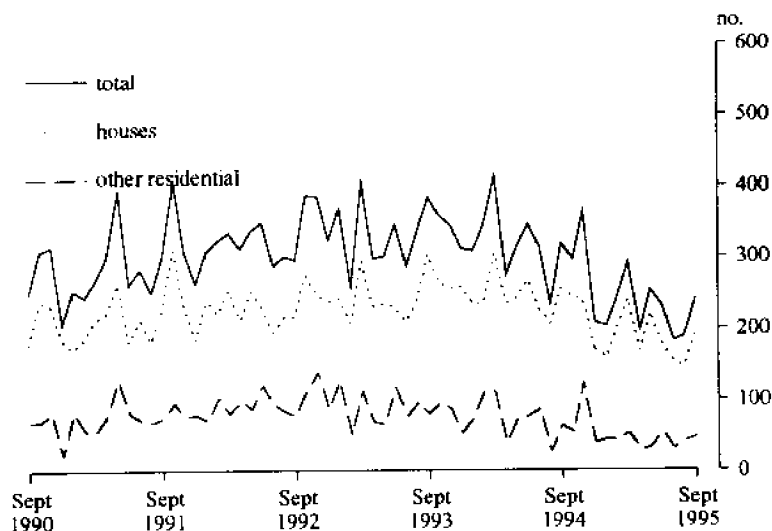


DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES, TASMANIA, SEPTEMBER 1995

MAIN FEATURES

- There were 241 new dwelling units commenced in September 1995, a 28 per cent increase on the 189 new dwelling units commenced in August 1995, but a 24 per cent decrease on the September 1994 figure of 318.
- For the twelve months ended September 1995 there were 2899 new dwelling units commenced, a 25 per cent decrease on the 3879 recorded for the twelve months ended September 1994.
- The Greater Hobart Statistical Division recorded 50 per cent of the new dwelling units commenced in September 1995, followed by the Mersey-Lyell Statistical Division with 25 per cent, the Northern Statistical Division with 16 per cent while the Southern Statistical Division made up the balance with nine per cent.
- The City of Glenorchy recorded 33 new dwelling unit commencements in September 1995, followed by the City of Hobart with 24 and the City of Burnie and the Municipality of Kingborough each with 20.

NEW DWELLING COMMENCEMENTS



Denis W. Rogers
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- *about these statistics and the availability of other unpublished data*, telephone David Verrier on Hobart (002) 20 5878.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>
PRIVATE SECTOR						
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:						
July	15	168	9	25	9	226
August	14	156	5	26	5	206
September	21	188	11	32	3	255
October	11	181	10	35	5	242
November	11	181	10	34	3	239
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
PUBLIC SECTOR						
1992-93	-	28	-	-	-	28
1993-94	-	47	-	1	-	48
1994-95	-	3	-	1	-	4
1994:						
July	-	-	-	-	-	-
August	-	-	-	-	-	-
September	-	-	-	-	-	-
October	-	1	-	-	-	1
November	-	1	-	-	-	1
December	-	-	-	-	-	-
1995:						
January	-	1	-	1	-	2
February	-	-	-	-	-	-
March	-	-	-	-	-	-
April	-	-	-	-	-	-
May	-	-	-	-	-	-
June	-	-	-	-	-	-
July	-	1	-	-	-	1
August	-	1	-	-	-	1
September	-	7	-	-	-	7
TOTAL						
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:						
July	15	168	9	25	9	226
August	14	156	5	26	5	206
September	21	188	11	32	3	255
October	11	182	10	35	5	243
November	11	182	10	34	3	240
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

TABLE 2. NUMBER OF NEW HOUSES COMMENCED IN STATISTICAL DIVISIONS BY MATERIAL OF OUTER WALLS AND OWNERSHIP
SEPTEMBER 1995

<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>
PRIVATE SECTOR						
<i>Greater Hobart</i>	5	81	4	17	-	107
<i>Southern</i>	1	7	3	11	-	22
<i>Greater Launceston</i>	1	23	3	1	1	29
<i>Central North</i>	-	-	-	-	-	-
<i>North-Eastern</i>	1	4	1	-	-	6
<i>Northern</i>	2	27	4	1	1	35
<i>Burnie-Devonport</i>	-	14	-	1	-	15
<i>North-Western Rural</i>	-	4	-	1	-	5
<i>Lyell</i>	-	-	-	3	-	3
<i>Mersey-Lyell</i>	-	18	-	5	-	23
<i>Tasmania</i>	8	133	11	34	1	187
PUBLIC SECTOR						
<i>Greater Hobart</i>	-	1	-	-	-	1
<i>Southern</i>	-	-	-	-	-	-
<i>Greater Launceston</i>	-	-	-	-	-	-
<i>Central North</i>	-	-	-	-	-	-
<i>North-Eastern</i>	-	-	-	-	-	-
<i>Northern</i>	-	-	-	-	-	-
<i>Burnie-Devonport</i>	-	6	-	-	-	6
<i>North-Western Rural</i>	-	-	-	-	-	-
<i>Lyell</i>	-	-	-	-	-	-
<i>Mersey-Lyell</i>	-	6	-	-	-	6
<i>Tasmania</i>	-	7	-	-	-	7
TOTAL						
<i>Greater Hobart</i>	5	82	4	17	-	108
<i>Southern</i>	1	7	3	11	-	22
<i>Greater Launceston</i>	1	23	3	1	1	29
<i>Central North</i>	-	-	-	-	-	-
<i>North-Eastern</i>	1	4	1	-	-	6
<i>Northern</i>	2	27	4	1	1	35
<i>Burnie-Devonport</i>	-	20	-	1	-	21
<i>North-Western Rural</i>	-	4	-	1	-	5
<i>Lyell</i>	-	-	-	3	-	3
<i>Mersey-Lyell</i>	-	24	-	5	-	29
<i>Tasmania</i>	8	140	11	34	1	194

**TABLE 3. NUMBER AND VALUE OF NEW DWELLING UNITS COMMENCED BY TYPE OF RESIDENTIAL
BUILDING IN STATISTICAL LOCAL AREAS, SEPTEMBER 1995**

<i>Statistical region sectors and statistical local areas (a)</i>		<i>Private sector</i>			<i>Total (b)</i>		
		<i>Houses</i>	<i>Total dwelling units</i>	<i>Value of dwelling units</i>	<i>Houses</i>	<i>Total dwelling units</i>	<i>Value of dwelling units</i>
		<i>Number</i>	<i>Number</i>	<i>(\$ '000)</i>	<i>Number</i>	<i>Number</i>	<i>(\$ '000)</i>
Brighton (M)		12	12	925	12	12	925
Central Highlands (M)		1	1	14	1	1	14
Clarence (C)		14	16	1 587	14	16	1 587
Glamorgan/Spring Bay (M)		7	7	357	7	7	357
Glenorchy (C)		23	32	2 759	24	33	2 933
Hobart (C)		24	24	3 042	24	24	3 042
Huon Valley (M)		7	7	389	7	7	389
Kingborough (M)		20	20	2 089	20	20	2 089
New Norfolk (M)		2	2	206	2	2	206
Sorell (M)		16	17	1 128	16	17	1 128
Southern Midlands (M)		3	3	274	3	3	274
Tasman (M)		-	-	-	-	-	-
<i>Greater Hobart-Southern</i>		<i>129</i>	<i>141</i>	<i>12 771</i>	<i>130</i>	<i>142</i>	<i>12 945</i>
Break O'Day (M)		3	3	180	3	3	180
Dorset (M)		3	3	230	3	3	230
Flinders (M)		-	-	-	-	-	-
George Town (M)		2	3	243	2	3	243
Launceston (C)		7	7	580	7	7	580
Meander Valley (M)		2	2	163	2	2	163
Northern Midlands (M)		2	2	170	2	2	170
West Tamar (M)		16	19	1 803	16	19	1 803
<i>Northern</i>		<i>35</i>	<i>39</i>	<i>3 369</i>	<i>35</i>	<i>39</i>	<i>3 369</i>
Burnie (C)		5	8	579	5	20	2 079
Central Coast (M)		5	5	488	5	5	488
Circular Head (M)		-	2	120	-	2	120
Devonport (C)		3	3	276	9	17	432
Kentish (M)		1	5	190	1	5	190
King Island (M)		-	-	-	-	-	-
Latrobe (M)		5	5	444	5	5	444
Waratah/Wynyard (M)		1	3	148	1	3	148
West Coast (M)		3	3	77	3	3	77
<i>Mersey-Lyell</i>		<i>23</i>	<i>34</i>	<i>2 322</i>	<i>29</i>	<i>60</i>	<i>3 978</i>
<i>Tasmania</i>		<i>187</i>	<i>214</i>	<i>18 462</i>	<i>194</i>	<i>241</i>	<i>20 292</i>
<i>Statistical Division and Statistical Subdivision</i>							
<i>Greater Hobart</i>		<i>107</i>	<i>119</i>	<i>11 322</i>	<i>108</i>	<i>120</i>	<i>11 496</i>
<i>Southern</i>		<i>22</i>	<i>22</i>	<i>1 449</i>	<i>22</i>	<i>22</i>	<i>1 449</i>
Greater Launceston		29	33	2 959	29	33	2 959
Central North		-	-	-	-	-	-
North-Eastern		6	6	410	6	6	410
<i>Northern</i>		<i>35</i>	<i>39</i>	<i>3 369</i>	<i>35</i>	<i>39</i>	<i>3 369</i>
Burnie-Devonport		15	18	1 507	21	44	3 163
North-Western Rural		5	13	738	5	13	738
Lyell		3	3	77	3	3	77
<i>Mersey-Lyell</i>		<i>23</i>	<i>34</i>	<i>2 322</i>	<i>29</i>	<i>60</i>	<i>3 978</i>
<i>Tasmania</i>		<i>187</i>	<i>214</i>	<i>18 462</i>	<i>194</i>	<i>241</i>	<i>20 292</i>

(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 of dwelling units	Number of dwelling units		Number of dwelling units	Number of dwelling units		Number of dwelling units	Number of dwelling units
	Number			Number			Number		
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:									
July	226	83	309	-	4	4	226	87	313
August	206	27	233	-	-	-	206	27	233
September	255	52	307	-	11	11	255	63	318
October	242	49	291	1	4	5	243	53	296
November	239	121	360	1	3	4	240	124	364
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	1	14	15	153	30	183
August	147	41	188	1	-	1	148	41	189
September	187	27	214	7	20	27	194	47	241

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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Recommended retail price: \$10.00



2874160009955
ISSN 0814-1630