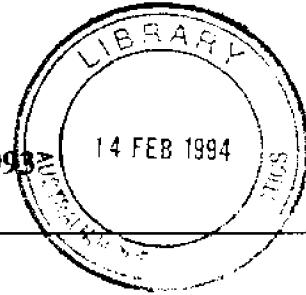
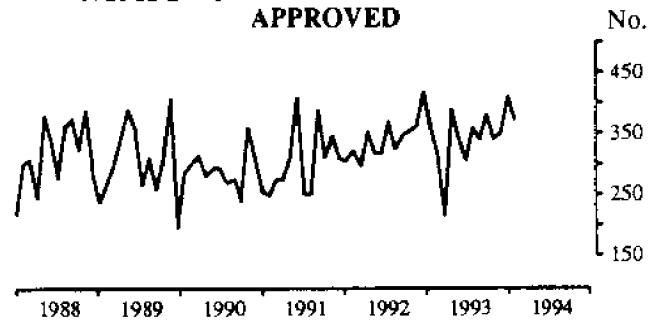
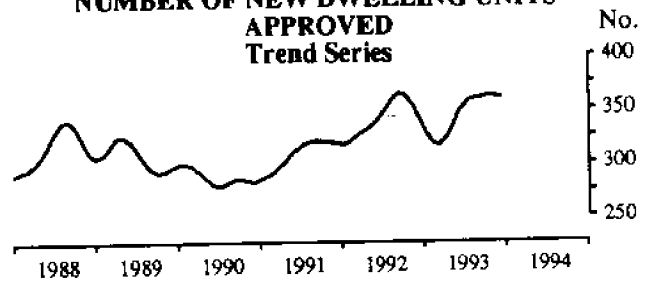
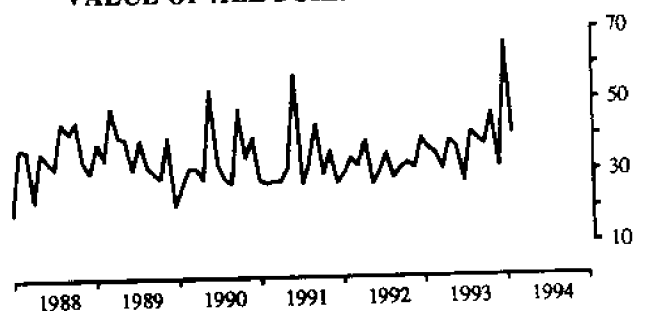


BUILDING APPROVALS, TASMANIA, DECEMBER 1993

MAIN FEATURES

- There were 371 new dwelling units approved in December 1993, a decrease of 10 per cent on the 410 approved in November 1993, but a five per cent increase on December 1992 (355).
- For the 12 months ended December 1993 there were 4123 new dwelling units approved, one per cent below the 4154 recorded for the 12 months ended December 1992.
- The latest trend estimates available for the number of new dwelling units approved indicate a leveling off over the last five months.
- The highest number of dwelling units approved in December 1993 was recorded by the City of Glenorchy with 37, followed by the City of Hobart with 36 and the Municipality of Kingborough with 35.
- The value of new residential buildings approved, at current prices, for December 1993 was \$26.7m, compared with \$33.4m in November 1993 and \$24.7m in December 1992.
- The value of all buildings approved, at current prices, for December 1993 was \$40.6m, 39 per cent below the November 1993 figure of \$66.4m but 11 per cent above the December 1992 figure of \$36.8m.

**NUMBER OF NEW DWELLING UNITS
APPROVED**

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

VALUE OF ALL BUILDING APPROVED \$M


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

INQUIRIES

For inquiries concerning these statistics and other unpublished data, telephone David Verrier on Hobart (002)20 5878.

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

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

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

Period	Private sector			Public sector			Total			Total	
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Original	Trend estimate(a)	
1990-91	2,466	827	3,293	89	101	190	2,555	928	3,483	..	
1991-92	2,774	965	3,739	95	69	164	2,869	1,034	3,903	..	
1992-93	2,928	1,023	3,951	28	115	143	2,956	1,138	4,094	..	
1992-93											
July-December	1,544	528	2,072	24	71	95	1,568	599	2,167	..	
1993-94											
July-December	1,571	594	2,165	31	—	31	1,602	594	2,196	..	
1992—											
October	245	105	350	5	8	13	250	113	363	363	
November	313	74	387	8	24	32	321	98	419	355	
December	256	69	325	4	26	30	260	95	355	342	
1993—											
January	193	86	279	3	29	32	196	115	311	329	
February	178	34	212	1	2	3	179	36	215	319	
March	277	101	378	—	13	13	277	114	391	317	
April	286	58	344	—	—	—	286	58	344	324	
May	233	73	306	—	—	—	233	73	306	336	
June	217	143	360	—	—	—	217	143	360	350	
July	255	85	340	—	—	—	255	85	340	358	
August	264	119	383	—	—	—	264	119	383	360	
September	277	63	340	1	—	1	278	63	341	361	
October	242	104	346	5	—	5	247	104	351	362	
November	282	128	410	—	—	—	282	128	410	362	
December	251	95	346	25	—	25	276	95	371	361	

(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average. Trend estimates for the most recent months are provisional and can be revised as data for additional months become available. NOTE: The number of self-contained dwelling units approved as part of the construction of non-residential building and alterations and additions to existing buildings (including conversions to dwelling units) are excluded from this table. There were no such dwelling units approved in December 1993.

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
1990-91	186,346	6,413	192,760	43,288	6,228	49,516	229,635	12,641	242,276	28,565	102,950	135,837	361,038	406,678
1991-92	201,224	7,154	208,378	47,379	4,538	51,917	248,604	11,692	260,296	32,637	68,980	105,941	350,181	398,873
1992-93	214,890	2,098	216,989	50,783	7,490	58,273	265,674	9,588	275,262	33,050	62,416	103,107	360,929	411,419
1992—														
October	17,521	348	17,869	4,894	468	5,362	22,415	816	23,231	3,558	3,656	4,501	29,629	31,290
November	22,761	620	23,381	3,364	1,622	4,986	26,125	2,242	28,367	2,582	5,110	8,928	33,816	39,876
December	19,252	329	19,581	3,282	1,839	5,121	22,533	2,168	24,701	3,582	8,092	8,479	34,086	36,762
1993—														
January	15,077	249	15,326	4,198	2,153	6,351	19,275	2,402	21,677	2,656	5,462	10,866	27,394	35,199
February	14,037	50	14,087	1,751	154	1,905	15,788	204	15,992	2,235	3,243	12,552	21,265	30,779
March	20,870	—	20,870	5,198	494	5,692	26,068	494	26,562	2,809	4,638	9,588	33,515	38,959
April	21,723	—	21,723	3,137	—	3,137	24,859	—	24,859	2,996	4,366	9,094	32,221	36,949
May	17,275	—	17,275	4,424	—	4,424	21,699	—	21,699	2,189	2,822	3,369	26,710	27,257
June	15,899	—	15,899	7,790	—	7,790	23,689	—	23,689	3,037	6,126	14,627	32,762	41,353
July	19,360	—	19,360	4,344	—	4,344	23,704	—	23,704	2,305	8,654	13,222	34,663	39,231
August	20,991	—	20,991	6,028	—	6,028	27,019	—	27,019	2,704	5,519	7,901	35,242	37,624
September	20,470	50	20,520	3,291	—	3,291	23,761	50	23,811	3,086	10,146	19,927	36,993	46,824
October	18,120	543	18,663	4,893	—	4,893	23,013	543	23,556	3,510	2,913	4,430	29,396	31,495
November	21,222	—	21,222	12,221	—	12,221	33,444	—	33,444	3,309	8,551	29,656	45,304	66,409
December	19,335	2,221	21,556	5,187	—	5,187	24,523	2,221	26,743	3,521	4,461	10,385	32,505	40,649

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

Class of building	1991-92	1992-93	July-December		1993		
			1992-93	1993-94	October	November	December
PRIVATE SECTOR							
New houses	201,224	214,890	110,010	119,498	18,120	21,222	19,335
New other residential buildings	47,379	50,783	24,286	35,965	4,893	12,221	5,187
<i>Total new residential building</i>	<i>248,604</i>	<i>265,674</i>	<i>134,296</i>	<i>155,463</i>	<i>23,013</i>	<i>33,444</i>	<i>24,523</i>
Alterations and additions to residential buildings	32,597	32,839	17,008	18,397	3,471	3,309	3,521
Hotels, etc.	4,747	4,047	2,881	2,654	—	120	90
Shops	7,663	9,422	4,856	6,470	478	2,835	475
Factories	10,719	10,276	5,924	5,755	568	972	720
Offices	9,837	9,967	6,262	3,894	300	770	50
Other business premises	3,899	7,656	3,042	3,573	1,288	270	462
Educational	13,543	4,765	4,136	1,233	160	174	255
Religious	1,534	1,235	263	717	56	110	250
Health	8,303	11,063	7,061	9,574	—	2,850	—
Entertainment and recreational	4,271	2,581	1,202	1,203	63	—	70
Miscellaneous	4,465	1,406	132	5,171	—	450	2,090
<i>Total non-residential building</i>	<i>68,980</i>	<i>62,416</i>	<i>35,759</i>	<i>40,243</i>	<i>2,913</i>	<i>8,551</i>	<i>4,461</i>
Total	350,181	360,929	187,062	214,103	29,396	45,304	32,505
PUBLIC SECTOR							
New houses	7,154	2,098	1,799	2,814	543	—	2,221
New other residential buildings	4,538	7,490	4,689	—	—	—	—
<i>Total new residential building</i>	<i>11,692</i>	<i>9,588</i>	<i>6,488</i>	<i>2,814</i>	<i>543</i>	<i>—</i>	<i>2,221</i>
Alterations and additions to residential buildings	40	211	121	39	39	—	—
Hotels, etc.	—	—	—	—	—	—	—
Shops	100	114	61	—	—	—	—
Factories	2,117	—	—	2,381	—	—	—
Offices	3,027	8,919	2,926	3,361	226	140	475
Other business premises	548	150	—	544	—	—	350
Educational	15,634	13,429	2,757	14,531	434	613	5,024
Religious	—	—	—	—	—	—	—
Health	8,577	8,596	250	21,300	70	18,800	75
Entertainment and recreational	519	1,005	205	1,463	574	327	—
Miscellaneous	6,439	8,478	1,052	1,697	213	1,225	—
<i>Total non-residential building</i>	<i>36,961</i>	<i>40,691</i>	<i>7,252</i>	<i>45,277</i>	<i>1,517</i>	<i>21,105</i>	<i>5,924</i>
Total	48,693	50,490	13,861	48,130	2,099	21,105	8,145
TOTAL							
New houses	208,378	216,989	111,809	122,312	18,663	21,222	21,556
New other residential buildings	51,917	58,273	28,975	35,965	4,893	12,221	5,187
<i>Total new residential building</i>	<i>260,296</i>	<i>275,262</i>	<i>140,784</i>	<i>158,277</i>	<i>23,556</i>	<i>33,444</i>	<i>26,743</i>
Alterations and additions to residential buildings	32,637	33,060	17,129	18,436	3,510	3,309	3,521
Hotels, etc.	4,747	4,047	2,881	2,654	—	120	90
Shops	7,763	9,536	4,917	6,470	478	2,835	475
Factories	12,836	10,276	5,924	8,136	568	972	720
Offices	12,864	18,886	9,188	7,255	526	910	525
Other business premises	4,447	7,806	3,042	4,117	1,288	270	812
Educational	29,177	18,194	6,893	15,764	594	787	5,279
Religious	1,534	1,235	263	717	56	110	250
Health	16,881	19,658	7,311	30,874	70	21,650	75
Entertainment and recreational	4,789	3,586	1,407	2,666	637	327	70
Miscellaneous	10,903	9,884	1,184	6,868	213	1,675	2,090
<i>Total non-residential building</i>	<i>105,941</i>	<i>103,107</i>	<i>43,010</i>	<i>85,520</i>	<i>4,430</i>	<i>29,656</i>	<i>10,385</i>
Total	398,873	411,419	200,923	262,233	31,495	66,409	40,649

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$'000)	No.	Value (\$'000)	No.	Value (\$'000)	No.	Value (\$'000)	No.	Value (\$'000)	No.	Value (\$'000)
HOTELS, ETC.												
1993 October	—	—	—	—	—	—	—	—	—	—	—	—
November	1	120	—	—	—	—	—	—	—	—	1	120
December	1	90	—	—	—	—	—	—	—	—	1	90
SHOPS												
1993 October	6	478	—	—	—	—	—	—	—	—	6	478
November	2	210	2	525	1	700	1	1,400	—	—	6	2,835
December	1	75	1	400	—	—	—	—	—	—	2	475
FACTORIES												
1993 October	3	348	1	220	—	—	—	—	—	—	4	568
November	2	175	2	797	—	—	—	—	—	—	4	972
December	3	360	1	360	—	—	—	—	—	—	4	720
OFFICES												
1993 October	6	526	—	—	—	—	—	—	—	—	6	526
November	6	660	1	250	—	—	—	—	—	—	7	910
December	1	50	2	475	—	—	—	—	—	—	3	525
OTHER BUSINESS PREMISES												
1993 October	3	370	3	918	—	—	—	—	—	—	6	1,288
November	3	270	—	—	—	—	—	—	—	—	3	270
December	4	462	1	350	—	—	—	—	—	—	5	812
EDUCATIONAL												
1993 October	2	274	1	320	—	—	—	—	—	—	3	594
November	3	405	1	382	—	—	—	—	—	—	4	787
December	3	305	—	—	1	676	2	4,298	—	—	6	5,279
RELIGIOUS												
1993 October	1	56	—	—	—	—	—	—	—	—	1	56
November	1	110	—	—	—	—	—	—	—	—	1	110
December	1	50	1	200	—	—	—	—	—	—	2	250
HEALTH												
1993 October	1	70	—	—	—	—	—	—	—	—	1	70
November	—	—	—	—	—	—	2	4,650	1	17,000	3	21,650
December	1	75	—	—	—	—	—	—	—	—	1	75
ENTERTAINMENT AND RECREATIONAL												
1993 October	1	63	—	—	1	574	—	—	—	—	2	637
November	3	327	—	—	—	—	—	—	—	—	3	327
December	1	70	—	—	—	—	—	—	—	—	1	70
MISCELLANEOUS												
1993 October	2	213	—	—	—	—	—	—	—	—	2	213
November	3	220	2	805	1	650	—	—	—	—	6	1,675
December	3	170	1	420	—	—	1	1,500	—	—	5	2,090
TOTAL NON-RESIDENTIAL BUILDING												
1993 October	25	2,398	5	1,458	1	574	—	—	—	—	31	4,430
November	24	2,497	8	2,759	2	1,350	3	6,050	1	17,000	38	29,656
December	19	1,706	7	2,205	1	676	3	5,798	—	—	30	10,385

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

Period	Material of outer walls					Other and not stated	Total
	Double brick	Brick veneer	Fibre cement	Timber			
1986-87	152	2,016	93	332		54	2,647
1987-88	98	2,048	37	404		85	2,672
1988-89	130	2,248	54	374		84	2,890
1989-90	139	1,943	83	384		114	2,663
1990-91	177	1,758	76	467		77	2,555
1991-92	256	1,937	72	515		89	2,869
1992-93	293	1,999	119	476		69	2,956
1992:							
October	29	171	14	30		6	250
November	41	207	13	51		9	321
December	22	168	14	51		5	260
1993:							
January	23	130	6	34		3	196
February	18	122	5	31		3	179
March	27	200	2	41		7	277
April	18	199	10	52		7	286
May	19	162	15	31		6	233
June	16	165	5	25		6	217
July	43	168	2	34		8	255
August	43	172	10	33		6	264
September	27	194	10	45		2	278
October	23	181	9	28		6	247
November	26	187	6	55		8	282
December	1	199	11	51		14	276

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

TABLE 6: VALUE OF BUILDING APPROVED IN STATISTICAL DIVISIONS (a)

(\$'000)

Period	Greater Hobart		Southern		Northern		Mersey-Lyell		Tasmania	
	New residential building	All building (b)	New residential building	All building (b)	New residential building	All building (b)	New residential building	All building (b)	New residential building	All building (b)
1986-87	74,904	155,272	19,342	24,309	50,706	128,963	38,070	73,206	183,022	381,750
1987-88	79,070	154,886	21,074	27,704	52,115	119,131	40,523	86,978	192,782	388,699
1988-89	88,215	204,554	23,731	30,180	72,931	126,685	50,967	100,238	235,845	461,657
1989-90	88,156	173,760	23,416	29,823	79,631	118,360	46,182	76,085	237,385	398,028
1990-91	94,266	190,545	25,998	34,220	78,257	112,342	43,755	69,571	242,276	406,678
1991-92	105,027	173,652	28,412	35,994	84,619	118,574	42,238	70,653	260,296	398,873
1992-93	114,154	182,266	27,818	32,593	82,656	116,014	50,634	80,546	275,262	411,419
1992:										
October	9,861	13,191	2,358	2,692	7,366	10,542	3,646	4,865	23,231	31,290
November	10,143	15,346	3,932	4,308	7,896	10,330	6,396	9,892	28,367	39,876
December	8,815	16,065	2,699	2,993	8,216	10,692	4,971	7,012	24,701	36,762
1993:										
January	6,093	11,013	3,055	3,294	8,570	12,022	3,960	8,871	21,677	35,199
February	5,764	15,186	1,268	1,883	5,367	8,309	3,593	5,401	15,992	30,779
March	13,260	20,570	1,290	1,433	7,045	10,663	4,968	6,293	26,562	38,959
April	8,714	16,629	3,290	3,618	7,426	10,302	5,430	6,400	24,859	36,949
May	9,474	11,713	1,727	1,990	6,545	7,620	3,954	5,935	21,699	27,257
June	11,223	19,404	1,604	2,046	6,424	8,988	4,438	10,915	23,689	41,353
July	12,467	18,116	1,921	4,636	6,175	8,671	3,141	7,808	23,704	39,231
August	14,034	18,643	3,171	5,137	4,875	7,948	4,939	5,896	27,019	37,624
September	10,939	22,360	3,898	4,246	6,202	15,631	2,773	4,588	23,811	46,824
October	10,502	13,756	1,993	2,658	7,203	8,671	3,858	6,410	23,556	31,495
November	19,896	24,328	2,850	3,167	5,531	11,780	5,166	27,134	33,444	66,409
December	12,324	21,599	3,286	3,550	6,151	8,649	4,983	6,852	26,743	40,649

(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, DECEMBER 1993

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)	15	12	2,027	—	—	—	—	—	—	2,027
Central Highlands (M)	3	—	117	—	—	—	10	—	—	127
Clarence (C)	13	—	1,547	3	—	198	469	335	335	2,550
Glamorgan/Spring Bay (M)	16	—	931	12	—	360	47	90	90	1,428
Glenorchy (C)	7	12	1,515	18	—	882	187	2,300	2,825	5,409
Hobart (C) — Inner & Remainder	11	—	1,195	25	—	1,860	605	—	4,298	7,958
Huon Valley (M)	13	—	731	1	—	60	30	—	—	821
Kingborough (M) Pt A & B	33	—	2,572	2	—	120	463	—	—	3,155
New Norfolk (M) Pt A & B	3	—	216	—	—	—	74	—	—	290
Sorell (M) Pt A & B	16	—	1,018	—	—	—	56	—	—	1,074
Southern Midlands (M)	3	—	120	—	—	—	—	—	—	120
Tasman (M)	2	—	140	—	—	—	50	—	—	190
Greater Hobart-Southern (SDs)	135	24	12,129	61	—	3,480	1,991	2,725	7,548	25,149
NORTHERN STATISTICAL DIVISION										
Break O' Day (M)	6	—	396	—	—	—	40	—	—	436
Dorset (M)	3	—	245	—	—	—	—	—	—	245
Flinders (M)	—	—	—	—	—	—	—	—	—	—
George Town (M) Pt A & B	4	—	225	—	—	—	—	—	—	225
Launceston (C) Inner, Pt B & Pt C	8	—	730	14	—	802	179	305	305	2,016
Meander Valley (M) Pt A & B	17	—	1,006	2	—	100	444	67	1,093	2,643
Northern Midlands (M) Pt A & B	3	—	278	2	—	100	113	60	60	551
West Tamar (M) Pt A & B	18	—	2,169	2	—	100	114	150	150	2,533
Northern (SD)	59	—	5,049	20	—	1,102	890	582	1,608	8,649
MERSEY-LYELL STATISTICAL DIVISION										
Burnie (C) Pt A & B	4	—	369	3	—	180	64	75	150	763
Central Coast (M) Pt A & B	14	—	1,285	—	—	—	247	—	—	1,532
Circular Head (M)	4	—	239	—	—	—	185	—	—	424
Devonport (C)	9	—	817	6	—	232	60	530	530	1,638
Kentish (M)	4	—	140	—	—	—	12	—	—	152
King Island (M)	—	—	—	—	—	—	—	—	—	—
Latrobe (M) Pt A & B	7	—	563	2	—	100	—	480	480	1,143
Waratah/Wynyard (M) Pt A & B	11	1	860	—	—	—	72	70	70	1,002
West Coast (M)	4	—	105	3	—	93	—	—	—	198
Mersey-Lyell (SD)	57	1	4,378	14	—	605	640	1,155	1,230	6,852

For footnote, see end of table.

TABLE 7. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, DECEMBER 1993—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)	84	24	9,264	48	—	3,060	1,817	2,635	7,458	21,599
Southern (SD)	51	—	2,866	13	—	420	174	90	90	3,550
Greater Launceston (SSD)	35	—	3,648	20	—	1,102	436	582	1,608	6,794
Central North (SSD)	15	—	760	—	—	—	414	—	—	1,174
North-Eastern (SSD)	9	—	641	—	—	—	40	—	—	681
Northern (SD)	59	—	5,049	20	—	1,102	890	582	1,608	8,649
Burnie-Devonport (SSD)	35	1	3,079	11	—	512	443	735	810	4,843
North-Western Rural (SSD)	18	—	1,194	—	—	—	197	420	420	1,811
Lyeil (SSD)	4	—	105	3	—	93	—	—	—	198
Mersey-Lyeil (SD)	57	1	4,378	14	—	605	640	1,155	1,230	6,852
Tasmania	251	25	21,556	95	—	5,187	3,521	4,461	10,385	40,649

(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, DECEMBER 1993 (\$'000)

Class of building	Greater Hobart	Southern	Northern	Mersey-Lyeil	Tasmania
New houses	9,264	2,866	5,049	4,378	21,556
New other residential building	3,060	420	1,102	605	5,187
Total new residential building	12,324	3,286	6,152	4,983	26,743
Alterations and additions to residential buildings	1,817	174	890	640	3,521
Hotels etc.	—	90	—	—	90
Shops	—	—	—	475	475
Factories	650	—	70	—	720
Offices	475	—	50	—	525
Other business premises	—	—	752	60	812
Educational	4,523	—	676	80	5,279
Religious	200	—	—	50	250
Health	—	—	—	75	75
Entertainment and recreational	—	—	—	70	70
Miscellaneous	1,610	—	60	420	2,090
Total non-residential building	7,458	90	1,608	1,230	10,385
Total building	21,599	3,550	8,649	6,852	40,649

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							
1990-91	174.9	181.0	49.0	230.0	26.9	102.4	135.1	347.5	392.0
1991-92	181.6	188.2	51.0	239.2	29.5	68.5	105.2	327.2	373.9
1992-93	187.4	189.2	57.6	246.8	28.8	62.4	103.1	329.9	378.7
1992—									
June qtr.	44.9	45.7	13.6	59.3	6.5	13.7	20.3	78.8	86.1
Sept. qtr.	44.5	44.9	13.3	58.3	6.5	18.9	21.1	82.8	85.9
Dec. qtr.	52.2	53.4	15.3	68.7	8.5	16.9	21.9	89.3	99.1
1993—									
Mar. qtr.	43.6	43.9	13.7	57.6	6.7	13.3	33.0	75.0	97.3
June qtr.	47.0	47.0	15.2	62.2	7.0	13.3	27.1	82.8	96.4
Sept. qtr.	51.5	51.6	13.5	65.1	6.9	24.3	41.0	96.6	113.0

(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
DECEMBER 1993

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	Total		
NUMBER OF DWELLING UNITS										
Greater Hobart	108	48	—	48	—	—	—	—	48	156
Southern	51	13	—	13	—	—	—	—	13	64
Northern	59	20	—	20	—	—	—	—	20	79
Mersey-Lyell	58	14	—	14	—	—	—	—	14	72
Tasmania	276	95	—	95	—	—	—	—	95	371
VALUE (\$'000)										
Greater Hobart	9,264	3,060	—	3,060	—	—	—	—	3,060	12,324
Southern	2,866	420	—	420	—	—	—	—	420	3,286
Northern	5,049	1,102	—	1,102	—	—	—	—	1,102	6,152
Mersey-Lyell	4,378	605	—	605	—	—	—	—	605	4,983
Tasmania	21,556	5,187	—	5,187	—	—	—	—	5,187	26,743

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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