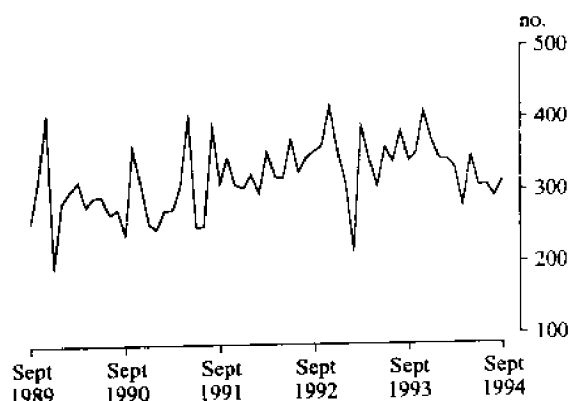


BUILDING APPROVALS, TASMANIA, SEPTEMBER 1994

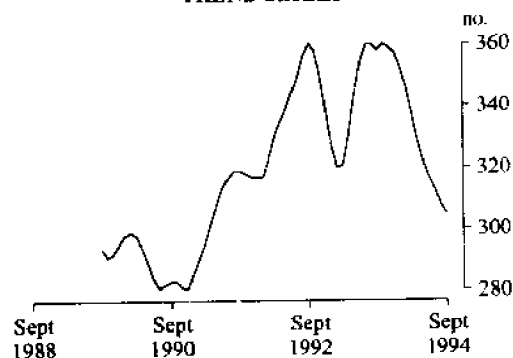
MAIN FEATURES

- There were 313 new dwelling units approved in September 1994, an eight per cent increase on the 291 approved in August 1994, but an eight per cent decrease on September 1993 (341).
- For the 12 months ended September 1994 there were 3996 new dwelling units approved, three per cent below the 4128 recorded for the 12 months ended September 1993.
- The highest number of dwelling units approved in September 1994 was recorded by the City of Clarence with 42, followed by the Municipality of West Tamar with 28, the Municipality of Meander Valley with 25 and the City of Launceston with 23.
- The latest trend estimates available for the number of new dwelling units approved show eleven consecutive months of decline.
- The value of new residential building approved, at current prices, in September 1994 was \$24.5m, compared with \$23.2m in August 1994 and \$23.8m in September 1993.
- The value of all buildings approved, at current prices, for September 1994 was \$36.7m, compared with \$38.6m in August 1994 and \$46.8m in September 1993.

NUMBER OF DWELLING UNITS APPROVED



RESIDENTIAL BUILDING APPROVALS,
TASMANIA
TREND SERIES



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For inquiries concerning these statistics and other unpublished data, telephone David Verrier on Hobart (002)20 5878.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 | |
| 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 | .. |
| 1993-94 | 3,065 | 973 | 4,038 | 48 | 61 | 109 | 3,113 | 1,034 | 4,147 | .. |
| 1993-94 | | | | | | | | | | |
| July-September | 796 | 267 | 1,063 | 1 | — | 1 | 797 | 267 | 1,064 | .. |
| 1994-95 | | | | | | | | | | |
| July-September | 724 | 180 | 904 | 1 | 8 | 9 | 725 | 188 | 913 | .. |
| 1993 | | | | | | | | | | |
| July | 255 | 85 | 340 | — | — | — | 255 | 85 | 340 | 360 |
| August | 264 | 119 | 383 | — | — | — | 264 | 119 | 383 | 360 |
| September | 277 | 63 | 340 | 1 | — | 1 | 278 | 63 | 341 | 358 |
| October | 242 | 104 | 346 | 5 | — | 5 | 247 | 104 | 351 | 360 |
| November | 282 | 128 | 410 | — | — | — | 282 | 128 | 410 | 359 |
| December | 251 | 95 | 346 | 25 | — | 25 | 276 | 95 | 371 | 357 |
| 1994— | | | | | | | | | | |
| January | 223 | 65 | 288 | 10 | 46 | 56 | 233 | 111 | 344 | 352 |
| February | 257 | 83 | 340 | — | 4 | 4 | 257 | 87 | 344 | 346 |
| March | 261 | 53 | 314 | 5 | 11 | 16 | 266 | 64 | 330 | 338 |
| April | 243 | 36 | 279 | — | — | — | 243 | 36 | 279 | 329 |
| May | 269 | 77 | 346 | 2 | — | 2 | 271 | 77 | 348 | 322 |
| June | 241 | 65 | 306 | — | — | — | 241 | 65 | 306 | 317 |
| July | 212 | 95 | 307 | — | 2 | 2 | 212 | 97 | 309 | 313 |
| August | 257 | 32 | 289 | — | 2 | 2 | 257 | 34 | 291 | 308 |
| September | 255 | 53 | 308 | 1 | 4 | 5 | 256 | 57 | 313 | 305 |

(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 2 such dwelling units approved in September 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 | | | | | |
| | | | | | | | | | | | | | | |
| 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 | 216,989 | 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 |
| 1993- | | | | | | | | | | | | | | |
| 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 |
| March | 21,673 | 463 | 22,136 | 2,494 | 858 | 3,352 | 24,167 | 1,321 | 25,488 | 4,094 | 3,135 | 6,737 | 31,396 | 36,319 |
| April | 18,641 | — | 18,641 | 1,808 | — | 1,808 | 20,449 | — | 20,449 | 3,740 | 9,620 | 10,799 | 33,792 | 34,988 |
| May | 20,325 | 139 | 20,465 | 4,163 | — | 4,163 | 24,488 | 139 | 24,627 | 4,337 | 6,555 | 13,264 | 35,210 | 42,228 |
| June | 20,038 | — | 20,038 | 3,289 | — | 3,289 | 23,327 | — | 23,327 | 3,098 | 7,519 | 11,612 | 33,884 | 38,037 |
| July | 15,754 | — | 15,754 | 4,984 | 145 | 5,129 | 20,738 | 145 | 20,883 | 3,213 | 6,161 | 7,121 | 30,112 | 31,217 |
| August | 21,240 | — | 21,240 | 1,813 | 110 | 1,923 | 23,052 | 110 | 23,162 | 3,454 | 11,251 | 12,028 | 37,706 | 38,643 |
| September | 20,987 | 70 | 21,057 | 3,187 | 260 | 3,447 | 24,174 | 330 | 24,504 | 4,451 | 6,195 | 7,763 | 34,806 | 36,719 |

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

| Class of building | (Rs. Crores) | | | | 1994 | | |
|--|--------------|---------|---------------------------|---------|--------|--------|-----------|
| | 1992-93 | 1993-94 | July-September 1993-94 | 1994-95 | July | August | September |
| PRIVATE SECTOR | | | | | | | |
| New houses | 214,890 | 237,881 | 60,821 | 57,981 | 15,754 | 21,240 | 20,987 |
| New other residential buildings | 50,783 | 55,619 | 13,663 | 9,984 | 4,984 | 1,813 | 3,187 |
| Total new residential building | 265,674 | 293,499 | 74,484 | 67,964 | 20,738 | 23,052 | 24,174 |
| Alterations and additions to residential buildings | 32,839 | 39,182 | 8,096 | 11,052 | 3,213 | 3,403 | 4,436 |
| Hotels, etc. | 4,047 | 3,869 | 2,444 | 1,135 | 490 | 150 | 495 |
| Shops | 9,422 | 11,432 | 2,682 | 5,584 | 1,899 | 2,741 | 944 |
| Factories | 10,276 | 15,289 | 3,495 | 3,539 | 433 | 2,260 | 846 |
| Offices | 9,967 | 13,512 | 2,774 | 3,490 | 566 | 2,130 | 794 |
| Other business premises | 7,656 | 7,083 | 1,553 | 3,687 | 1,610 | 720 | 1,357 |
| Educational | 4,765 | 1,983 | 644 | 723 | 383 | — | 340 |
| Religious | 1,235 | 767 | 301 | 250 | — | — | 250 |
| Health | 11,063 | 20,025 | 6,724 | 3,254 | 130 | 2,900 | 224 |
| Entertainment and recreational | 2,581 | 1,403 | 1,070 | 986 | 250 | 350 | 386 |
| Miscellaneous | 1,406 | 5,888 | 2,631 | 960 | 400 | — | 560 |
| Total non-residential building | 62,416 | 81,251 | 24,318 | 23,608 | 6,161 | 11,251 | 6,195 |
| Total | 360,929 | 413,933 | 106,898 | 102,624 | 30,112 | 37,706 | 34,806 |
| PUBLIC SECTOR | | | | | | | |
| New houses | 2,098 | 4,190 | 50 | 70 | — | — | 70 |
| New other residential buildings | 7,490 | 4,273 | — | 515 | 145 | 110 | 260 |
| Total new residential building | 9,588 | 8,463 | 50 | 585 | 145 | 110 | 330 |
| Alterations and additions to residential buildings | 211 | 340 | — | 66 | — | 51 | 15 |
| Hotels, etc. | 1,430 | 300 | — | — | — | — | — |
| Shops | 114 | — | — | — | — | — | — |
| Factories | — | 2,381 | 2,381 | — | — | — | — |
| Offices | 8,919 | 4,668 | 2,520 | 282 | — | 140 | 142 |
| Other business premises | 150 | 3,979 | 194 | 75 | 75 | — | — |
| Educational | 13,429 | 26,338 | 8,460 | 2,395 | 885 | 159 | 1,351 |
| Religious | — | — | — | — | — | — | — |
| Health | 8,596 | 22,763 | 2,355 | 348 | — | 348 | — |
| Entertainment and recreational | 1,005 | 1,533 | 562 | 130 | — | 130 | — |
| Miscellaneous | 8,478 | 2,709 | 259 | 75 | — | — | 75 |
| Total non-residential building | 40,691 | 64,671 | 16,731 | 3,304 | 960 | 777 | 1,568 |
| Total | 50,490 | 73,474 | 16,781 | 3,955 | 1,105 | 938 | 1,913 |
| TOTAL | | | | | | | |
| New houses | 216,989 | 242,071 | 60,871 | 58,051 | 15,754 | 21,240 | 21,057 |
| New other residential buildings | 58,273 | 59,892 | 13,663 | 10,499 | 5,129 | 1,923 | 3,447 |
| Total new residential building | 275,262 | 301,963 | 74,534 | 68,549 | 20,883 | 23,162 | 24,504 |
| Alterations and additions to residential buildings | 33,050 | 39,522 | 8,096 | 11,118 | 3,213 | 3,454 | 4,451 |
| Hotels, etc. | 4,047 | 4,169 | 2,444 | 1,135 | 490 | 150 | 495 |
| Shops | 9,536 | 11,432 | 2,682 | 5,584 | 1,899 | 2,741 | 944 |
| Factories | 10,276 | 17,670 | 5,876 | 3,539 | 433 | 2,260 | 846 |
| Offices | 18,886 | 18,180 | 5,294 | 3,772 | 566 | 2,270 | 936 |
| Other business premises | 7,806 | 11,062 | 1,747 | 3,762 | 1,685 | 720 | 1,357 |
| Educational | 18,194 | 28,321 | 9,105 | 3,118 | 1,268 | 159 | 1,691 |
| Religious | 1,235 | 767 | 301 | 250 | — | — | 250 |
| Health | 19,658 | 42,788 | 9,079 | 3,602 | 130 | 3,248 | 224 |
| Entertainment and recreational | 3,586 | 2,936 | 1,632 | 1,116 | 250 | 480 | 386 |
| Miscellaneous | 9,884 | 8,597 | 2,890 | 1,035 | 400 | — | 635 |
| Total non-residential building | 103,107 | 145,922 | 41,049 | 26,912 | 7,121 | 12,028 | 7,763 |
| Total | 411,419 | 487,407 | 123,679 | 106,579 | 31,217 | 38,643 | 36,719 |

**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. | | | | | | | | | | | | |
| 1994 July | 1 | 90 | 1 | 400 | — | — | — | — | — | — | 2 | 490 |
| August | 1 | 150 | — | — | — | — | — | — | — | — | 1 | 150 |
| September | 3 | 195 | 1 | 300 | — | — | — | — | — | — | 4 | 495 |
| SHOPS | | | | | | | | | | | | |
| 1994 July | 5 | 459 | — | — | — | — | 1 | 1,440 | — | — | 6 | 1,899 |
| August | 8 | 881 | — | — | — | — | 1 | 1,860 | — | — | 9 | 2,741 |
| September | 8 | 674 | 1 | 270 | — | — | — | — | — | — | 9 | 944 |
| FACTORIES | | | | | | | | | | | | |
| 1994 July | 4 | 433 | — | — | — | — | — | — | — | — | 4 | 433 |
| August | 3 | 210 | 1 | 300 | 2 | 1,750 | — | — | — | — | 6 | 2,260 |
| September | 3 | 346 | — | — | 1 | 500 | — | — | — | — | 4 | 846 |
| OFFICES | | | | | | | | | | | | |
| 1994 July | 2 | 146 | 2 | 420 | — | — | — | — | — | — | 4 | 566 |
| August | 3 | 400 | 2 | 410 | 2 | 1,460 | — | — | — | — | 7 | 2,270 |
| September | 5 | 466 | 2 | 470 | — | — | — | — | — | — | 7 | 936 |
| OTHER BUSINESS PREMISES | | | | | | | | | | | | |
| 1994 July | 6 | 580 | 1 | 205 | 1 | 900 | — | — | — | — | 8 | 1,685 |
| August | 1 | 120 | — | — | 1 | 600 | — | — | — | — | 2 | 720 |
| September | 2 | 177 | — | — | 2 | 1,180 | — | — | — | — | 4 | 1,357 |
| EDUCATIONAL | | | | | | | | | | | | |
| 1994 July | 2 | 223 | 1 | 260 | 1 | 785 | — | — | — | — | 4 | 1,268 |
| August | 2 | 159 | — | — | — | — | — | — | — | — | 2 | 159 |
| September | 2 | 151 | 2 | 740 | 1 | 800 | — | — | — | — | 5 | 1,691 |
| RELIGIOUS | | | | | | | | | | | | |
| 1994 July | — | — | — | — | — | — | — | — | — | — | — | — |
| August | — | — | — | — | — | — | — | — | — | — | — | — |
| September | 1 | 50 | 1 | 200 | — | — | — | — | — | — | 2 | 250 |
| HEALTH | | | | | | | | | | | | |
| 1994 July | 1 | 130 | — | — | — | — | — | — | — | — | 1 | 130 |
| August | — | — | 1 | 348 | — | — | 1 | 2,900 | — | — | 2 | 3,248 |
| September | — | — | 1 | 224 | — | — | — | — | — | — | 1 | 224 |
| ENTERTAINMENT AND RECREATIONAL | | | | | | | | | | | | |
| 1994 July | — | — | 1 | 250 | — | — | — | — | — | — | 1 | 250 |
| August | 1 | 130 | 1 | 350 | — | — | — | — | — | — | 2 | 480 |
| September | 1 | 80 | 1 | 306 | — | — | — | — | — | — | 2 | 386 |
| MISCELLANEOUS | | | | | | | | | | | | |
| 1994 July | 1 | 75 | 1 | 325 | — | — | — | — | — | — | 2 | 400 |
| August | — | — | — | — | — | — | — | — | — | — | — | — |
| September | 2 | 135 | — | — | 1 | 500 | — | — | — | — | 3 | 635 |
| TOTAL NON-RESIDENTIAL BUILDING | | | | | | | | | | | | |
| 1994 July | 22 | 2,136 | 7 | 1,860 | 2 | 1,685 | 1 | 1,440 | — | — | 32 | 7,121 |
| August | 19 | 2,050 | 5 | 1,408 | 5 | 3,810 | 2 | 4,760 | — | — | 31 | 12,028 |
| September | 27 | 2,274 | 9 | 2,510 | 5 | 2,980 | — | — | — | — | 41 | 7,763 |

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 |
| 1993-94 | 302 | 2,176 | 105 | 441 | 89 | 3,113 |
| 1993: | | | | | | |
| 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 |
| March | 25 | 188 | 13 | 34 | 6 | 266 |
| April | 22 | 177 | 7 | 27 | 10 | 243 |
| May | 27 | 183 | 17 | 34 | 10 | 271 |
| June | 16 | 183 | 11 | 25 | 6 | 241 |
| July | 10 | 147 | 8 | 40 | 7 | 212 |
| August | 21 | 185 | 14 | 35 | 2 | 257 |
| September | 19 | 194 | 12 | 27 | 4 | 256 |

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

TABLE 6: VALUE OF BUILDING APPROVED IN STATISTICAL DIVISIONS (a)
(S'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 |
| 1993-94 | 139,703 | 210,890 | 34,132 | 44,022 | 79,617 | 127,615 | 48,511 | 104,880 | 301,963 | 487,407 |
| 1993: | | | | | | | | | | |
| 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 |
| March | 11,284 | 17,910 | 2,207 | 2,732 | 9,091 | 11,193 | 2,908 | 4,485 | 25,488 | 36,319 |
| April | 6,381 | 14,639 | 3,141 | 3,313 | 6,431 | 10,860 | 4,496 | 6,177 | 20,449 | 34,928 |
| May | 8,664 | 15,651 | 3,757 | 4,291 | 7,320 | 12,523 | 4,887 | 9,763 | 24,627 | 42,228 |
| June | 10,983 | 16,596 | 2,957 | 5,035 | 6,371 | 7,654 | 3,016 | 8,753 | 23,327 | 38,037 |
| July | 7,721 | 11,237 | 2,735 | 3,098 | 6,572 | 9,743 | 3,854 | 7,139 | 20,883 | 31,217 |
| August | 9,374 | 14,762 | 2,090 | 2,628 | 6,699 | 8,581 | 4,999 | 12,673 | 23,162 | 38,643 |
| September | 9,232 | 14,433 | 1,917 | 2,719 | 8,879 | 12,968 | 4,477 | 6,599 | 24,504 | 36,719 |

(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, SEPTEMBER 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 | — | 800 | — | — | — | — | 138 | 138 | 938 |
| Central Highlands (M) | 1 | — | 35 | — | — | — | — | 80 | 80 | 115 |
| Clarence (C) | 33 | — | 2,879 | 7 | 2 | 540 | 794 | 382 | 382 | 4,595 |
| Glamorgan/Spring Bay (M) | 4 | — | 329 | — | — | — | 119 | — | — | 448 |
| Glenorchy (C) | 12 | — | 905 | 9 | — | 386 | 156 | 993 | 1,144 | 2,591 |
| Hobart (C) — Inner & Remainder | 11 | — | 911 | 6 | — | 423 | 864 | 880 | 1,280 | 3,478 |
| Huon Valley (M) | 14 | — | 832 | — | — | — | 178 | 306 | 306 | 1,315 |
| Kingborough (M) Pt A & B | 21 | — | 1,674 | 1 | — | 67 | 462 | — | — | 2,203 |
| New Norfolk (M) Pt A & B | 5 | — | 378 | — | — | — | 36 | — | — | 414 |
| Sorell (M) Pt A & B | 12 | — | 781 | — | — | — | 65 | — | — | 846 |
| Southern Midlands (M) | — | — | — | — | — | — | — | — | — | — |
| Tasman (M) | 4 | — | 210 | — | — | — | — | — | — | 210 |
| Greater Hobart-Southern (SDs) | 129 | — | 9,733 | 23 | 2 | 1,416 | 2,674 | 2,779 | 3,330 | 17,152 |
| NORTHERN STATISTICAL DIVISION | | | | | | | | | | |
| Break O'Day (M) | 4 | — | 317 | — | — | — | — | — | — | 317 |
| Dorset (M) | 2 | — | 185 | — | — | — | 95 | — | — | 280 |
| Flinders (M) | 1 | — | 50 | — | — | — | 13 | — | — | 63 |
| George Town (M) Pt A & B | 1 | — | 160 | — | — | — | 30 | — | — | 190 |
| Launceston (C) Inner, Pt B & Pt C | 15 | — | 1,902 | 8 | — | 383 | 188 | 2,287 | 3,159 | 5,632 |
| Meander Valley (M) Pt A & B | 19 | — | 1,760 | 6 | — | 280 | 196 | — | — | 2,236 |
| Northern Midlands (M) Pt A & B | 18 | — | 1,388 | — | — | — | 126 | 90 | 90 | 1,604 |
| West Tamar (M) Pt A & B | 26 | — | 2,349 | 2 | — | 105 | 73 | 120 | 120 | 2,647 |
| Northern (SD) | 86 | — | 8,111 | 16 | — | 768 | 720 | 2,497 | 3,369 | 12,968 |
| MERSEY-LYELL STATISTICAL DIVISION | | | | | | | | | | |
| Burnie (C) Pt A & B | 5 | 1 | 641 | 4 | 2 | 660 | 141 | 75 | 75 | 1,517 |
| Central Coast (M) Pt A & B | 11 | — | 892 | — | — | — | 230 | 595 | 595 | 1,717 |
| Circular Head (M) | 3 | — | 215 | — | — | — | 30 | — | — | 245 |
| Devonport (C) | 6 | — | 431 | 7 | — | 425 | 212 | 195 | 340 | 1,408 |
| Kentish (M) | 3 | — | 129 | — | — | — | 12 | — | — | 141 |
| King Island (M) | 1 | — | 25 | — | — | — | 243 | 55 | 55 | 323 |
| Latrobe (M) Pt A & B | 7 | — | 492 | — | — | — | 20 | — | — | 512 |
| Waratah/Wynyard (M) Pt A & B | 4 | — | 388 | 3 | — | 179 | 170 | — | — | 737 |
| West Coast (M) | — | — | — | — | — | — | — | — | — | — |
| Mersey-Lyell (SD) | 40 | 1 | 3,214 | 14 | 2 | 1,264 | 1,057 | 920 | 1,065 | 6,599 |

For footnote, see end of table.

TABLE 7. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, SEPTEMBER 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) | 99 | | 7,883 | 22 | 2 | 1,349 | 2,257 | 2,393 | 2,944 | 14,433 |
| Southern (SD) | 30 | | 1,850 | 1 | — | 67 | 417 | 386 | 386 | 2,719 |
| Greater Launceston (SSD) | 61 | | 5,255 | 10 | | 488 | 414 | 2,497 | 2,569 | 8,725 |
| Central North (SSD) | 18 | | 2,304 | 6 | — | 280 | 199 | — | 800 | 3,583 |
| North-Eastern (SSD) | 7 | — | 552 | — | — | — | 108 | — | — | 660 |
| Northern (SD) | 86 | — | 8,111 | 16 | — | 768 | 720 | 2,497 | 3,369 | 12,968 |
| Burnie-Devonport (SSD) | 28 | 1 | 2,460 | 14 | 2 | 1,264 | 620 | 865 | 1,010 | 5,353 |
| North-Western Rural (SSD) | 12 | — | 754 | — | — | — | 437 | 55 | 55 | 1,246 |
| Lyell (SSD) | — | — | — | — | — | — | — | — | — | — |
| Mersey-Lyell (SD) | 40 | 1 | 3,214 | 14 | 2 | 1,264 | 1,057 | 920 | 1,065 | 6,599 |
| Tasmania | 255 | 1 | 21,057 | 53 | 4 | 3,447 | 4,451 | 6,195 | 7,763 | 36,719 |

(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, SEPTEMBER 1994 (\$'000)

| Class of building | Greater Hobart | Southern | Northern | Mersey-Lyell | Tasmania |
|--|----------------|--------------|---------------|--------------|---------------|
| New houses | 7,883 | 1,850 | 8,111 | 3,214 | 21,057 |
| New other residential building | 1,349 | 67 | 768 | 1,264 | 3,447 |
| Total new residential building | 9,232 | 1,917 | 8,879 | 4,477 | 24,504 |
| Alterations and additions to residential buildings | 2,257 | 417 | 720 | 1,057 | 4,451 |
| Hotels etc. | 80 | — | 300 | 115 | 495 |
| Shops | — | — | 679 | 265 | 944 |
| Factories | 768 | — | 78 | — | 846 |
| Offices | 434 | — | 432 | 70 | 936 |
| Other business premises | 777 | — | 580 | — | 1,357 |
| Educational | 551 | — | 800 | 340 | 1,691 |
| Religious | 50 | — | — | 200 | 250 |
| Health | 224 | — | — | — | 224 |
| Entertainment and recreational | — | 386 | — | — | 386 |
| Miscellaneous | 60 | — | 500 | 75 | 635 |
| Total non-residential building | 2,944 | 386 | 3,369 | 1,065 | 7,763 |
| Total building | 14,433 | 2,719 | 12,968 | 6,599 | 36,719 |

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

(3 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 | | | | | | | |
| 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 |
| 1993-94 | 200.5 | 204.0 | 59.0 | 262.9 | 33.3 | 80.8 | 145.1 | 371.1 | 441.3 |
| 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 | 40.8 | 96.6 | 112.8 |
| Dec. qtr. | 49.5 | 51.8 | 21.9 | 73.7 | 8.7 | 15.8 | 44.3 | 96.6 | 126.7 |
| 1994— | | | | | | | | | |
| Mar. qtr. | 50.1 | 51.1 | 14.4 | 65.5 | 8.3 | 17.2 | 24.5 | 86.2 | 98.4 |
| June qtr. | 49.4 | 49.5 | 9.1 | 58.6 | 9.4 | 23.5 | 35.4 | 91.7 | 103.4 |

(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
SEPTEMBER 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 | | | Total | |
| | | 1 storey | 2 or more storeys | Total | 1-2 storeys | 3 storeys | 4 or more storeys | | |
| | | | | | | | | | |
| NUMBER OF DWELLING UNITS | | | | | | | | | |
| Greater Hobart | 99 | 24 | — | 24 | — | — | — | 24 | 123 |
| Southern | 30 | 1 | — | 1 | — | — | — | 1 | 31 |
| Northern | 86 | 16 | — | 16 | — | — | — | 16 | 102 |
| Mersey-Lyell | 41 | 16 | — | 16 | — | — | — | 16 | 57 |
| Tasmania | 256 | 57 | — | 57 | — | — | — | 57 | 313 |
| VALUE (\$'000) | | | | | | | | | |
| Greater Hobart | 7,883 | 1,349 | — | 1,349 | — | — | — | 1,349 | 9,232 |
| Southern | 1,850 | 67 | — | 67 | — | — | — | 67 | 1,917 |
| Northern | 8,111 | 768 | — | 768 | — | — | — | 768 | 8,879 |
| Mersey-Lyell | 3,214 | 1,264 | — | 1,264 | — | — | — | 1,264 | 4,477 |
| Tasmania | 21,057 | 3,447 | — | 3,447 | — | — | — | 3,447 | 24,504 |

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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