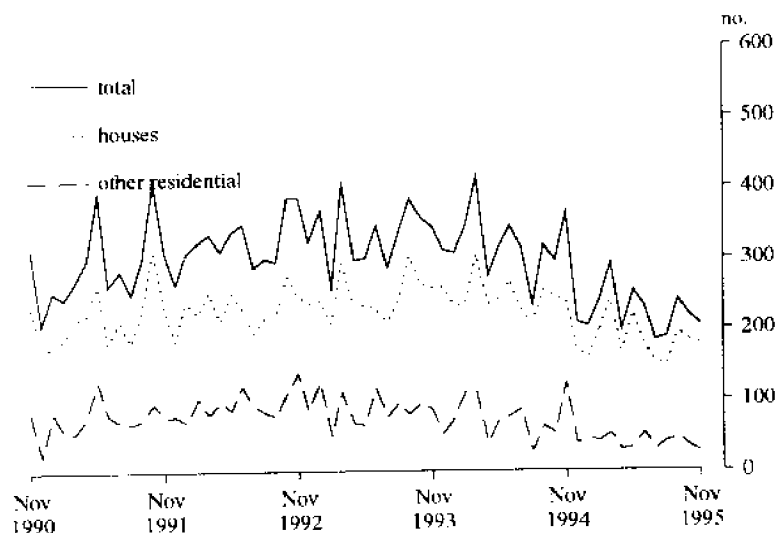


DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES, TASMANIA, NOVEMBER 1995

MAIN FEATURES

- There were 205 new dwelling units commenced in November 1995, a six per cent decrease on the 219 new dwelling units commenced in October 1995, and a 44 per cent decrease on the November 1994 figure of 364.
- For the twelve months ended November 1995 there were 2663 new dwelling units commenced, a 31 per cent decrease on the 3838 recorded for the twelve months ended November 1994.
- The Greater Hobart Statistical Division recorded 42 per cent of the new dwelling units commenced in November 1995, followed by the Northern Statistical Division with 20 per cent, the Mersey-Lyell Statistical Division with 19 per cent while the Southern Statistical Division made up the balance with 18 per cent.
- The City of Clarence recorded 24 new dwelling unit commencements in November 1995, followed by the Municipality of Glamorgan/Spring Bay with 19, the Municipality of Kingborough with 18 and the City of Hobart with 17.

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- *about these statistics and the availability of other unpublished data*, telephone David Verrier on Hobart (002) 20 5878.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:						
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
October	18	128	9	24	4	183
November	17	116	7	33	5	178
PUBLIC SECTOR						
1992-93	-	28	-	-	-	28
1993-94	-	47	-	1	-	48
1994-95	-	3	-	1	-	4
1994:						
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
October	-	1	-	-	-	1
November	-	1	-	-	-	1
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:						
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
October	18	129	9	24	4	184
November	17	117	7	33	5	179

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

<i>Statistical division/ subdivision</i>	<i>Double brick</i>	<i>Brick vencer</i>	<i>Fibre cement</i>	<i>Timber</i>	<i>Other and not stated</i>	<i>Total</i>
PRIVATE SECTOR						
<i>Greater Hobart</i>	12	56	1	7	4	80
<i>Southern</i>	5	9	2	16	-	32
<i>Greater Launceston</i>	-	20	1	1	1	23
<i>Central North</i>	-	5	1	-	-	6
<i>North-Eastern</i>	-	1	1	2	-	4
<i>Northern</i>	-	26	3	3	1	33
<i>Burnie-Devonport</i>	-	20	-	3	-	23
<i>North-Western Rural</i>	-	5	1	3	-	9
<i>Lyell</i>	-	-	-	1	-	1
<i>Mersey-Lyell</i>	-	25	1	7	-	33
<i>Tasmania</i>	17	116	7	33	5	178
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>	-	-	-	-	-	-
<i>North-Western Rural</i>	-	-	-	-	-	-
<i>Lyell</i>	-	-	-	-	-	-
<i>Mersey-Lyell</i>	-	-	-	-	-	-
<i>Tasmania</i>	-	1	-	-	-	1
TOTAL						
<i>Greater Hobart</i>	12	57	1	7	4	81
<i>Southern</i>	5	9	2	16	-	32
<i>Greater Launceston</i>	-	20	1	1	1	23
<i>Central North</i>	-	5	1	-	-	6
<i>North-Eastern</i>	-	1	1	2	-	4
<i>Northern</i>	-	26	3	3	1	33
<i>Burnie-Devonport</i>	-	20	-	3	-	23
<i>North-Western Rural</i>	-	5	1	3	-	9
<i>Lyell</i>	-	-	-	1	-	1
<i>Mersey-Lyell</i>	-	25	1	7	-	33
<i>Tasmania</i>	17	117	7	33	5	179

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

		<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>Statistical region</i>		<i>Number</i>	<i>Number</i>	<i>(\$ '000)</i>	<i>Number</i>	<i>Number</i>	<i>(\$ '000)</i>
<i>sectors and statistical local areas (a)</i>							
Brighton (M)		7	7	613	7	7	613
Central Highlands (M)		-	-	-	-	-	-
Clarence (C)		24	24	2 652	24	24	2 652
Glamorgan/Spring Bay (M)		13	19	1 257	13	19	1 257
Glenorchy (C)		13	13	952	14	14	1 058
Hobart (C)		17	17	2 290	17	17	2 290
Huon Valley (M)		9	9	617	9	9	617
Kingborough (M)		16	18	1 543	16	18	1 543
New Norfolk (M)		2	2	169	2	2	169
Sorell (M)		6	9	511	6	9	511
Southern Midlands (M)		3	3	272	3	3	272
Tasman (M)		2	2	65	2	2	65
<i>Greater Hobart-Southern</i>		<i>112</i>	<i>123</i>	<i>10 941</i>	<i>113</i>	<i>124</i>	<i>11 047</i>
Break O'Day (M)		4	4	245	4	4	245
Dorset (M)		-	-	-	-	-	-
Flinders (M)		-	-	-	-	-	-
George Town (M)		1	1	150	1	1	150
Launceston (C)		8	13	984	8	13	984
Meander Valley (M)		11	11	934	11	11	934
Northern Midlands (M)		-	4	160	-	4	160
West Tamar (M)		9	9	923	9	9	923
<i>Northern</i>		<i>33</i>	<i>42</i>	<i>3 396</i>	<i>33</i>	<i>42</i>	<i>3 396</i>
Burnie (C)		5	7	520	5	7	520
Central Coast (M)		2	2	163	2	2	163
Circular Head (M)		4	4	315	4	4	315
Devonport (C)		7	11	1 164	7	11	1 164
Kentish (M)		2	2	108	2	2	108
King Island (M)		1	1	115	1	1	115
Latrobe (M)		10	10	754	10	10	754
Waratah/Wynyard (M)		1	1	120	1	1	120
West Coast (M)		1	1	10	1	1	10
<i>Mersey-Lyell</i>		<i>33</i>	<i>39</i>	<i>3 268</i>	<i>33</i>	<i>39</i>	<i>3 268</i>
<i>Tasmania</i>		<i>178</i>	<i>204</i>	<i>17 604</i>	<i>179</i>	<i>205</i>	<i>17 710</i>
<i>Statistical Division and Statistical Subdivision</i>							
<i>Greater Hobart</i>		<i>80</i>	<i>85</i>	<i>8 415</i>	<i>81</i>	<i>86</i>	<i>8 521</i>
<i>Southern</i>		<i>32</i>	<i>38</i>	<i>2 526</i>	<i>32</i>	<i>38</i>	<i>2 526</i>
Greater Launceston		23	32	2 703	23	32	2 703
Central North		6	6	448	6	6	448
North-Eastern		4	4	245	4	4	245
<i>Northern</i>		<i>33</i>	<i>42</i>	<i>3 396</i>	<i>33</i>	<i>42</i>	<i>3 396</i>
Burnie-Devonport		23	29	2 600	23	29	2 600
North-Western Rural		9	9	658	9	9	658
Lyell		1	1	10	1	1	10
<i>Mersey-Lyell</i>		<i>33</i>	<i>39</i>	<i>3 268</i>	<i>33</i>	<i>39</i>	<i>3 268</i>
<i>Tasmania</i>		<i>178</i>	<i>204</i>	<i>17 604</i>	<i>179</i>	<i>205</i>	<i>17 710</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:									
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
October	183	35	218	1	-	1	184	35	219
November	178	26	204	1	-	1	179	26	205

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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