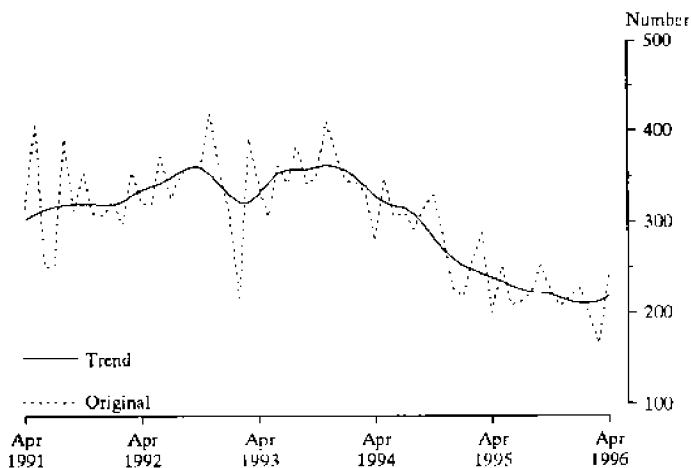


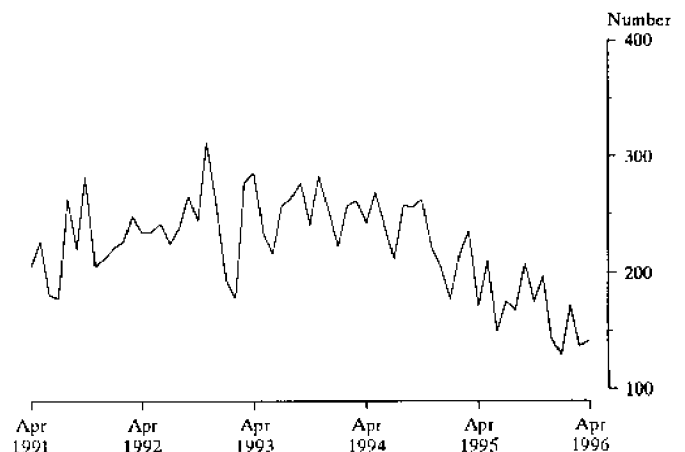
BUILDING APPROVALS, TASMANIA, APRIL 1996

MAIN FEATURES

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES ORIGINAL



Residential building

- In April 1996, the trend estimate for the total number of dwelling units approved increased by 2.8%. The revised March estimate indicates an increase of 0.9% with a 0.5% increase in February.

Note: Caution should be exercised in the use and interpretation of these data. The trend series for the total number of dwelling units has been affected by the reported approval in April of 75 public sector dwelling units, some of which may have actually been approved in the previous four months. Trend data for the last six months of the series are preliminary and subject to revision as new data becomes available.

- In original(unadjusted) terms, the total number of dwelling units approved was 246. Of the total, 141 were private sector houses and 75 were public sector other residential buildings.

- There were 16 new private sector houses approved in the Municipality of West Tamar, followed by the City of Glenorchy and the Municipality of Kingborough (both 13), and the City of Clarence with 11. These were the only areas to report more than 10 new private sector house approvals in April.
- The value of new residential building approved was \$22.8 million this month.
- Expressed as average 1989-90 prices, the value of new residential building work for the March quarter 1996 was \$45.9 million, remaining static in comparison to the previous quarter, but 6.5% lower than the March quarter 1995.

Non-residential building

- The value of non-residential projects approved was \$11.8 million. Of the total, \$1.9 million was public sector work. There was one project valued at \$5 million and over approved this month.

NOTE: Some figures for Tasmania included in the **BUILDING APPROVALS, AUSTRALIA, April 1996 (8731.0)** released on Friday 31 May are incorrect. A new hotel/motel project was incorrectly included as 27 new dwelling units. This Tasmanian publication contains the correct information. Revised figures for April will be included in the May issue of *Building Approvals, Australia*.

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. 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-April	2,212	5	2,217	456	40	496	13	2,681	45	2,726	..
1995-96 July-April	1,643	20	1,663	356	151	507	6	2,005	171	2,176	..
1995—											
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	223
October	174	1	175	33	16	49	1	208	17	225	221
November	197	1	198	9	—	9	1	207	1	208	217
December	143	2	145	56	18	74	—	199	20	219	213
1996—											
January	129	6	135	82	10	92	1	212	16	228	211
February	172	—	172	15	10	25	—	187	10	197	211
March	137	1	138	25	2	27	—	162	3	165	213
April	141	—	141	29	75	104	1	171	75	246	219

(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
1995—														
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
March	11,465	156	11,621	1,960	178	2,137	13,424	334	13,759	2,846	9,481	12,509	25,539	29,113
April	12,198	—	12,198	2,956	7,658	10,614	15,153	7,658	22,811	3,669	9,953	11,840	27,715	38,321

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

Class of building	1993-94	1994-95	July-April		1996		
			1994-95	1995-96	February	March	April
PRIVATE SECTOR							
New houses	237,881	210,842	180,853	140,156	14,668	11,465	12,198
New other residential buildings	55,619	29,696	25,305	31,067	1,055	1,960	2,956
<i>Total new residential building</i>	<i>293,499</i>	<i>240,537</i>	<i>206,158</i>	<i>171,223</i>	<i>15,723</i>	<i>13,424</i>	<i>15,153</i>
Alterations and additions to residential buildings	39,182	39,379	32,892	28,489	3,475	2,634	2,608
Hotels, etc.	3,869	4,933	3,993	12,235	83	—	880
Shops	11,432	29,874	26,101	25,416	386	840	7,305
Factories	15,289	11,841	10,300	17,496	2,853	5,250	560
Offices	13,512	14,288	11,838	9,607	920	—	250
Other business premises	7,083	14,957	12,042	15,004	1,662	1,043	—
Educational	1,983	11,682	10,846	6,469	—	—	85
Religious	767	432	342	1,010	70	—	—
Health	20,025	17,317	9,642	7,835	—	—	55
Entertainment and recreational	1,403	9,922	4,826	1,923	—	260	228
Miscellaneous	5,888	2,739	1,773	5,262	1,080	2,088	590
<i>Total non-residential building</i>	<i>81,251</i>	<i>117,984</i>	<i>91,702</i>	<i>102,257</i>	<i>7,054</i>	<i>9,481</i>	<i>9,953</i>
Total	413,933	397,901	330,752	301,969	26,252	25,539	27,715
PUBLIC SECTOR							
New houses	4,190	510	410	1,559	—	156	—
New other residential buildings	4,273	3,575	2,595	14,285	1,040	178	7,658
<i>Total new residential building</i>	<i>8,463</i>	<i>4,085</i>	<i>3,005</i>	<i>15,844</i>	<i>1,040</i>	<i>334</i>	<i>7,658</i>
Alterations and additions to residential buildings	340	584	557	1,914	364	212	1,061
Hotels, etc.	300	—	—	414	—	414	—
Shops	—	—	—	75	—	—	75
Factories	2,381	95	95	300	—	300	—
Offices	4,668	7,367	5,541	3,384	672	291	165
Other business premises	3,979	935	765	5,690	—	80	—
Educational	26,338	12,830	12,411	22,143	2,955	460	315
Religious	—	—	—	—	—	—	—
Health	22,763	9,370	9,295	30,220	—	—	1,282
Entertainment and recreational	1,533	320	320	1,632	—	1,482	—
Miscellaneous	2,709	12,666	12,149	6,688	2,646	—	50
<i>Total non-residential building</i>	<i>64,671</i>	<i>43,582</i>	<i>40,576</i>	<i>70,546</i>	<i>6,273</i>	<i>3,028</i>	<i>1,887</i>
Total	73,474	48,251	44,138	88,304	7,677	3,574	10,606
TOTAL							
New houses	242,071	211,352	181,263	141,716	14,668	11,621	12,198
New other residential buildings	59,892	33,271	27,900	45,352	2,095	2,137	10,614
<i>Total new residential building</i>	<i>301,963</i>	<i>244,623</i>	<i>209,163</i>	<i>187,067</i>	<i>16,763</i>	<i>13,759</i>	<i>22,811</i>
Alterations and additions to residential buildings	39,522	39,963	33,448	30,403	3,839	2,846	3,669
Hotels, etc.	4,169	4,933	3,993	12,649	83	414	880
Shops	11,432	29,874	26,101	25,491	386	840	7,380
Factories	17,670	11,935	10,394	17,796	2,853	5,550	560
Offices	18,180	21,655	17,379	12,990	1,592	291	415
Other business premises	11,062	15,892	12,807	20,694	1,662	1,123	—
Educational	28,321	24,512	23,257	28,612	2,955	460	400
Religious	767	432	342	1,010	70	—	—
Health	42,788	26,686	18,936	38,055	—	—	1,338
Entertainment and recreational	2,936	10,242	5,146	3,555	—	1,742	228
Miscellaneous	8,597	15,405	13,923	11,950	3,726	2,088	640
<i>Total non-residential building</i>	<i>145,922</i>	<i>161,567</i>	<i>132,278</i>	<i>172,803</i>	<i>13,327</i>	<i>12,509</i>	<i>11,840</i>
Total	487,407	446,152	374,890	390,274	33,929	29,113	38,321

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.												
1996 February	1	83	—	—	—	—	—	—	—	—	1	83
March	—	—	1	414	—	—	—	—	—	—	1	414
April	1	80	—	—	1	800	—	—	—	—	2	880
SHOPS												
1996 February	5	386	—	—	—	—	—	—	—	—	5	386
March	2	190	2	650	—	—	—	—	—	—	4	840
April	11	975	1	405	—	—	—	—	1	6,000	13	7,380
FACTORIES												
1996 February	2	306	5	1,547	—	—	1	1,000	—	—	8	2,853
March	1	120	3	930	—	—	1	4,500	—	—	5	5,550
April	1	160	1	400	—	—	—	—	—	—	2	560
OFFICES												
1996 February	4	434	2	658	1	500	—	—	—	—	7	1,592
March	3	291	—	—	—	—	—	—	—	—	3	291
April	4	415	—	—	—	—	—	—	—	—	4	415
OTHER BUSINESS PREMISES												
1996 February	4	504	2	658	1	500	—	—	—	—	7	1,662
March	3	273	3	850	—	—	—	—	—	—	6	1,123
April	—	—	—	—	—	—	—	—	—	—	—	—
EDUCATIONAL												
1996 February	1	85	2	836	—	—	1	2,034	—	—	4	2,955
March	—	—	1	460	—	—	—	—	—	—	1	460
April	1	85	1	315	—	—	—	—	—	—	2	400
RELIGIOUS												
1996 February	1	70	—	—	—	—	—	—	—	—	1	70
March	—	—	—	—	—	—	—	—	—	—	—	—
April	—	—	—	—	—	—	—	—	—	—	—	—
HEALTH												
1996 February	—	—	—	—	—	—	—	—	—	—	—	—
March	—	—	—	—	—	—	—	—	—	—	—	—
April	1	55	1	300	1	982	—	—	—	—	3	1,338
ENTERTAINMENT AND RECREATIONAL												
1996 February	—	—	—	—	—	—	—	—	—	—	—	—
March	3	260	1	240	2	1,242	—	—	—	—	6	1,742
April	2	228	—	—	—	—	—	—	—	—	2	228
MISCELLANEOUS												
1996 February	6	733	2	725	—	—	1	2,268	—	—	9	3,726
March	—	—	—	—	—	—	1	2,088	—	—	1	2,088
April	2	146	1	494	—	—	—	—	—	—	3	640
TOTAL NON-RESIDENTIAL BUILDING												
1996 February	24	2,601	13	4,424	2	1,000	3	5,303	—	—	42	13,327
March	12	1,134	11	3,544	2	1,242	2	6,588	—	—	27	12,509
April	23	2,144	5	1,914	2	1,782	—	—	1	6,000	31	11,840

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
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	9	145
1996:						
January	6	85	8	21	15	135
February	20	94	10	21	27	172
March	13	75	10	25	15	138
April	37	68	6	17	13	141

(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
1995:										
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
March	5,323	10,645	1,412	1,803	4,191	6,519	2,832	10,147	13,759	29,113
April	10,146	12,432	877	1,111	6,922	16,277	5,666	8,501	23,611	38,321

(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, APRIL 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)	5	—	382	—	—	—	20	—	—	402
Central Highlands (M)	6	—	303	—	—	—	—	—	—	303
Clarence (C)	11	—	1,237	—	—	—	335	100	100	1,672
Glamorgan/Spring Bay (M)	1	—	100	—	—	—	12	—	—	112
Glenorchy (C)	13	—	848	5	3	1,662	60	430	430	3,000
Hobart (C) — Inner & Remainder	7	—	1,170	8	21	3,511	583	390	555	5,819
Huon Valley (M)	1	—	99	—	—	—	60	—	—	159
Kingborough (M) Pt A & B	13	—	998	—	—	—	213	—	—	1,211
New Norfolk (M) Pt A & B	2	—	203	—	—	—	31	55	55	290
Sorell (M) Pt A & B	8	—	510	—	—	—	50	—	—	560
Southern Midlands (M)	—	—	—	—	—	—	15	—	—	15
Tasman (M)	—	—	—	—	—	—	—	—	—	—
Greater Hobart-Southern (SDs)	67	—	5,850	13	24	5,173	1,379	975	1,140	13,543
NORTHERN STATISTICAL DIVISION										
Break O'Day (M)	3	—	205	—	—	—	54	98	98	357
Dorset (M)	8	—	646	—	—	—	—	—	—	646
Flinders (M)	—	—	—	—	—	—	—	—	—	—
George Town (M) Pt A & B	2	—	156	—	—	—	15	400	400	571
Launceston (C) Inner, Pt B & Pt C	8	—	647	7	20	2,786	161	595	1,877	5,472
Meander Valley (M) Pt A & B	5	—	354	6	—	180	85	6,181	6,181	6,800
Northern Midlands (M) Pt A & B	3	—	215	—	—	—	50	—	—	265
West Tamar (M) Pt A & B	16	—	1,734	—	—	—	120	—	315	2,169
Northern (SD)	45	—	3,956	13	20	2,966	485	7,274	8,871	16,277
MERSEY-LYELL STATISTICAL DIVISION										
Burnie (C) Pt A & B	4	—	322	1	—	44	397	—	—	762
Central Coast (M) Pt A & B	2	—	203	2	5	543	60	60	110	916
Circular Head (M)	1	—	72	—	4	356	120	1,040	1,040	1,588
Devonport (C)	5	—	465	—	22	1,531	632	554	629	3,257
Kentish (M)	5	—	322	—	—	—	—	—	—	322
King Island (M)	1	—	108	—	—	—	107	—	—	215
Latrobe (M) Pt A & B	8	—	660	—	—	—	264	50	50	974
Waratah/Wynyard (M) Pt A & B	3	—	240	—	—	—	137	—	—	377
West Coast (M)	—	—	—	—	—	—	89	—	—	89
Mersey-Lyell (SD)	29	—	2,392	3	31	2,475	1,806	1,704	1,829	8,501

For footnote, see end of table.

TABLE 7. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, APRIL 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)	52	—	4,973	13	24	5,173	1,145	975	1,140	12,432
Southern (SD)	15	—	877	—	—	—	234	—	—	1,111
Greater Launceston (SSD)	26	—	2,440	13	20	2,966	290	6,995	8,592	14,288
Central North (SSD)	8	—	666	—	—	—	141	181	181	987
North-Eastern (SSD)	11	—	851	—	—	—	54	98	98	1,002
Northern (SD)	45	—	3,956	13	20	2,966	485	7,274	8,871	16,277
Burnie-Devonport (SSD)	15	—	1,272	3	27	2,118	1,420	664	739	5,549
North-Western Rural (SSD)	14	—	1,120	—	4	356	297	1,040	1,090	2,863
Lyell (SSD)	—	—	—	—	—	—	89	—	—	89
Mersey-Lyell (SD)	29	—	2,392	3	31	2,475	1,806	1,704	1,829	8,501
Tasmania	141	—	12,198	29	75	10,614	3,669	9,953	11,840	38,321

(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 1996 (\$'000)

Class of building	Greater Hobart	Southern	Northern	Mersey-Lyell	Tasmania
New houses	4,973	877	3,956	2,392	12,198
New other residential building	5,173	—	2,966	2,475	10,614
Total new residential building	10,146	877	6,922	4,866	22,811
Alterations and additions to residential buildings	1,145	234	485	1,806	3,669
Hotels etc.	80	—	—	800	880
Shops	650	—	6,405	325	7,380
Factories	—	—	400	160	560
Offices	225	—	190	—	415
Other business premises	—	—	—	—	—
Educational	—	—	400	—	400
Religious	—	—	—	—	—
Health	55	—	1,282	—	1,338
Entertainment and recreational	130	—	98	—	228
Miscellaneous	—	—	96	544	640
Total non-residential building	1,140	—	8,871	1,829	11,840
Total building	12,432	1,111	16,277	8,501	38,321

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 - 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
1996— Mar. qtr.	29.3	29.9	6.0	45.9	7.9	33.5	65.9	85.1	119.7

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

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	Total		
NUMBER OF DWELLING UNITS										
Greater Hobart	52	35	2	37	—	—	—	—	37	89
Southern	15	—	—	—	—	—	—	—	—	15
Northern	45	27	—	27	6	—	—	6	33	78
Mersey-Lyell	29	34	—	34	—	—	—	—	34	63
Tasmania	141	96	2	98	6	—	—	6	104	245
VALUE (\$'000)										
Greater Hobart	4,973	5,048	125	5,173	—	—	—	—	5,173	10,146
Southern	877	—	—	—	—	—	—	—	—	877
Northern	3,956	2,786	—	2,786	180	—	—	180	2,966	6,922
Mersey-Lyell	2,392	2,475	—	2,475	—	—	—	—	2,475	4,866
Tasmania	12,198	10,309	125	10,434	180	—	—	180	10,614	22,811

(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 townhouses, 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

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).

Trend Estimates

19. Table 1 shows trend estimates for total dwellings. These are obtained by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted time series. For further information, see *A Guide to Interpreting Time Series - Monitoring Trends: an Overview* (1348.0).

20. While the smoothing technique described in paragraph 19 enables trend estimates to be produced for the latest few months, it does result in revisions to the trend estimates as new data become available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

Australian Standard Geographical Classification (ASGC)

21. 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

22. 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.

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

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

24. 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 Publications Advice are available from any ABS office.

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DENIS W. ROGERS
 Deputy Commonwealth Statistician





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