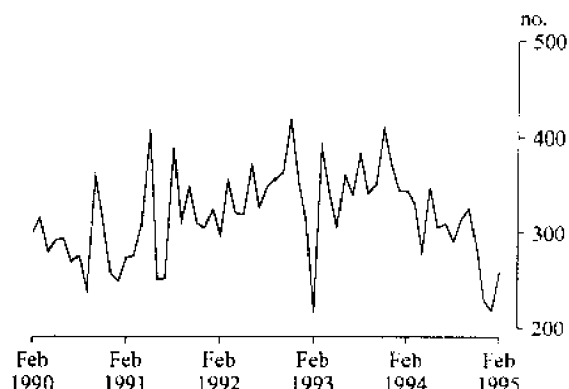


**BUILDING APPROVALS, TASMANIA, FEBRUARY 1995**

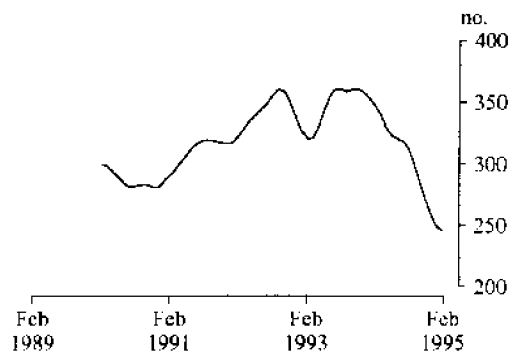
**MAIN FEATURES**

- There were 259 new dwelling units approved in February 1995, a 19 per cent increase on the 218 approved in January 1995, but a 25 per cent decrease on February 1994 (344).
- For the 12 months ended February 1995 there were 3495 new dwelling units approved, 18 per cent below the 4285 recorded for the 12 months ended February 1994.
- The latest trend estimate available for the number of new dwelling units approved shows sixteen consecutive months of decline.
- The highest number of dwelling units approved in February 1995 was recorded by the City of Clarence with 36, followed by the City of Hobart with 21, the Municipality of West Tamar with 17 and the Municipality of Meander Valley with 15.
- The value of new residential building approved, at current prices, in February 1995 was \$19.6m, compared with \$17.3m in January 1995 and \$23.8m in February 1994.
- The value of all building approvals, at current prices, in February 1995 was \$32.7m, compared with \$33.9m in January 1995 and \$32.7m in February 1994.

**NUMBER OF DWELLING UNITS APPROVED**



**RESIDENTIAL BUILDING APPROVALS, TASMANIA  
TREND SERIES**



**WILLIAM P. McREYNOLDS**  
Deputy Commonwealth Statistician and  
Government Statistician 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*For inquiries concerning these statistics and other unpublished data, telephone David Verrier on Hobart (002)20 5878.*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

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)			Trend estimate
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total	
1991-92	2,774	95	2,869	965	69	1,034	9	3,748	164	3,912	..
1992-93	2,928	28	2,956	1,023	115	1,138	11	3,962	143	4,105	..
1993-94	3,065	48	3,113	973	61	1,034	11	4,048	110	4,158	..
1993-94 July-February	2,051	41	2,092	742	50	792	7	2,799	92	2,891	..
1994-95 July-February	1,806	5	1,811	406	11	417	10	2,222	16	2,238	..
1993— December	251	25	276	95	—	95	3	348	26	374	358
1994 January	223	10	233	65	46	111	1	289	56	345	354
February	257	—	257	83	4	87	—	340	4	344	347
March	261	5	266	53	11	64	3	317	16	333	339
April	243	—	243	36	—	36	1	280	—	280	330
May	269	2	271	77	—	77	—	346	2	348	323
June	241	—	241	65	—	65	—	306	—	306	320
July	212	—	212	95	2	97	2	309	2	311	318
August	257	—	257	32	2	34	1	290	2	292	312
September	255	1	256	53	4	57	2	310	5	315	299
October	263	2	265	57	3	60	5	325	5	330	284
November	222	—	222	63	—	63	—	285	—	285	270
December	204	1	205	23	—	23	—	227	1	228	258
1995— January	177	1	178	40	—	40	—	217	1	218	248
February	216	—	216	43	—	43	—	259	—	259	245

(a) Includes Conversions, etc. See paragraphs 9-11 of the Explanatory Notes.

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— 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
October	22,071	220	22,291	3,195	200	3,395	25,266	420	25,686	3,963	7,981	9,340	37,069	38,988
November	17,564	—	17,564	3,600	—	3,600	21,163	—	21,163	3,429	4,889	18,104	29,415	42,696
December	17,142	35	17,177	1,070	—	1,070	18,212	75	18,287	2,609	26,814	27,374	47,635	48,230
1995— January	14,718	85	14,803	2,490	—	2,490	17,208	85	17,293	2,868	5,391	13,761	25,285	33,921
February	17,482	—	17,482	2,077	—	2,077	19,559	—	19,559	2,977	6,347	10,177	28,827	32,713

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

Class of building	1992-93	1993-94	July-February		1994		1995	
			1993-94	1994-95	December	January	February	
<b>PRIVATE SECTOR</b>								
New houses	214,890	237,881	157,203	146,957	17,142	14,718	17,482	
New other residential buildings	50,783	55,619	43,865	22,415	1,070	2,490	2,077	
<i>Total new residential building</i>	<i>265,674</i>	<i>293,499</i>	<i>201,068</i>	<i>169,373</i>	<i>18,212</i>	<i>17,208</i>	<i>19,559</i>	
Alterations and additions to residential buildings	32,839	39,182	24,161	26,454	2,609	2,687	2,921	
Hotels, etc.	4,047	3,869	2,964	2,968	230	275	320	
Shops	9,422	11,432	8,022	24,525	12,379	2,179	1,495	
Factories	10,276	15,289	7,529	8,198	650	1,120	50	
Offices	9,967	13,512	10,387	9,744	2,630	690	644	
Other business premises	7,656	7,083	3,688	11,622	2,995	982	1,978	
Educational	4,765	1,983	1,233	10,466	7,270	50	1,435	
Religious	1,235	767	767	250	—	—	—	
Health	11,063	20,025	12,742	4,481	60	95	260	
Entertainment and recreational	2,581	1,403	1,203	1,776	600	—	115	
Miscellaneous	1,406	5,888	5,888	1,010	—	—	50	
<i>Total non-residential building</i>	<i>62,416</i>	<i>81,251</i>	<i>54,422</i>	<i>75,029</i>	<i>26,814</i>	<i>3,391</i>	<i>6,347</i>	
<b>Total</b>	<b>360,929</b>	<b>413,933</b>	<b>279,651</b>	<b>270,855</b>	<b>47,635</b>	<b>25,285</b>	<b>28,827</b>	
<b>PUBLIC SECTOR</b>								
New houses	2,098	4,190	3,588	410	35	85	—	
New other residential buildings	7,490	4,273	3,415	715	—	—	—	
<i>Total new residential building</i>	<i>9,588</i>	<i>8,463</i>	<i>7,003</i>	<i>1,125</i>	<i>35</i>	<i>85</i>	<i>—</i>	
Alterations and additions to residential buildings	211	340	92	509	—	181	56	
Hotels, etc.	1,430	300	—	—	—	—	—	
Shops	114	—	—	—	—	—	—	
Factories	—	2,381	2,381	95	95	—	—	
Offices	8,919	4,668	3,361	4,111	—	2,500	—	
Other business premises	150	3,979	1,709	765	200	—	270	
Educational	13,429	26,338	16,665	11,268	75	1,870	60	
Religious	—	—	—	—	—	—	—	
Health	8,596	22,763	21,300	4,505	—	4,000	—	
Entertainment and recreational	1,005	1,533	1,463	320	190	—	—	
Miscellaneous	8,478	2,709	2,209	9,575	—	—	3,500	
<i>Total non-residential building</i>	<i>40,691</i>	<i>64,671</i>	<i>49,088</i>	<i>30,618</i>	<i>360</i>	<i>8,370</i>	<i>3,830</i>	
<b>Total</b>	<b>50,490</b>	<b>73,474</b>	<b>56,183</b>	<b>32,271</b>	<b>595</b>	<b>8,636</b>	<b>3,886</b>	
<b>TOTAL</b>								
New houses	216,989	242,071	160,792	147,367	17,177	14,803	17,482	
New other residential buildings	58,273	59,892	47,280	23,130	1,070	2,490	2,077	
<i>Total new residential building</i>	<i>275,262</i>	<i>301,963</i>	<i>208,071</i>	<i>170,498</i>	<i>18,247</i>	<i>17,293</i>	<i>19,559</i>	
Alterations and additions to residential buildings	33,050	39,522	24,253	26,962	2,609	2,868	2,977	
Hotels, etc.	4,047	4,169	2,964	2,968	230	275	320	
Shops	9,536	11,432	8,022	24,525	12,379	2,179	1,495	
Factories	10,276	17,670	9,910	8,283	745	1,120	50	
Offices	18,886	18,180	13,748	13,854	2,630	3,190	644	
Other business premises	7,806	11,062	5,396	12,387	3,195	982	2,248	
Educational	18,194	28,321	17,898	21,734	7,345	1,920	1,495	
Religious	1,235	767	767	250	—	—	—	
Health	19,658	42,788	34,042	8,985	60	4,095	260	
Entertainment and recreational	3,586	2,936	2,666	2,096	790	—	115	
Miscellaneous	9,884	8,597	8,097	10,585	—	—	3,550	
<i>Total non-residential building</i>	<i>103,107</i>	<i>143,922</i>	<i>103,509</i>	<i>105,667</i>	<i>27,374</i>	<i>13,761</i>	<i>10,177</i>	
<b>Total</b>	<b>411,419</b>	<b>487,407</b>	<b>335,834</b>	<b>303,127</b>	<b>48,230</b>	<b>33,921</b>	<b>32,713</b>	

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 December	2	230	—	—	—	—	—	—	—	—	2	230
1995 January	2	275	—	—	—	—	—	—	—	—	2	275
February	—	—	1	320	—	—	—	—	—	—	1	320
SHOPS												
1994 December	2	179	1	300	—	—	—	—	1	11,900	4	12,379
1995 January	7	670	2	509	—	—	1	1,000	—	—	10	2,179
February	3	195	—	—	—	—	1	1,300	—	—	4	1,495
FACTORIES												
1994 December	3	295	1	450	—	—	—	—	—	—	4	745
1995 January	4	320	1	300	1	500	—	—	—	—	6	1,120
February	1	50	—	—	—	—	—	—	—	—	1	50
OFFICES												
1994 December	—	—	—	—	—	—	2	2,630	—	—	2	2,630
1995 January	4	340	1	350	—	—	1	2,500	—	—	6	3,190
February	1	70	—	—	1	574	—	—	—	—	2	644
OTHER BUSINESS PREMISES												
1994 December	4	325	2	570	1	800	1	1,500	—	—	8	3,195
1995 January	5	682	1	300	—	—	—	—	—	—	6	982
February	4	378	1	270	—	—	1	1,600	—	—	6	2,248
EDUCATIONAL												
1994 December	2	145	1	300	1	900	—	—	1	6,000	5	7,345
1995 January	4	270	—	—	—	—	1	1,650	—	—	5	1,920
February	1	60	—	—	2	1,435	—	—	—	—	3	1,495
RELIGIOUS												
1994 December	—	—	—	—	—	—	—	—	—	—	—	—
1995 January	—	—	—	—	—	—	—	—	—	—	—	—
February	—	—	—	—	—	—	—	—	—	—	—	—
HEALTH												
1994 December	1	60	—	—	—	—	—	—	—	—	1	60
1995 January	1	95	—	—	—	—	1	4,000	—	—	2	4,095
February	—	—	1	260	—	—	—	—	—	—	1	260
ENTERTAINMENT AND RECREATIONAL												
1994 December	1	190	2	600	—	—	—	—	—	—	3	790
1995 January	—	—	—	—	—	—	—	—	—	—	—	—
February	1	115	—	—	—	—	—	—	—	—	1	115
MISCELLANEOUS												
1994 December	—	—	—	—	—	—	—	—	—	—	—	—
1995 January	—	—	—	—	—	—	—	—	—	—	—	—
February	1	50	—	—	—	—	1	3,500	—	—	2	3,550
TOTAL NON-RESIDENTIAL BUILDING												
1994 December	15	1,424	7	2,220	2	1,700	3	4,130	2	17,900	29	27,374
1995 January	27	2,652	5	1,459	1	500	4	9,150	—	—	37	13,761
February	12	918	3	850	3	2,009	3	6,400	—	—	21	10,177

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

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	
1993-94	302	2,176	105	441	89	3,113	
1993:							
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	
October	13	202	9	37	4	265	
November	9	159	7	43	4	222	
December	4	162	5	30	4	205	
1995:							
January	10	134	8	21	5	178	
February	9	142	3	56	6	216	

(a) Excludes Conversions etc.

(b) 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
1993-94	139,703	210,890	34,132	44,022	79,617	127,615	48,511	104,880	301,963	487,407
1993:										
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	34,988
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
October	10,768	17,157	2,000	2,326	7,400	9,898	5,518	9,607	25,686	38,988
November	9,235	25,982	2,532	3,344	4,514	5,746	4,884	7,623	21,163	42,696
December	6,677	31,160	1,829	2,137	5,838	7,807	3,903	7,126	18,247	48,230
1995:										
January	7,419	13,452	1,205	1,493	4,030	7,381	4,638	11,595	17,293	33,921
February	7,540	15,822	2,547	2,852	3,853	4,993	5,889	9,046	19,559	32,713

(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, FEBRUARY 1995

Statistical region sectors and statistical local areas (a)	New residential buildings (b)						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)				
<b>GREATER HOBART-SOUTHERN STATISTICAL DIVISIONS</b>										
Brighton (M)	8	—	528	—	—	—	46	—	—	574
Central Highlands (M)	1	—	25	—	—	—	15	—	—	40
Clarence (C)	32	—	3,208	4	—	205	234	205	205	3,852
Glamorgan/Spring Bay (M)	6	—	359	2	—	70	—	—	—	429
Glenorchy (C)	8	—	632	—	—	—	120	1,375	1,375	2,127
Hobart (C) -- Inner & Remainder	21	—	1,730	—	—	—	863	1,604	5,104	7,697
Huon Valley (M)	13	—	984	—	—	—	214	—	—	1,198
Kingborough (M) Pt A & B	8	—	817	—	—	—	269	—	—	1,087
New Norfolk (M) Pt A & B	2	—	178	—	—	—	106	—	—	284
Sorell (M) Pt A & B	7	—	313	2	—	110	35	—	—	458
Southern Midlands (M)	10	—	717	—	—	—	—	—	—	717
Tasman (M)	3	—	210	—	—	—	—	—	—	210
<b>Greater Hobart-Southern (SDs)</b>	<b>119</b>	<b>—</b>	<b>9,702</b>	<b>8</b>	<b>—</b>	<b>385</b>	<b>1,902</b>	<b>3,184</b>	<b>6,684</b>	<b>18,673</b>
<b>NORTHERN STATISTICAL DIVISION</b>										
Break O' Day (M)	5	—	307	2	—	110	91	—	—	508
Dorset (M)	1	—	50	—	—	—	85	65	65	200
Flinders (M)	—	—	—	—	—	—	—	320	590	590
George Town (M) Pt A & B	3	—	281	—	—	—	12	—	—	293
Launceston (C) Inner, Pt B & Pt C	7	—	576	2	—	120	274	70	70	1,040
Meander Valley (M) Pt A & B	5	—	367	10	—	320	68	—	—	755
Northern Midlands (M) Pt A & B	2	—	151	—	—	—	—	—	—	151
West Tamar (M) Pt A & B	13	—	1,074	4	—	227	156	—	—	1,457
<b>Northern (SD)</b>	<b>36</b>	<b>—</b>	<b>2,806</b>	<b>18</b>	<b>—</b>	<b>777</b>	<b>685</b>	<b>455</b>	<b>725</b>	<b>4,993</b>
<b>MERSEY-LYELL STATISTICAL DIVISION</b>										
Burnie (C) Pt A & B	6	—	594	—	—	—	131	1,945	1,945	2,669
Central Coast (M) Pt A & B	14	—	1,215	4	—	220	57	700	700	2,192
Circular Head (M)	14	—	797	2	—	100	12	—	—	909
Devonport (C)	9	—	823	4	—	290	29	—	—	1,142
Kentish (M)	8	—	612	—	—	—	67	—	—	679
King Island (M)	—	—	—	—	—	—	—	—	—	—
Latrobe (M) Pt A & B	5	—	374	—	—	—	30	—	—	404
Waratah/Wynyard (M) Pt A & B	5	—	560	7	—	305	64	63	123	1,052
West Coast (M)	—	—	—	—	—	—	—	—	—	—
<b>Mersey-Lyell (SD)</b>	<b>61</b>	<b>—</b>	<b>4,974</b>	<b>17</b>	<b>—</b>	<b>915</b>	<b>389</b>	<b>2,708</b>	<b>2,768</b>	<b>9,046</b>

For footnote, see end of table.

TABLE 7. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, FEBRUARY 1995 *continued*

Statistical region sectors and statistical local areas (a)	New residential buildings (b)						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)				
<b>STATISTICAL DIVISIONS AND SUBDIVISIONS</b>										
Greater Hobart (SD)	83	—	7,225	6	—	315	1,598	3,184	6,684	15,822
Southern (SD)	36	—	2,477	2	—	70	305	—	—	2,852
Greater Launceston (SSD)	26	—	2,231	16	—	667	510	70	70	3,478
Central North (SSD)	4	—	218	—	—	—	—	—	—	218
North-Eastern (SSD)	6	—	357	2	—	110	176	385	655	1,298
Northern (SD)	16	—	2,806	18	—	777	685	455	725	4,993
Burnie-Devonport (SSD)	34	—	3,212	15	—	815	286	2,658	2,718	7,030
North-Western Rural (SSD)	27	—	1,762	2	—	100	104	50	50	2,016
Lyell (SSD)	—	—	—	—	—	—	—	—	—	—
Mersey-Lyell (SD)	61	—	4,974	17	—	915	389	2,708	2,768	9,046
<b>Tasmania</b>	<b>216</b>	<b>—</b>	<b>17,482</b>	<b>43</b>	<b>—</b>	<b>2,077</b>	<b>2,977</b>	<b>6,347</b>	<b>10,177</b>	<b>32,713</b>

(a) Statistics are presented in terms of statistical local areas aggregated to their equivalent legal local government areas. (b) Excludes Conversions, etc.

TABLE 8. VALUE OF BUILDING APPROVALS IN STATISTICAL DIVISIONS BY CLASS OF BUILDING, FEBRUARY 1995  
(\$'000)

Class of building	Greater Hobart	Southern	Northern	Mersey-Lyell	Tasmania
New houses	7,225	2,477	2,806	4,974	17,482
New other residential building	315	70	777	915	2,077
<b>Total new residential building</b>	<b>7,540</b>	<b>2,547</b>	<b>3,583</b>	<b>5,889</b>	<b>19,559</b>
Alterations and additions to residential buildings	1,598	305	685	389	2,977
Hotels etc.	—	—	320	—	320
Shops	1,430	—	65	—	1,495
Factories	—	—	—	50	50
Offices	574	—	70	—	644
Other business premises	230	—	270	1,748	2,248
Educational	900	—	—	595	1,495
Religious	—	—	—	—	—
Health	—	—	—	260	260
Entertainment and recreational	—	—	—	115	115
Miscellaneous	3,550	—	—	—	3,550
<b>Total non-residential building</b>	<b>6,684</b>	<b>—</b>	<b>725</b>	<b>2,768</b>	<b>10,177</b>
<b>Total building</b>	<b>15,822</b>	<b>2,852</b>	<b>4,993</b>	<b>9,046</b>	<b>32,713</b>

TABLE 9. VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES (a)  
(S 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	181.7	188.1	51.0	239.2	29.5	68.5	105.2	327.2	373.9
1992-93	187.4	189.3	57.5	246.8	28.8	62.4	103.0	330.0	378.7
1993-94	200.5	204.0	58.8	262.8	33.3	80.7	144.9	370.9	441.0
1993--									
Sept. qtr.	51.5	51.6	13.5	65.0	6.9	24.2	40.9	96.6	112.8
Dec. qtr.	49.5	51.8	21.9	73.8	8.7	15.8	44.2	96.6	126.7
1994--									
Mar. qtr.	50.1	51.1	14.4	65.5	8.4	17.2	24.5	86.2	98.4
June qtr.	49.4	49.5	9.0	58.5	9.3	23.4	35.3	91.5	103.2
Sept. qtr.	47.8	47.9	10.2	58.1	9.2	23.3	26.6	90.6	93.8
Dec. qtr.	46.6	46.8	7.8	54.6	8.2	39.1	54.0	102.1	116.8

(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 (a) APPROVED, BY TYPE AND STATISTICAL DIVISION  
FEBRUARY 1995

Statistical division	New other residential building								Total new residential building	
	New 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	83	6	—	6	—	—	—	—	6	89
Southern	36	2	—	2	—	—	—	—	2	38
Northern	36	18	—	18	—	—	—	—	18	54
Mersey-Lyell	61	17	—	17	—	—	—	—	17	78
<b>Tasmania</b>	<b>216</b>	<b>43</b>	<b>—</b>	<b>43</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>43</b>	<b>259</b>
VALUE (\$'000)										
Greater Hobart	7,225	315	—	315	—	—	—	—	315	7,540
Southern	2,477	70	—	70	—	—	—	—	70	2,547
Northern	2,806	777	—	777	—	—	—	—	777	3,583
Mersey-Lyell	4,974	915	—	915	—	—	—	—	915	5,889
<b>Tasmania</b>	<b>17,482</b>	<b>2,077</b>	<b>—</b>	<b>2,077</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>2,077</b>	<b>19,559</b>

(a) Excludes Conversions, etc.



## 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. From the January 1995 issue of this publication the number of dwelling units created as part of alterations and additions to existing buildings (including conversions of non-residential buildings to dwelling units) and as part of the construction of non-residential building are shown separately in Table 1 under the heading of "Conversions, etc.", and are included in the total number of dwelling units shown in the table. Previously such dwellings were only included as a footnote.

10. In addition, from the January 1995 issue, the trend estimates for the number of dwelling units approved, shown in Table 1, include these conversions, etc. Previously, only dwelling units approved as part of the construction of new residential buildings were included in these estimates.

11. The value of new residential building approved continues to exclude the value of dwelling units created as conversions of residential and non-residential buildings, and the value of dwelling units erected as part of the construction of new non-residential building. Approved building work represented by these conversions continues to be included in the value of alterations and additions to residential buildings or in the value of non-residential building as appropriate.

12. **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

13. **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

## EXPLANATORY NOTES - continued

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.

14. **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.

15. 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.

16. 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.

17. 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.

18. More details on the DSC are contained in the ABS Information Paper, Dwelling Structure Classification (DSC) (1296.0).

### General

19. 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

20. 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.)

21. 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).

22. 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

23. 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.

**EXPLANATORY NOTES - continued**

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

Where figures have been rounded, discrepancies may occur between sums of the component items and totals.

**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.



## For more information ...

The ABS publishes a wide range of statistics and other information on Australia's economic and social conditions. Details of what is available in various publications and other products can be found in the *ABS Catalogue of Publications and Products* available at all ABS Offices (see below for contact details).

### Information Consultancy Service

Information tailored to special needs of clients can be obtained from the Information Consultancy Service available at ABS Offices (see Information Inquiries below for contact details).

### National Dial-a-Statistic Line

0055 86 400

(Steadycall: P/L: premium rate 25c/21.4 secs.)

This number gives 24-hour access, 365 days a year, for a range of statistics.

### Electronic Data Services

A large range of data is available via on-line services, diskette, magnetic tape, tape cartridge and CD ROM. For more details about these electronic data services, contact any ABS Office (see below).

### Bookshops and Subscriptions

There is a large number of ABS publications available from ABS bookshops (see below Bookshop Sales for contact details). The ABS also provides a subscription service through which nominated publications are supplied by mail on a regular basis (telephone Subscription Service toll free on 008 02 0608 Australia wide).

## Sales and Inquiries

Regional Offices	Information Inquiries	Bookshop Sales
SYDNEY (02)	268 4611	268 4620
MELBOURNE (03)	615 7000	615 7829
BRISBANE (07)	222 6351	222 6350
PERTH (09)	360 5140	360 5307
ADELAIDE (08)	237 7100	237 7582
HOBART (002)	20 5800	20 5800
CANBERRA (06)	207 0326	207 0326
DARWIN (089)	43 2111	43 2111
<b>National Office</b>		
ACT (06)	252 6007	008 020 608

### ABS Email Addresses

Keylink	STAT.INFO/ABS
X.400	(C:AU,A:TELMEMO,O:ABS,SN:INFO,FN:STAT)
Internet	STAT.INFO@ABS. TELEMEMO.AU



Information Services, ABS, PO Box 10, Belconnen ACT 2616

