



**DWELLING UNIT COMMENCEMENTS REPORTED BY  
APPROVING AUTHORITIES, TASMANIA, FEBRUARY 1996**

**MAIN FEATURES**

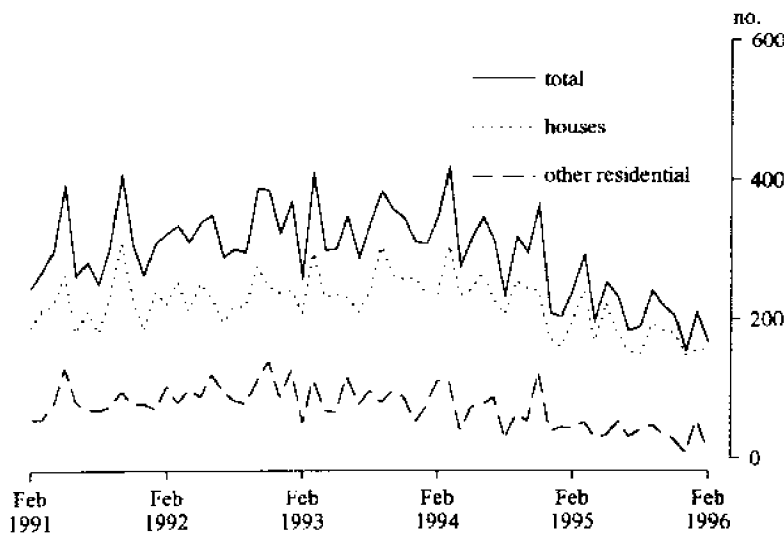
● There were 166 new dwelling units commenced in February 1996, a 21 per cent decrease on the 210 new dwelling units commenced in January 1996, and a 31 per cent decrease on the February 1995 figure of 241.

● For the twelve months ended February 1996 there were 2540 new dwelling units commenced, a 28 per cent decrease on the 3525 recorded for the twelve months ended February 1995.

● The Greater Hobart Statistical Division recorded 34 per cent of the new dwelling units commenced in February 1996, followed by the Northern Statistical Division with 31 per cent, the Mersey-Lyell Statistical Division with 22 per cent while the Southern Statistical Division made up the balance with 12 per cent.

● The Municipality of Meander Valley recorded 16 new dwelling unit commencements in February 1996, followed by the City of Glenorchy and the municipalities of Kingborough and West Tamar each with 15.

**NEW DWELLING COMMENCEMENTS**



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Acting Deputy Commonwealth Statistician

**PHONE INQUIRIES**

- *about these statistics and the availability of other unpublished data*, telephone David Verrier on Hobart (002) 20 5878.
- *for other general inquiries including copies of publications*, telephone the Information Officer on Hobart (002) 20 5800.

**OTHER INQUIRIES**

- *for counter inquiries*, The Tasmanian Office of the Bureau is located on the Ground Floor, 175 Collins Street, Hobart (GPO Box 66A, Hobart, 7001).

TABLE 1. NUMBER OF NEW HOUSES COMMENCED BY MATERIAL OF OUTER WALLS AND OWNERSHIP, TASMANIA

<i>Period</i>	<i>Double brick</i>	<i>Brick veneer</i>	<i>Fibre cement</i>	<i>Timber</i>	<i>Other and not stated</i>	<i>Total</i>
<b>PRIVATE SECTOR</b>						
1992-93	277	1 905	103	447	65	2 797
1993-94	306	2 073	103	440	79	3 001
1994-95	132	1 813	93	401	62	2 501
1994:						
December	6	116	6	36	6	170
1995:						
January	5	128	4	19	1	157
February	13	134	5	38	9	199
March	6	167	5	54	8	240
April	13	111	6	35	3	168
May	14	156	11	36	4	221
June	3	127	11	31	6	178
July	5	106	2	37	2	152
August	3	108	6	29	1	147
September	8	133	11	34	1	187
October	18	128	9	24	4	183
November	17	116	7	33	5	178
December	13	100	4	22	7	146
1996:						
January	18	103	7	18	9	155
February	13	97	11	21	12	154
<b>PUBLIC SECTOR</b>						
1992-93	-	28	-	-	-	28
1993-94	-	47	-	1	-	48
1994-95	-	3	-	1	-	4
1994:						
December	-	-	-	-	-	-
1995:						
January	-	1	-	1	-	2
February	-	-	-	-	-	-
March	-	-	-	-	-	-
April	-	-	-	-	-	-
May	-	-	-	-	-	-
June	-	-	-	-	-	-
July	-	1	-	-	-	1
August	-	1	-	-	-	1
September	-	7	-	-	-	7
October	-	1	-	-	-	1
November	-	1	-	-	-	1
December	-	1	-	-	-	1
1996:						
January	-	1	-	-	-	1
February	-	1	-	-	-	1
<b>TOTAL</b>						
1992-93	277	1 933	103	447	65	2 825
1993-94	306	2 120	103	441	79	3 049
1994-95	132	1 816	93	402	62	2 505
1994:						
December	6	116	6	36	6	170
1995:						
January	5	129	4	20	1	159
February	13	134	5	38	9	199
March	6	167	5	54	8	240
April	13	111	6	35	3	168
May	14	156	11	36	4	221
June	3	127	11	31	6	178
July	5	107	2	37	2	153
August	3	109	6	29	1	148
September	8	140	11	34	1	194
October	18	129	9	24	4	184
November	17	117	7	33	5	179
December	13	101	4	22	7	147
1996:						
January	18	104	7	18	9	156
February	13	98	11	21	12	155

TABLE 2. NUMBER OF NEW HOUSES COMMENCED IN STATISTICAL DIVISIONS BY MATERIAL OF OUTER WALLS AND OWNERSHIP  
FEBRUARY 1996

<i>Statistical division/ subdivision</i>	<i>Double brick</i>	<i>Brick veneer</i>	<i>Fibre cement</i>	<i>Timber</i>	<i>Other and not stated</i>	<i>Total</i>
<b>PRIVATE SECTOR</b>						
<i>Greater Hobart</i>	8	38	3	4	3	56
<i>Southern</i>	1	6	1	9	3	20
Greater Launceston	1	21	4	3	3	32
Central North	-	4	2	3	1	10
North-Eastern	1	3	1	-	-	5
<i>Northern</i>	2	28	7	6	4	47
Burnie-Devonport	2	22	-	-	1	25
North-Western Rural	-	3	-	2	1	6
Lyell	-	-	-	-	-	-
<i>Mersey-Lyell</i>	2	25	-	2	2	31
<b><i>Tasmania</i></b>	<b>13</b>	<b>97</b>	<b>11</b>	<b>21</b>	<b>12</b>	<b>154</b>
<b>PUBLIC SECTOR</b>						
<i>Greater Hobart</i>	-	-	-	-	-	-
<i>Southern</i>	-	-	-	-	-	-
Greater Launceston	-	1	-	-	-	1
Central North	-	-	-	-	-	-
North-Eastern	-	-	-	-	-	-
<i>Northern</i>	-	1	-	-	-	1
Burnie-Devonport	-	-	-	-	-	-
North-Western Rural	-	-	-	-	-	-
Lyell	-	-	-	-	-	-
<i>Mersey-Lyell</i>	-	-	-	-	-	-
<b><i>Tasmania</i></b>	<b>-</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1</b>
<b>TOTAL</b>						
<i>Greater Hobart</i>	8	38	3	4	3	56
<i>Southern</i>	1	6	1	9	3	20
Greater Launceston	1	22	4	3	3	33
Central North	-	4	2	3	1	10
North-Eastern	1	3	1	-	-	5
<i>Northern</i>	2	29	7	6	4	48
Burnie-Devonport	2	22	-	-	1	25
North-Western Rural	-	3	-	2	1	6
Lyell	-	-	-	-	-	-
<i>Mersey-Lyell</i>	2	25	-	2	2	31
<b><i>Tasmania</i></b>	<b>13</b>	<b>98</b>	<b>11</b>	<b>21</b>	<b>12</b>	<b>155</b>

TABLE 3. NUMBER AND VALUE OF NEW DWELLING UNITS COMMENCED BY TYPE OF RESIDENTIAL BUILDING IN STATISTICAL LOCAL AREAS, FEBRUARY 1996

Statistical region sectors and statistical local areas (a)		Private sector			Total (b)		
		Houses	Total dwelling units	Value of dwelling units	Houses	Total dwelling units	Value of dwelling units
		Number	Number	(\$'000)	Number	Number	(\$'000)
Brighton	(M)	5	5	448	5	5	448
Central Highlands	(M)	3	3	47	3	3	47
Clarence	(C)	9	9	976	9	9	976
Glamorgan/Spring Bay	(M)	3	3	172	3	3	172
Glenorchy	(C)	15	15	1 149	15	15	1 149
Hobart	(C)	4	4	511	4	4	511
Huon Valley	(M)	8	8	432	8	8	432
Kingborough	(M)	15	15	1 284	15	15	1 284
New Norfolk	(M)	3	3	159	3	3	159
Sorell	(M)	8	9	740	8	9	740
Southern Midlands	(M)	2	2	130	2	2	130
Tasman	(M)	1	1	30	1	1	30
<i>Greater Hobart-Southern</i>		<i>76</i>	<i>77</i>	<i>6 078</i>	<i>76</i>	<i>77</i>	<i>6 078</i>
Break O'Day	(M)	1	1	35	1	1	35
Dorset	(M)	4	4	210	4	4	210
Flinders	(M)	-	-	-	-	-	-
George Town	(M)	2	2	122	2	2	122
Launceston	(C)	11	11	1 308	11	11	1 308
Meander Valley	(M)	11	15	1 171	12	16	1 243
Northern Midlands	(M)	3	3	220	3	3	220
West Tamar	(M)	15	15	1 063	15	15	1 063
<i>Northern</i>		<i>47</i>	<i>51</i>	<i>4 128</i>	<i>48</i>	<i>52</i>	<i>4 201</i>
Burnie	(C)	6	6	560	6	6	560
Central Coast	(M)	4	4	370	4	6	540
Circular Head	(M)	-	-	-	-	2	92
Devonport	(C)	4	4	338	4	6	483
Kentish	(M)	5	5	250	5	5	250
King Island	(M)	-	-	-	-	-	-
Latrobe	(M)	6	6	508	6	6	508
Waratah/Wynyard	(M)	6	6	743	6	6	743
West Coast	(M)	-	-	-	-	-	-
<i>Mersey-Lyell</i>		<i>31</i>	<i>31</i>	<i>2 769</i>	<i>31</i>	<i>37</i>	<i>3 177</i>
<b>Tasmania</b>		<b>154</b>	<b>159</b>	<b>12 975</b>	<b>155</b>	<b>166</b>	<b>13 455</b>
<i>Statistical Division and Statistical Subdivision</i>							
<i>Greater Hobart</i>		<i>56</i>	<i>57</i>	<i>5 047</i>	<i>56</i>	<i>57</i>	<i>5 047</i>
<i>Southern</i>		<i>20</i>	<i>20</i>	<i>1 031</i>	<i>20</i>	<i>20</i>	<i>1 031</i>
Greater Launceston		32	34	3 023	33	35	3 096
Central North		10	12	860	10	12	860
North-Eastern		5	5	245	5	5	245
<i>Northern</i>		<i>47</i>	<i>51</i>	<i>4 128</i>	<i>48</i>	<i>52</i>	<i>4 201</i>
Burnie-Devonport		25	25	2 448	25	29	2 763
North-Western Rural		6	6	321	6	8	413
Lyell		-	-	-	-	-	-
<i>Mersey-Lyell</i>		<i>31</i>	<i>31</i>	<i>2 769</i>	<i>31</i>	<i>37</i>	<i>3 177</i>
<b>Tasmania</b>		<b>154</b>	<b>159</b>	<b>12 975</b>	<b>155</b>	<b>166</b>	<b>13 455</b>

(a) In this table, statistics are presented in terms of statistical local areas aggregated to their equivalent local government areas.

(b) Private sector plus public sector.

TABLE 4. NUMBER OF NEW DWELLING UNITS COMMENCED BY OWNERSHIP AND TYPE OF RESIDENTIAL BUILDING, TASMANIA

Period	Private sector			Public sector			Total		
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
	Number	Number of dwelling units	Number of dwelling units	Number	Number of dwelling units	Number of dwelling units	Number	Number of dwelling units	Number of dwelling units
1992-93	2 797	1 027	3 824	28	102	130	2 825	1 129	3 954
1993-94	3 001	923	3 924	48	50	98	3 049	973	4 022
1994-95	2 501	605	3 106	4	40	44	2 505	645	3 150
1994:									
December	170	39	209	-	-	-	170	39	209
1995:									
January	157	44	201	2	-	2	159	44	203
February	199	42	241	-	-	-	199	42	241
March	240	42	282	-	10	10	240	52	292
April	168	23	191	-	6	6	168	29	197
May	221	30	251	-	2	2	221	32	253
June	178	53	231	-	-	-	178	53	231
July	152	16	168	-	14	15	153	30	183
August	147	41	188	1	-	1	148	41	189
September	187	27	214	7	20	27	194	47	241
October	183	35	218	1	-	1	184	35	219
November	178	26	204	1	-	1	179	26	205
December	146	7	153	1	-	1	147	7	154
1996:									
January	155	20	175	1	34	35	156	54	210
February	154	5	159	1	6	7	155	11	166

## EXPLANATORY NOTES

### Introduction

1. This publication contains monthly details of the number of new dwelling units reported by approving authorities as having commenced in each local government area.

### Scope and Coverage

2. The statistics were compiled from monthly reports, provided by local and other government authorities, of commencements of new houses and other new residential buildings for which:

(a) building permits were issued by local government authorities in areas subject to building control by those authorities; or

(b) contracts were let, or day labour work was authorised, by Commonwealth, State, semi-government and local government authorities.

Major residential building commencements in areas not subject to the normal administrative approval processes (e.g., buildings on remote mine sites) are included also.

3. The number of dwelling units created by alterations and additions to existing buildings, and through the construction of new non-residential buildings (i.e., buildings other than dwellings) is not included.

### Definitions

4. 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.

5. A *residential building* is defined as a building predominantly consisting of one or more dwelling units. Dwellings can be either houses or other residential buildings as follows:

(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 caretakers' 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., townhouses, duplexes and apartment buildings).

6. **Commencements:** For the purposes of this statistical series, a residential building is regarded as being commenced on the date when:

(a) the building work is first inspected by a local government, or other government authority building inspector or surveyor, whether the work is passed or not (in general, the first inspection is undertaken at the foundations or footings stage of construction); or

(b) the building work is determined as commenced by a building inspector or surveyor.

7. **Ownership:** The 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.

#### Comparability of Statistics

8. Because of the difference in data sources, collection methodologies, and timing of notification of commencements, care should be exercised in comparing quarterly data derived from monthly dwelling unit commencements statistics with the quarterly dwelling unit commencements statistics from the Building Activity Survey, published in *Building Activity, Tasmania* (8752.6).

#### Australian Standard Geographical Classification

9. 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

10. The ABS can also make available certain dwelling unit commencement 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.

11. Users may also wish to refer to the following priced building and construction publications which are available:

*Building Approvals, Tasmania* (8731.6) monthly.  
*Building Activity, Tasmania* (8752.6), quarterly.  
*Building Approvals, Australia* (8731.0), monthly.  
*Building Activity Australia: Dwelling Unit Commencements, Preliminary* (8750.0), quarterly.  
*Building Activity, Australia* (8752.0), quarterly.  
*Engineering Construction Survey, Australia* (8762.0), quarterly.  
*Construction Industry Survey - Private Sector Construction Establishments, Details of Operations, Tasmania, 1984-85* (8772.6).

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

#### Symbols and Other Usages

(M) Municipality  
 (C) City  
 (-) Nil or rounded to zero.



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