,702	11,890	18,065
Southern (SD)	13	—	952	4	—	140	136	180	180	1,407
Greater Launceston (SSD)	15	—	1,204	2	—	140	304	12,615	14,716	16,363
Central North (SSD)	5	—	185	—	—	—	67	302	302	554
North-Eastern (SSD)	3	—	160	—	—	—	55	1,504	1,758	1,973
Northern (SD)	23	—	1,548	2	—	140	426	14,421	16,776	18,890
Burnie-Devonport (SSD)	9	—	906	2	—	191	220	7,520	8,931	10,249
North-Western Rural (SSD)	13	—	786	—	—	—	163	260	260	1,209
Lyell (SSD)	—	—	—	—	—	—	26	150	150	176
Mersey-Lyell (SD)	22	—	1,692	2	—	191	409	7,930	9,341	11,633
<b>Tasmania</b>	<b>104</b>	<b>4</b>	<b>8,836</b>	<b>13</b>	<b>—</b>	<b>691</b>	<b>2,282</b>	<b>24,234</b>	<b>38,187</b>	<b>49,996</b>

(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, JULY 1996 (\$'000)

Class of building	Greater Hobart	Southern	Northern	Mersey-Lyell	Tasmania
New houses	4,644	952	1,548	1,692	8,836
New other residential building	220	140	140	191	691
<b>Total new residential building</b>	<b>4,864</b>	<b>1,092</b>	<b>1,688</b>	<b>1,883</b>	<b>9,527</b>
Alterations and additions to residential buildings	1,312	136	426	409	2,282
Hotels etc.	—	—	1,400	—	1,400
Shops	587	—	350	532	1,469
Factories	555	—	11,757	6,595	18,907
Offices	7,490	—	1,268	—	8,758
Other business premises	225	180	180	648	1,233
Educational	2,846	—	1,012	746	4,605
Religious	—	—	—	—	—
Health	—	—	450	—	450
Entertainment and recreational	—	—	—	95	95
Miscellaneous	186	—	358	725	1,269
<b>Total non-residential building</b>	<b>11,890</b>	<b>180</b>	<b>16,776</b>	<b>9,341</b>	<b>38,187</b>
<b>Total building</b>	<b>18,065</b>	<b>1,407</b>	<b>18,890</b>	<b>11,633</b>	<b>49,996</b>

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							
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
1995-96	130.8	132.2	49.4	181.6	29.5	115.6	209.0	312.9	420.1
<b>1995-</b>									
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	50.3	74.4	101.3
Dec. qtr.	35.7	36.1	9.8	45.9	7.3	31.1	39.6	81.6	92.8
<b>1996-</b>									
Mar. qtr.	29.3	29.9	15.9	45.9	7.9	33.3	65.6	84.9	119.4
June qtr.	28.5	28.6	16.4	45.0	8.1	26.3	53.4	72.0	106.6

(a) See paragraphs 16-18 of the Explanatory Notes. Constant price estimates are subject to revisions each quarter as more up to date information on prices and commodity becomes available.

TABLE 10. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION  
JULY 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	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Greater Hobart	50	5	—	5	—	—	—	—	5	55
Southern	13	4	—	4	—	—	—	—	4	17
Northern	23	2	—	2	—	—	—	—	2	25
Mersey-Lyell	22	2	—	2	—	—	—	—	2	24
<b>Tasmania</b>	<b>108</b>	<b>13</b>	<b>—</b>	<b>13</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>13</b>	<b>121</b>
VALUE (\$'000)										
Greater Hobart	4,644	220	—	220	—	—	—	—	220	4,864
Southern	952	140	—	140	—	—	—	—	140	1,092
Northern	1,548	140	—	140	—	—	—	—	140	1,688
Mersey-Lyell	1,692	191	—	191	—	—	—	—	191	1,883
<b>Tasmania</b>	<b>8,836</b>	<b>691</b>	<b>—</b>	<b>691</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>691</b>	<b>9,527</b>

(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;
- (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 these tables. Previously, such dwellings were only included as a footnote.

11. In addition, from the January 1995 issue, the trend estimates for the number of dwelling units approved, shown in Table 1, 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).

### Trend Estimates

19. Table 1 shows the 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, 1996 Edition* (1216.0), effective from 1 July 1996, and ASGC terminology has been adopted in the presentation of building statistics. Further details are:

- (a) The boundaries of Latrobe (M) – Pt A and Latrobe (M) – Pt B were amended by the transfer of part of Latrobe (M) – Pt B to Latrobe (M) – Pt A. There are consequential changes to the Burnie–Devonport and North Western Rural SSDs and the Burnie–Devonport Statistical District.
- (b) The municipal area of New Norfolk has been renamed the municipal area of Derwent Valley. As a result New Norfolk (M) – Pt A and New Norfolk (M) – Pt B have been renamed Derwent Valley (M) – Pt A and Derwent Valley (M) – Pt B respectively.

### 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 monthly  
*Building Activity, Tasmania* (8752.6) – issued quarterly

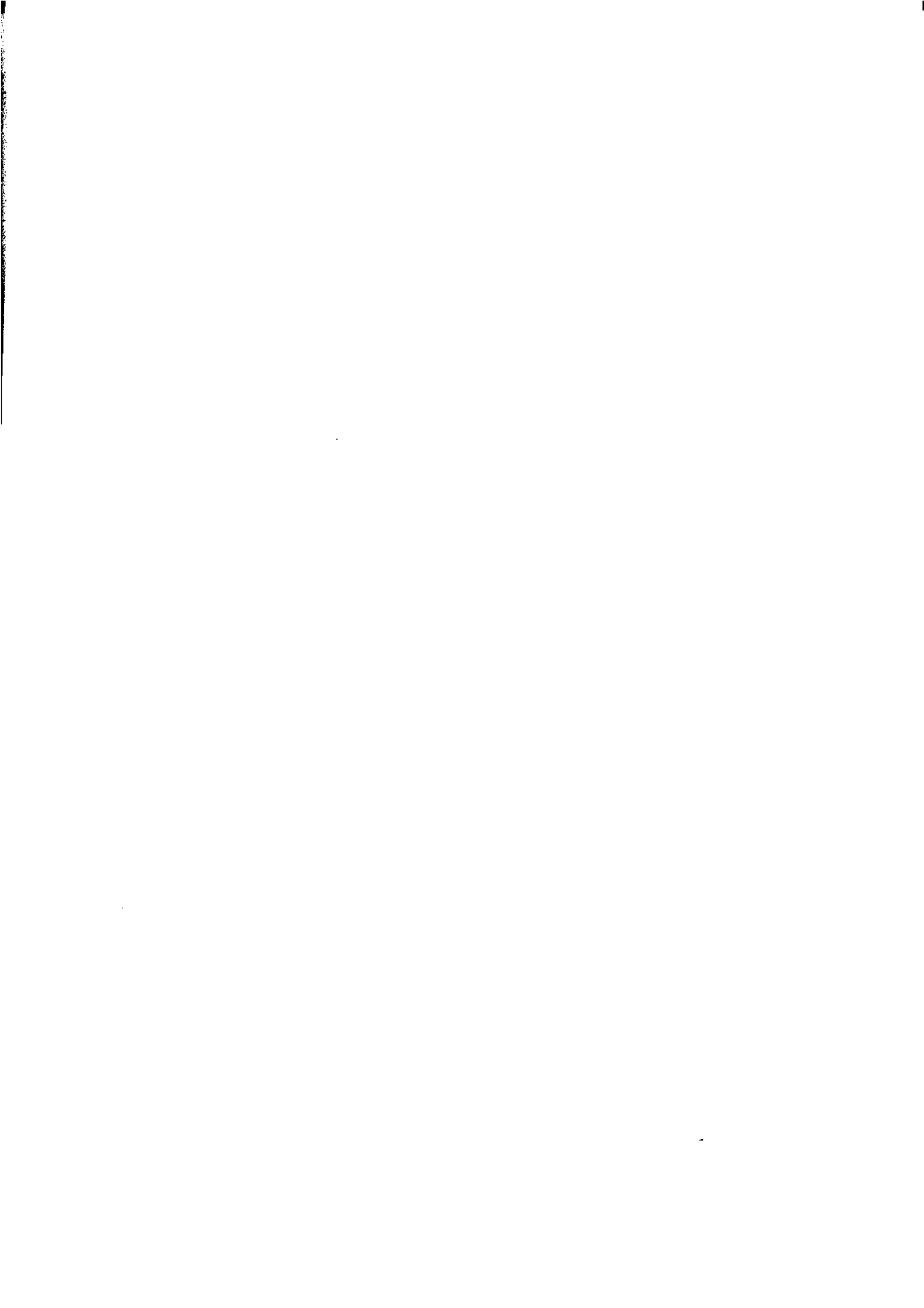
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