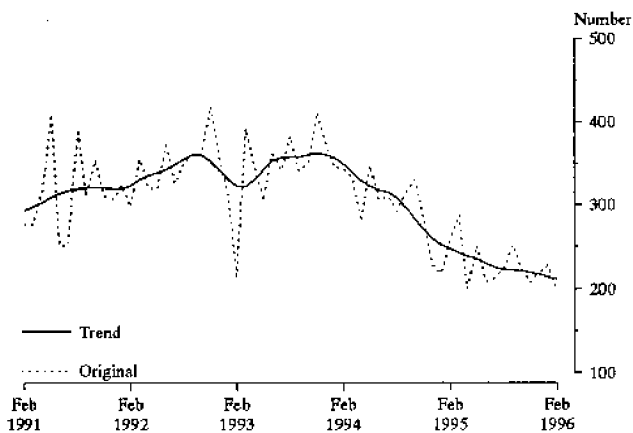


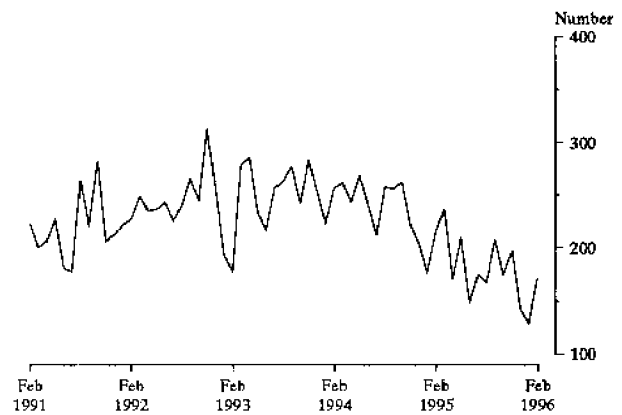
BUILDING APPROVALS, TASMANIA, FEBRUARY 1996

MAIN FEATURES

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES
ORIGINAL



Residential building

- In February 1996, the trend estimate for the total number of dwelling units approved decreased to 212.
- In original (unadjusted) terms, the total number of dwelling units approved was 197, a 13.6% decrease on January, and a 23.9% decrease on February 1995 (259). Of the total, 172 were private sector houses.
- There were 19 new private sector houses approved in the City of Hobart, followed by the Municipality of Kingborough (15), the City of Launceston (15) and the Municipality of West Tamar (15). The Municipality of Sorell accounted for 14 new private sector houses. These were the only areas to report more than 10 new private sector house approvals in February.

- The value of new residential building approved decreased 29.4% from \$23.7 million in January 1996 to \$16.8 million this month.

Non-residential building

- The total value of non-residential building approved in February was \$13.3 million. There were three projects valued at more than \$1 million approved this month.

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes on Adelaide (08) 237 7590 or any ABS State Office.
- for information about other ABS statistics and services please refer to the back of this publication.

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	
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	..
1994-95	2,570	6	2,576	545	51	596	14	3,129	57	3,186	..
1994-95											
July-February	1,806	5	1,811	406	11	417	10	2,222	16	2,238	..
1995-96											
July-February	1,365	19	1,384	302	74	376	5	1,672	93	1,765	..
1994—											
December	204	1	205	23	—	23	—	227	1	228	260
1995—											
January	177	1	178	40	—	40	—	217	1	218	252
February	216	—	216	43	—	43	—	259	—	259	248
March	236	—	236	24	26	50	2	262	26	288	243
April	170	—	170	26	3	29	1	197	3	200	239
May	210	1	211	40	—	40	—	250	1	251	235
June	148	—	148	49	11	60	1	198	11	209	230
July	175	1	176	25	12	37	—	200	13	213	226
August	167	—	167	54	—	54	2	223	—	223	223
September	208	8	216	28	8	36	—	236	16	252	222
October	174	1	175	33	16	49	1	208	17	225	221
November	197	1	198	9	—	9	1	207	1	208	219
December	143	2	145	56	18	74	—	199	20	219	217
1996—											
January	129	6	135	82	10	92	1	212	16	228	214
February	172	—	172	15	10	25	—	187	10	197	212

(a) Includes Conversions, etc. See paragraphs 10-12 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					
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
1994-95	210,842	510	211,352	29,696	3,575	33,271	240,537	4,085	244,623	39,963	117,984	161,567	397,901	446,152
1994—														
December	17,142	35	17,177	1,070	—	1,070	18,212	35	18,247	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
March	18,717	—	18,717	1,440	1,732	3,172	20,157	1,732	21,890	3,549	8,635	10,934	32,293	36,373
April	15,178	—	15,178	1,450	148	1,598	16,628	148	16,776	2,937	8,039	15,677	27,604	35,390
May	17,558	100	17,658	2,543	—	2,543	20,101	100	20,201	2,922	12,247	14,290	35,270	37,413
June	12,430	—	12,430	1,848	980	2,828	14,278	980	15,258	3,592	14,036	14,999	31,879	33,849
July	14,578	61	14,639	1,467	1,500	2,967	16,045	1,561	17,606	2,202	5,841	9,495	24,050	29,303
August	13,758	—	13,758	3,529	—	3,529	17,288	—	17,288	2,925	15,723	23,775	35,893	43,988
September	18,143	352	18,495	1,038	81	1,118	19,181	432	19,613	2,554	4,016	18,630	25,750	40,796
October	14,685	106	14,791	1,647	1,713	3,360	16,332	1,819	18,151	3,212	13,183	16,512	32,728	37,875
November	17,866	100	17,966	530	—	530	18,396	100	18,496	3,314	5,701	10,842	27,393	32,651
December	12,250	148	12,398	5,060	1,374	6,434	17,310	1,522	18,832	2,643	13,277	13,597	33,063	35,072
1996—														
January	10,546	636	11,182	11,825	741	12,566	22,371	1,378	23,749	3,199	18,028	42,277	43,585	69,225
February	14,668	—	14,668	1,055	1,040	2,095	15,723	1,040	16,763	3,839	7,054	13,327	26,252	33,929

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

Class of building	1993-94	1994-95	July-February		1995	1996	
			1994-95	1995-96	December	January	February
PRIVATE SECTOR							
New houses	237,881	210,842	146,957	116,494	12,250	10,546	14,668
New other residential buildings	55,619	29,696	22,415	26,152	5,060	11,825	1,055
<i>Total new residential building</i>	<i>293,499</i>	<i>240,537</i>	<i>169,373</i>	<i>142,645</i>	<i>17,310</i>	<i>22,371</i>	<i>15,723</i>
Alterations and additions to residential buildings	39,182	39,379	26,454	23,246	2,477	3,187	3,475
Hotels, etc.	3,869	4,933	2,968	11,355	9,000	—	83
Shops	11,432	29,874	24,525	17,271	115	2,700	386
Factories	15,289	11,841	8,188	11,686	1,245	1,310	2,853
Offices	13,512	14,288	9,744	9,357	115	4,132	920
Other business premises	7,083	14,957	11,622	13,961	1,504	4,025	1,662
Educational	1,983	11,682	10,466	6,384	324	3,500	—
Religious	767	432	250	1,010	250	—	70
Health	20,025	17,317	4,481	7,780	—	1,019	—
Entertainment and recreational	1,403	9,922	1,776	1,435	724	71	—
Miscellaneous	5,888	2,739	1,010	2,585	—	1,272	1,080
<i>Total non-residential building</i>	<i>81,251</i>	<i>117,984</i>	<i>75,029</i>	<i>82,824</i>	<i>13,277</i>	<i>18,028</i>	<i>7,054</i>
Total	413,933	397,901	270,855	248,715	33,063	43,585	26,252
PUBLIC SECTOR							
New houses	4,190	510	410	1,403	148	636	—
New other residential buildings	4,273	3,575	715	6,449	1,374	741	1,040
<i>Total new residential building</i>	<i>8,463</i>	<i>4,085</i>	<i>1,125</i>	<i>7,852</i>	<i>1,522</i>	<i>1,378</i>	<i>1,040</i>
Alterations and additions to residential buildings	340	584	509	641	166	12	364
Hotels, etc.	300	—	—	—	—	—	—
Shops	—	—	—	—	—	—	—
Factories	2,381	95	95	—	—	—	—
Offices	4,668	7,367	4,111	2,927	243	125	672
Other business premises	3,979	935	765	5,610	—	210	—
Educational	26,338	12,830	11,268	21,368	77	100	2,955
Religious	—	—	—	—	—	—	—
Health	22,763	9,370	4,505	28,938	—	21,664	—
Entertainment and recreational	1,533	320	320	150	—	150	—
Miscellaneous	2,709	12,666	9,575	6,638	—	2,000	2,646
<i>Total non-residential building</i>	<i>64,671</i>	<i>43,582</i>	<i>30,638</i>	<i>65,630</i>	<i>320</i>	<i>24,249</i>	<i>6,273</i>
Total	73,474	48,251	32,271	74,124	2,008	25,639	7,677
TOTAL							
New houses	242,071	211,352	147,367	117,897	12,398	11,182	14,668
New other residential buildings	59,892	33,271	23,130	32,601	6,434	12,566	2,095
<i>Total new residential building</i>	<i>301,963</i>	<i>244,623</i>	<i>170,498</i>	<i>150,497</i>	<i>18,832</i>	<i>23,749</i>	<i>16,763</i>
Alterations and additions to residential buildings	39,522	39,963	26,962	23,888	2,643	3,199	3,839
Hotels, etc.	4,169	4,933	2,968	11,355	9,000	—	83
Shops	11,432	29,874	24,525	17,271	115	2,700	386
Factories	17,670	11,935	8,283	11,686	1,245	1,310	2,853
Offices	18,180	21,655	13,854	12,284	357	4,257	1,592
Other business premises	11,062	15,892	12,387	19,571	1,504	4,235	1,662
Educational	28,321	24,512	21,734	27,752	401	3,600	2,955
Religious	767	432	250	1,010	250	—	70
Health	42,788	26,686	8,985	36,717	—	22,683	—
Entertainment and recreational	2,936	10,242	2,096	1,585	724	221	—
Miscellaneous	8,597	15,405	10,585	9,223	—	3,272	3,726
<i>Total non-residential building</i>	<i>145,922</i>	<i>161,567</i>	<i>103,667</i>	<i>148,434</i>	<i>13,397</i>	<i>42,277</i>	<i>13,327</i>
Total	487,407	446,152	303,127	322,839	35,072	69,225	33,929

**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.												
1995 December	—	—	—	—	—	—	—	—	1	9,000	1	9,000
1996 January	—	—	—	—	—	—	—	—	—	—	—	—
February	1	83	—	—	—	—	—	—	—	—	1	83
SHOPS												
1995 December	2	115	—	—	—	—	—	—	—	—	2	115
1996 January	2	200	—	—	—	—	1	2,500	1	5,000	3	2,700
February	5	386	—	—	—	—	—	—	—	—	5	386
FACTORIES												
1995 December	3	245	—	—	—	—	1	1,000	—	—	4	1,245
1996 January	5	560	2	750	—	—	—	—	—	—	7	1,310
February	2	306	5	1,547	—	—	1	1,000	—	—	8	2,853
OFFICES												
1995 December	4	357	—	—	—	—	—	—	—	—	4	357
1996 January	4	457	1	200	—	—	2	3,600	—	—	7	4,257
February	4	434	2	658	1	500	—	—	—	—	7	1,592
OTHER BUSINESS PREMISES												
1995 December	3	289	1	305	1	910	—	—	—	—	5	1,504
1996 January	7	730	2	705	1	800	1	2,000	—	—	11	4,235
February	4	504	2	658	1	500	—	—	—	—	7	1,662
EDUCATIONAL												
1995 December	1	77	1	324	—	—	—	—	—	—	2	401
1996 January	1	100	—	—	—	—	1	3,500	1	7,000	2	3,600
February	1	85	2	836	—	—	1	2,034	—	—	4	2,955
RELIGIOUS												
1995 December	2	250	—	—	—	—	—	—	—	—	2	250
1996 January	—	—	—	—	—	—	—	—	—	—	—	—
February	1	70	—	—	—	—	—	—	—	—	1	70
HEALTH												
1995 December	—	—	—	—	—	—	—	—	—	—	—	—
1996 January	2	284	—	—	1	735	1	3,050	1	18,614	5	22,683
February	—	—	—	—	—	—	—	—	—	—	—	—
ENTERTAINMENT AND RECREATIONAL												
1995 December	—	—	2	724	—	—	—	—	—	—	2	724
1996 January	2	221	—	—	—	—	—	—	—	—	2	221
February	—	—	—	—	—	—	—	—	—	—	—	—
MISCELLANEOUS												
1995 December	—	—	—	—	—	—	—	—	—	—	—	—
1996 January	3	272	—	—	—	—	2	3,000	—	—	5	3,272
February	6	733	2	725	—	—	1	2,268	—	—	9	3,726
TOTAL NON-RESIDENTIAL BUILDING												
1995 December	15	1,333	4	1,353	1	910	1	1,000	1	9,000	22	13,597
1996 January	26	2,823	5	1,655	2	1,535	8	17,650	1	18,614	42	42,277
February	24	2,601	13	4,424	2	1,000	3	5,303	—	—	42	13,327

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

Period	Material of outer walls					Total
	Double brick	Brick veneer	Fibre cement	Timber	Other and not stated	
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
1994-95	129	1,865	89	428	59	2,570
1994:						
December	4	162	5	30	4	205
1995:						
January	10	134	8	21	5	178
February	9	142	3	56	6	216
March	16	146	5	57	12	236
April	5	136	7	21	1	170
May	5	158	8	33	7	211
June	5	105	3	29	6	148
July	6	118	6	43	3	176
August	2	111	12	39	3	167
September	22	144	6	42	2	216
October	6	116	10	38	5	175
November	22	126	8	25	17	198
December	21	93	9	13	5	141
1996:						
January	6	85	8	21	7	127
February	20	94	10	21	11	156

(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)
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
1994-95	101,301	206,436	22,687	30,302	69,151	115,780	51,483	93,633	244,623	446,152
1994:										
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
March	9,657	15,189	1,756	2,401	6,187	11,664	4,289	7,118	21,890	36,373
April	7,913	14,478	1,148	2,075	4,656	14,066	3,058	4,771	16,776	35,390
May	8,431	12,431	1,882	3,706	6,021	15,312	3,867	5,965	20,201	37,413
June	7,334	20,333	1,045	1,523	4,773	7,621	2,106	4,372	15,258	33,849
July	6,851	11,075	2,215	5,630	3,953	5,621	4,586	6,976	17,606	29,303
August	9,457	24,061	1,951	2,957	3,573	9,324	2,306	7,647	17,287	43,988
September	9,617	14,491	2,141	2,431	3,951	18,870	3,904	5,003	19,613	40,796
October	9,567	23,153	1,321	1,539	4,043	7,973	3,221	5,210	18,151	37,875
November	7,786	15,905	2,488	4,077	4,636	6,399	3,585	6,270	18,496	32,651
December	10,349	20,528	1,243	1,638	2,459	4,909	4,781	7,997	18,832	35,072
1996:										
January	14,817	49,698	824	1,947	3,412	6,655	4,696	10,925	23,749	69,225
February	6,963	13,958	1,311	1,626	5,551	9,668	2,938	8,677	16,763	33,929

(a) See explanatory notes, paragraphs 3 - 6. (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 1996

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)				
GREATER HOBART-SOUTHERN STATISTICAL DIVISIONS										
Brighton (M)	6	—	511	—	—	—	24	—	—	535
Central Highlands (M)	2	—	27	—	—	—	—	—	—	27
Clarence (C)	7	—	741	—	—	—	393	258	258	1,392
Glamorgan/Spring Bay (M)	3	—	211	—	—	—	63	—	—	274
Glenorchy (C)	6	—	442	—	—	—	85	360	544	1,071
Hobart (C) — Inner & Remainder	19	—	1,975	—	—	—	708	1,071	4,336	7,019
Huon Valley (M)	7	—	434	—	—	—	222	—	—	656
Kingborough (M) Pt A & B	15	—	1,664	9	—	650	305	300	300	2,919
New Norfolk (M) Pt A & B	3	—	194	—	—	—	—	—	—	194
Sorell (M) Pt A & B	14	—	1,011	—	—	—	72	—	—	1,082
Southern Midlands (M)	5	—	414	—	—	—	—	—	—	414
Tasman (M)	—	—	—	—	—	—	—	—	—	—
Greater Hobart-Southern (SDs)	87	—	7,624	9	—	650	1,872	1,989	5,438	15,584
NORTHERN STATISTICAL DIVISION										
Break O'Day (M)	3	—	120	—	—	—	79	—	—	199
Dorset (M)	3	—	130	—	—	—	60	—	—	190
Flinders (M)	1	—	75	—	—	—	—	350	350	425
George Town (M) Pt A & B	1	—	30	1	—	30	47	1,075	1,075	1,182
Launceston (C) Inner, Pt B & Pt C	15	—	1,498	—	10	1,040	253	1,065	1,541	4,332
Meander Valley (M) Pt A & B	8	—	700	—	—	—	116	142	142	958
Northern Midlands (M) Pt A & B	7	—	575	—	—	—	102	—	—	677
West Tamar (M) Pt A & B	15	—	1,243	2	—	110	282	70	70	1,705
Northern (SD)	53	—	4,371	3	10	1,180	940	2,702	3,177	9,668
MERSEY-LYELL STATISTICAL DIVISION										
Burnie (C) Pt A & B	6	—	480	—	—	—	11	425	425	916
Central Coast (M) Pt A & B	4	—	391	—	—	—	267	—	—	658
Circular Head (M)	2	—	85	—	—	—	85	1,691	1,771	1,941
Devonport (C)	4	—	609	2	—	150	504	247	2,515	3,778
Kentish (M)	4	—	195	—	—	—	40	—	—	235
King Island (M)	—	—	—	—	—	—	35	—	—	35
Latrobe (M) Pt A & B	8	—	539	1	—	115	18	—	—	672
Waratah/Wynyard (M) Pt A & B	4	—	375	—	—	—	67	—	—	442
West Coast (M)	—	—	—	—	—	—	—	—	—	—
Mersey-Lyell (SD)	32	—	2,673	3	—	265	1,027	2,363	4,711	8,677

For footnote, see end of table.

TABLE 7. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, FEBRUARY 1996—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)				
STATISTICAL DIVISIONS AND SUBDIVISIONS										
Greater Hobart (SD)	67		6,313	9	—	650	1,557	1,989	5,438	13,958
Southern (SD)	20	—	1,311	—	—	—	315	—	—	1,626
Greater Launceston (SSD)	41	—	3,616	—	10	1,040	633	1,210	1,295	6,583
Central North (SSD)	5	—	430	3	—	140	168	1,142	1,533	2,271
North-Eastern (SSD)	7	—	325	—	—	—	139	350	350	814
Northern (SD)	53	—	4,371	3	10	1,180	940	2,702	3,177	9,668
Burnie-Devonport (SSD)	22	—	2,167	3	—	265	827	672	2,940	6,200
North-Western Rural (SSD)	10	—	506	—	—	—	200	1,691	1,771	2,477
Lyell (SSD)	—	—	—	—	—	—	—	—	—	—
Mersey-Lyell (SD)	32	—	2,673	3	—	265	1,027	2,363	4,711	8,677
Tasmania	172	—	14,668	15	10	2,095	3,839	7,054	13,327	33,929

(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 1996 (\$'000)

Class of building	Greater Hobart	Southern	Northern	Mersey-Lyell	Tasmania
New houses	6,313	1,311	4,371	2,673	14,668
New other residential building	650	—	1,180	265	2,095
Total new residential building	6,963	1,311	5,551	2,938	16,763
Alterations and additions to residential buildings	1,557	315	940	1,027	3,839
Hotels etc.	83	—	—	—	83
Shops	221	—	165	—	386
Factories	—	—	1,400	1,453	2,853
Offices	662	—	850	80	1,592
Other business premises	960	—	217	485	1,662
Educational	2,479	—	476	—	2,955
Religious	—	—	70	—	70
Health	—	—	—	—	—
Entertainment and recreational	—	—	—	—	—
Miscellaneous	1,033	—	—	2,693	3,726
Total non-residential building	5,438	—	3,177	4,711	13,327
Total building	13,958	1,626	9,668	8,677	33,929

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							
1992-93	187.4	189.3	57.6	246.9	28.8	62.4	103.0	329.9	378.7
1993-94	200.5	204.0	58.9	262.9	33.3	80.6	144.9	370.8	441.0
1994-95	172.7	173.1	32.1	205.2	32.7	115.6	158.3	351.7	396.3
1994—									
Sept. qtr.	47.8	47.9	10.2	58.1	9.2	23.3	26.5	90.6	93.8
Dec. qtr.	46.6	46.8	7.8	54.6	8.2	39.0	53.8	101.9	116.6
1995—									
Mar. qtr.	41.6	41.7	7.4	49.1	7.7	20.0	34.1	75.3	90.9
June qtr.	36.6	36.7	6.7	43.4	7.7	33.4	43.8	84.0	94.9
Sept. qtr.	37.2	37.5	7.2	44.8	6.2	24.8	50.4	74.4	101.3
Dec. qtr.	35.7	36.1	9.8	45.9	7.3	31.2	39.6	81.7	92.8

**TABLE 10. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION
FEBRUARY 1996**

Statistical division	<i>New other residential building</i>									Total new residential building
	New houses	<i>Semi-detached, row or terrace houses, townhouses, etc. of</i>			<i>Flats, units or apartments in a building of</i>				Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Greater Hobart	67	9	—	9	—	—	—	—	9	76
Southern	20	—	—	—	—	—	—	—	—	20
Northern	53	13	—	13	—	—	—	—	13	66
Mersey-Lyell	32	3	—	3	—	—	—	—	3	35
Tasmania	172	25	—	25	—	—	—	—	25	197
VALUE (\$'000)										
Greater Hobart	6,313	650	—	650	—	—	—	—	650	6,963
Southern	1,311	—	—	—	—	—	—	—	—	1,311
Northern	4,371	1,180	—	1,180	—	—	—	—	1,180	5,551
Mersey-Lyell	2,673	265	—	265	—	—	—	—	265	2,938
Tasmania	14,668	2,095	—	2,095	—	—	—	—	2,095	16,763

(a) Excludes Conversions, etc.

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

2. For purposes of comparison, it should be noted that statistics of building approvals are affected from month to month by large projects (e.g. blocks of flats, multi-storey office buildings) approved in particular months and also by the administrative arrangements of government authorities.

Scope and Coverage

3. Statistics of building work approved are compiled from:

- (a) permits issued by local authorities in areas subject to building control by those authorities; and
- (b) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities.
- (c) major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites).

4. 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 (e.g. construction of roads, bridges, railways, earthworks etc.) is excluded from this publication, but can be found in the ABS publication *Engineering Construction Survey* (8762.0).

5. In relation to work carried out on existing buildings, the statistics include details of non-structural renovation and refurbishment work and the installation of integral building fixtures for which building approval was obtained.

6. From July 1990, the statistics cover:

- (a) all approved new residential building jobs valued at \$10,000 or more (previously \$5,000 or more)
- (b) approved alterations and additions to residential buildings valued at \$10,000 or more
- (c) all approved non-residential building jobs valued at \$50,000 or more (previously \$30,000 or more).

These changes in coverage do not have a statistically significant effect on broad building approvals aggregate data. However, care should be taken in interpreting data for specific classes of non-residential building.

Definitions

7. 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.

8. 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 buildings' approved.

9. 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 such as caretaker's 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. includes town-houses, duplexes, apartment buildings etc.).

10. From the January 1995 issue of this publication, the number of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building is shown separately in Table 1 under the heading of 'Conversions, etc.', and is included in the total number of dwelling units shown in the table. Previously, such dwellings were only included as a footnote.

11. In addition, from the January 1995 issue, the seasonally adjusted and trend estimates for the number of dwelling units approved, shown in Table 3, include these conversions, etc. Previously, only dwelling units approved as part of the construction of new residential buildings were included in these estimates.

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

13. Value data are derived by aggregation of the estimated value (when completed) of building work (excluding value of land and landscaping but including site preparation) as reported on approval documents. For 'houses', these estimates are usually a reliable indicator of the completed value of the building. However, for 'other residential buildings' and 'non-residential buildings' these estimates can differ significantly from the completed value of the building.

Building Classification

14. *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.

15. *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, a

detached cafeteria building to Shops, while factory buildings would be classified to Factories. An exception to this rule is the treatment of group accommodation buildings e.g. a student accommodation building on a university campus would be classified to Educational.

Estimates at Constant Prices

16. Estimates of the quarterly value of building approvals at average 1989–90 prices are presented in Table 9. (Note: monthly value data at constant prices are not available.)

17. 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 dwelling and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

18. 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).

Australian Standard Geographical Classification (ASGC)

19. Area statistics are now being classified to the *Australian Standard Geographical Classification, Edition 2.4* (1216.0) and ASGC terminology has been adopted in the presentation of building statistics.

Unpublished Data and Related Publications

20. 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.

21. Other ABS publications which may be of interest include:

Building Approvals, Australia (8731.0) – issued monthly
Dwelling Unit Commencements Reported by Approving Authorities, Tasmania (8741.6) – issued monthly
Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0) – issued quarterly
Building Activity, Tasmania (8752.6) – issued quarterly

22. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia* (1101.0). The ABS also issues, on Tuesdays and Fridays, a *Release Advice* (1105.0) which lists publications to be released in the next few days. The Catalogue and Release Advice are available from any ABS office.

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DENIS W. ROGERS
 Acting Deputy Commonwealth Statistician





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Produced by the Australian Government Publishing Service

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Recommended retail price: \$13.00



2873160002966

ISSN 0156-7861