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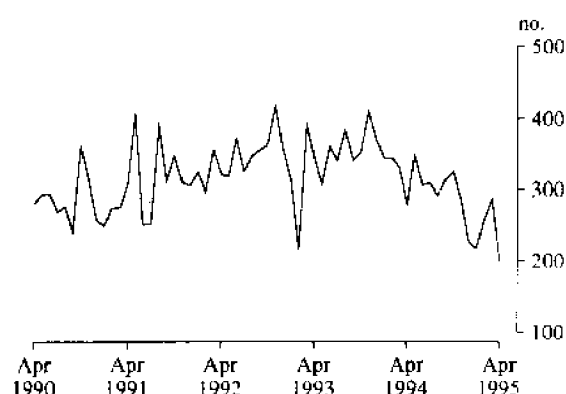
EMBARGOED UNTIL 11.30 A.M. 9 JUNE 1995

BUILDING APPROVALS, TASMANIA, APRIL 1995

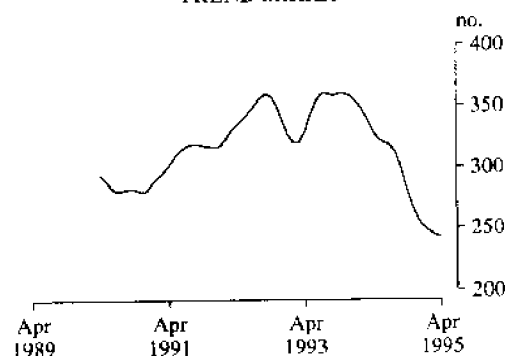
MAIN FEATURES

- There were 199 new dwelling units approved in April 1995, a 30 per cent decrease on the 286 approved in March 1995, and a 29 per cent decrease on April 1994 (279).
- For the 12 months ended April 1995 there were 3367 new dwelling units approved, 19 per cent below the 4159 recorded for the 12 months ended April 1994.
- The latest trend estimate available for the number of new dwelling units approved shows eighteen consecutive months of decline.
- The highest number of dwelling units approved in April 1995 was recorded by the City of Hobart with 21, followed by the Municipality of Kingborough with 18, the City of Clarence with 15 and the Municipality of West Tamar with 14.
- The value of all building approvals, at current prices, in April 1995 was \$35.4m, compared with \$36.4m in March 1995 and \$35.0m in April 1994.
- The value of all buildings approved, at average 1989-90 prices, in the March quarter 1995 was \$91.2m, 22 per cent below the December quarter 1994 figure of \$116.8m and seven per cent below the March quarter 1994 figure of \$98.3m.

NUMBER OF NEW 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For inquiries concerning these statistics and other unpublished data, telephone David Verrier on Hobart (002)20 5878.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 Ground 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-April	2,555	46	2,601	831	61	892	11	3,396	108	3,504	..
1994-95											
July-April	2,212	5	2,217	456	40	496	13	2,681	45	2,726	..
1994-											
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	—	385	—	385	269
December	204	1	205	23	—	23	—	227	1	228	258
1995—											
January	177	1	178	40	—	40	—	217	1	218	251
February	216	—	216	43	—	43	—	259	—	259	247
March	236	—	236	24	26	50	2	262	26	288	244
April	170	—	170	26	3	29	1	197	3	200	243

(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
1994—														
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	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

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

Class of building	(\$ 000)						
	1992-93	1993-94	July-April		1995		
			1993-94	1994-95	February	March	April
PRIVATE SECTOR							
New houses	214,890	237,881	197,517	180,853	17,482	18,717	15,178
New other residential buildings	50,783	55,619	48,167	25,305	2,077	1,440	1,450
Total new residential building	265,674	293,499	245,684	206,158	19,559	20,157	16,628
Alterations and additions to residential buildings	32,839	39,182	31,978	32,892	2,921	3,501	2,937
Hotels, etc.	4,047	3,869	3,339	3,993	320	775	250
Shops	9,422	11,432	9,332	26,101	1,495	996	580
Factories	10,276	15,289	10,208	10,300	50	190	1,922
Offices	9,967	13,512	12,455	11,838	644	398	1,697
Other business premises	7,656	7,083	6,415	12,042	1,978	60	360
Educational	4,765	1,983	1,383	10,846	1,435	380	—
Religious	1,235	767	767	342	—	92	—
Health	11,063	20,025	16,187	9,642	260	5,161	—
Entertainment and recreational	2,581	1,403	1,203	4,826	115	—	3,050
Miscellaneous	1,406	5,888	5,888	1,773	50	583	180
Total non-residential building	62,416	81,251	67,176	91,702	6,347	8,635	8,039
Total	360,929	413,933	344,838	330,752	28,827	32,293	27,604
PUBLIC SECTOR							
New houses	2,098	4,190	4,051	410	—	—	—
New other residential buildings	7,490	4,273	4,273	2,595	—	1,732	148
Total new residential building	9,588	8,463	8,324	3,005	—	1,732	148
Alterations and additions to residential buildings	211	340	109	557	56	48	—
Hotels, etc.	1,430	300	—	—	—	—	—
Shops	114	—	—	—	—	—	—
Factories	—	2,381	2,381	95	—	—	—
Offices	8,919	4,668	3,997	5,541	—	1,060	370
Other business premises	150	3,979	3,979	765	270	—	—
Educational	13,429	26,338	17,612	12,411	60	1,143	—
Religious	—	—	—	—	—	—	—
Health	8,596	22,763	21,729	9,295	—	96	4,694
Entertainment and recreational	1,005	1,533	1,463	320	—	—	—
Miscellaneous	8,478	2,709	2,709	12,149	3,500	—	2,574
Total non-residential building	40,691	64,671	53,870	40,576	3,830	2,299	7,639
Total	50,490	73,474	62,303	44,138	3,886	4,080	7,787
TOTAL							
New houses	216,989	242,071	201,569	181,263	17,482	18,717	15,178
New other residential buildings	58,273	59,892	52,440	27,900	2,077	3,172	1,598
Total new residential building	275,262	301,963	254,008	209,163	19,559	21,890	16,776
Alterations and additions to residential buildings	33,050	39,522	32,087	33,448	2,977	3,549	2,937
Hotels, etc.	4,047	4,169	3,339	3,993	320	775	250
Shops	9,536	11,432	9,332	26,101	1,495	996	580
Factories	10,276	17,670	12,589	10,394	50	190	1,922
Offices	18,886	18,180	16,452	17,379	644	1,458	2,067
Other business premises	7,806	11,062	10,394	12,807	2,248	60	360
Educational	18,194	28,321	18,995	23,257	1,495	1,523	—
Religious	1,235	767	767	342	—	92	—
Health	19,658	42,788	37,916	18,936	260	5,257	4,694
Entertainment and recreational	3,586	2,936	2,666	5,146	115	—	3,050
Miscellaneous	9,884	8,597	8,597	13,923	3,550	583	2,754
Total non-residential building	103,107	145,922	121,046	132,278	10,177	10,934	15,677
Total	411,419	487,407	407,142	374,890	32,713	36,373	35,390

**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 February	—	—	1	320	—	—	—	—	—	—	1	320
March	1	55	—	—	1	720	—	—	—	—	2	775
April	—	—	1	250	—	—	—	—	—	—	1	250
SHOPS												
1995 February	3	195	—	—	—	—	1	1,300	—	—	4	1,495
March	2	226	1	230	1	540	—	—	—	—	4	996
April	1	150	2	430	—	—	—	—	—	—	3	580
FACTORIES												
1995 February	1	50	—	—	—	—	—	—	—	—	1	50
March	3	190	—	—	—	—	—	—	—	—	3	190
April	5	422	—	—	—	—	1	1,500	—	—	6	1,922
OFFICES												
1995 February	1	70	—	—	1	574	—	—	—	—	2	644
March	5	398	—	—	—	—	1	1,060	—	—	6	1,458
April	6	781	1	220	—	—	1	1,066	—	—	8	2,067
OTHER BUSINESS PREMISES												
1995 February	4	378	1	270	—	—	1	1,600	—	—	6	2,248
March	1	60	—	—	—	—	—	—	—	—	1	60
April	1	65	1	295	—	—	—	—	—	—	2	360
EDUCATIONAL												
1995 February	1	60	—	—	2	1,435	—	—	—	—	3	1,495
March	5	602	—	—	1	921	—	—	—	—	6	1,523
April	—	—	—	—	—	—	—	—	—	—	—	—
RELIGIOUS												
1995 February	—	—	—	—	—	—	—	—	—	—	—	—
March	1	92	—	—	—	—	—	—	—	—	1	92
April	—	—	—	—	—	—	—	—	—	—	—	—
HEALTH												
1995 February	—	—	1	260	—	—	—	—	—	—	1	260
March	1	96	—	—	—	—	2	5,161	—	—	3	5,257
April	1	58	1	436	—	—	1	4,200	—	—	3	4,694
ENTERTAINMENT AND RECREATIONAL												
1995 February	1	115	—	—	—	—	—	—	—	—	1	115
March	—	—	—	—	—	—	—	—	—	—	—	—
April	1	50	—	—	—	—	1	3,000	—	—	2	3,050
MISCELLANEOUS												
1995 February	1	50	—	—	—	—	1	3,500	—	—	2	3,550
March	3	283	1	300	—	—	—	—	—	—	4	583
April	1	180	—	—	—	—	1	2,574	—	—	2	2,754
TOTAL NON-RESIDENTIAL BUILDING												
1995 February	12	918	3	850	3	2,009	3	6,400	—	—	21	10,177
March	22	2,002	2	530	3	2,181	3	6,221	—	—	30	10,934
April	16	1,706	6	1,631	—	—	5	12,340	—	—	27	15,677

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

Period	Material of outer walls					Total
	Double brick	Brick veneer	Fibre cement	Timber	Other and not stated	
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
1994:						
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
March	16	146	5	57	12	236
April	5	136	7	21	1	170

(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
1994:										
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
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

(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, APRIL 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)				
GREATER HOBART-SOUTHERN STATISTICAL DIVISIONS										
Brighton (M)	9	—	751	—	—	—	20	72	72	842
Central Highlands (M)	2	—	275	—	—	—	—	—	—	275
Clarence (C)	13	—	1,255	2	—	110	172	—	—	1,537
Glamorgan/Spring Bay (M)	4	—	183	4	—	325	15	—	—	323
Glenorchy (C)	12	—	1,090	—	—	—	142	1,650	1,650	2,882
Hobart (C) — Inner & Remainder	21	—	2,388	—	—	—	426	650	3,224	6,038
Huon Valley (M)	4	—	198	—	—	—	104	—	—	302
Kingborough (M) Pt A & B	16	—	1,525	2	—	180	364	140	360	2,429
New Norfolk (M) Pt A & B	1	—	60	—	—	—	19	—	—	79
Sorell (M) Pt A & B	9	—	516	3	—	150	70	65	65	801
Southern Midlands (M)	4	—	207	—	—	—	58	295	295	560
Tasman (M)	2	—	50	—	—	—	—	—	436	486
Greater Hobart-Southern (SDs)	97	—	8,497	11	—	565	1,390	2,872	6,102	16,554
NORTHERN STATISTICAL DIVISION										
Break O'Day (M)	2	—	130	—	—	—	—	—	—	130
Dorset (M)	1	—	15	—	—	—	25	—	—	40
Flinders (M)	—	—	—	—	—	—	—	—	—	—
George Town (M) Pt A & B	5	—	532	—	—	—	40	—	—	572
Launceston (C) Inner, Pt B & Pt C	5	—	548	7	—	455	128	—	4,258	5,388
Meander Valley (M) Pt A & B	7	—	615	—	—	—	95	3,330	3,330	4,040
Northern Midlands (M) Pt A & B	7	—	477	—	3	148	203	1,165	1,165	1,993
West Tamar (M) Pt A & B	13	—	1,684	1	—	52	117	50	50	1,903
Northern (SD)	40	—	4,001	8	3	655	607	4,545	8,803	14,066
MERSEY-LYELL STATISTICAL DIVISION										
Burnie (C) Pt A & B	2	—	220	2	—	130	125	372	522	997
Central Coast (M) Pt A & B	4	—	278	—	—	—	218	—	—	496
Circular Head (M)	5	—	307	1	—	38	48	—	—	393
Devonport (C)	8	—	771	4	—	210	127	50	50	1,158
Kentish (M)	1	—	30	—	—	—	61	—	—	91
King Island (M)	2	—	23	—	—	—	10	—	—	33
Latrobe (M) Pt A & B	4	—	426	—	—	—	87	200	200	713
Waratah/Wynyard (M) Pt A & B	5	—	578	—	—	—	265	—	—	843
West Coast (M)	2	—	48	—	—	—	—	—	—	48
Mersey-Lyell (SD)	33	—	2,680	7	—	378	941	622	772	4,771

For footnote, see end of table.

TABLE 7. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, APRIL 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)				
STATISTICAL DIVISIONS AND SUBDIVISIONS										
Greater Hobart (SD)	79	—	7,473	7	—	440	1,194	2,577	5,371	14,478
Southern (SD)	18	—	1,023	4	—	125	196	295	731	2,075
Greater Launceston (SSD)	29	—	3,144	8	—	507	314	1,396	5,654	9,619
Central North (SSD)	8	—	712	—	3	148	268	3,149	3,149	4,277
North-Eastern (SSD)	3	—	145	—	—	—	25	—	—	170
Northern (SD)	40	—	4,001	8	3	655	607	4,545	8,803	14,066
Burnie-Devonport (SSD)	22	—	2,198	6	—	340	755	422	572	3,865
North-Western Rural (SSD)	9	—	434	1	—	38	186	200	200	858
Lyell (SSD)	2	—	48	—	—	—	—	—	—	48
Mersey-Lyell (SD)	33	—	2,680	7	—	378	941	622	772	4,771
Tasmania	170	—	15,178	26	3	1,598	2,937	8,039	15,677	35,390

(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, APRIL 1995 (\$'000)

Class of building	Greater Hobart	Southern	Northern	Mersey-Lyell	Tasmania
New houses	7,473	1,023	4,001	2,680	15,178
New other residential building	440	125	655	378	1,598
Total new residential building	7,913	1,148	4,656	3,058	16,776
Alterations and additions to residential buildings	1,194	196	607	941	2,937
Hotels etc.	250	—	—	—	250
Shops	150	—	—	430	580
Factories	1,722	—	150	50	1,922
Offices	610	—	1,165	292	2,067
Other business premises	65	295	—	—	360
Educational	—	—	—	—	—
Religious	—	—	—	—	—
Health	—	436	4,258	—	4,694
Entertainment and recreational	—	—	3,050	—	3,050
Miscellaneous	2,574	—	180	—	2,754
Total non-residential building	5,371	731	8,803	772	15,677
Total building	14,478	2,075	14,066	4,771	35,390

TABLE 9. VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES (a)
(\\$ million)

\$ 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	181.6	188.2	51.0	239.2	29.5	68.5	105.2	327.2	373.9
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
1993									
Dec. qtr.	49.5	51.8	21.9	73.7	8.7	15.8	44.2	96.6	126.7
1994—									
Mar. qtr.	50.1	51.1	14.4	65.5	8.3	17.2	24.5	86.1	98.3
June qtr.	49.4	49.5	9.1	58.5	9.4	23.4	35.3	91.5	103.2
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	39.1	54.0	102.1	116.8
1995—									
Mar. qtr.	41.6	41.7	7.4	49.1	7.7	20.1	34.4	75.5	91.2

(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
APRIL 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					
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
										Total
NUMBER OF DWELLING UNITS										
Greater Hobart	79	7	—	7	—	—	—	—	7	86
Southern	18	4	—	4	—	—	—	—	4	22
Northern	40	11	—	11	—	—	—	—	11	51
Mersey-Lyell	31	7	—	7	—	—	—	—	7	40
Tasmania	170	29	—	29	—	—	—	—	29	199
VALUE (\$'000)										
Greater Hobart	7,473	440	—	440	—	—	—	—	440	7,913
Southern	1,023	125	—	125	—	—	—	—	125	1,148
Northern	4,001	655	—	655	—	—	—	—	655	4,656
Mersey-Lyell	2,680	378	—	378	—	—	—	—	378	3,058
Tasmania	15,178	1,598	—	1,598	—	—	—	—	1,598	16,776

(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 created 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 storeys;
- 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

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-	nil or rounded to zero.
n.a.	not available
n.y.a.	not yet available
r	figure or series revised since previous issue.



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