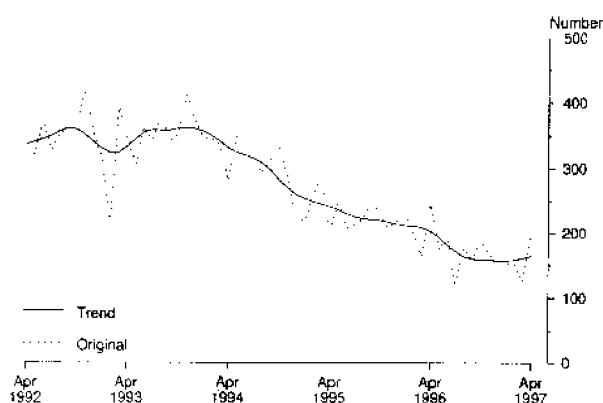


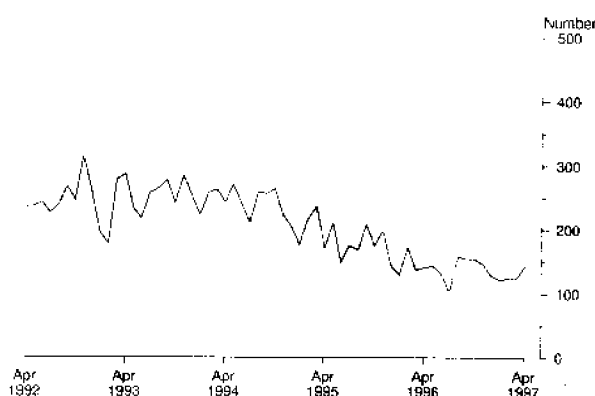
BUILDING APPROVALS, TASMANIA, APRIL 1997

MAIN FEATURES

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES



Residential building

- The decline in the trend for the total number of dwelling units approved has stopped.
- In original terms the total number of dwelling units approved was 196 of which 143 were private sector houses.
- The Municipality of Glamorgan/Spring Bay and the Municipality of West Tamar each approved 12 new private sector houses, followed by the City of Clarence and the Municipality of Meander Valley each with 11. There were 32 other residential dwelling units approved in the City of Hobart.
- The value of new residential building approved was \$16.9 million.
- At average 1989-90 prices the value of new residential building work approved for the March quarter 1997 was \$29.9 million, a decrease of 16.5% on the previous quarter and 34.9% on the March quarter 1996.

Non-residential building

- The value of non-residential building approved in April was \$5.5 million of which \$4.8 million was private sector work. Shops accounted for \$3.2 million of the approved work.
- At average 1989-90 prices the value of non-residential building work approved for the March quarter 1997 was \$32.1 million, an increase of 50% on the previous quarter but a 51.2% decrease on the March quarter 1996.

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact John Radimissis on Adelaide (08) 8237 7590 or any ABS State Office.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	
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	..
1995-96	1,917	21	1,938	448	153	601	7	2,372	174	2,546	..
1995-96											
July-April	1,643	20	1,663	356	151	507	6	2,005	171	2,176	..
1996-97											
July-April	1,350	18	1,368	156	57	213	15	1,516	80	1,596	..
1996-											
February	172	—	172	15	10	25	—	187	10	197	211
March	137	1	138	25	2	27	—	162	3	165	209
April	141	—	141	29	75	104	1	171	75	246	203
May	143	—	143	32	—	32	—	175	—	175	193
June	131	1	132	60	2	62	1	192	3	195	182
July	104	4	108	13	—	13	—	117	4	121	172
August	158	—	158	18	—	18	1	177	—	177	164
September	154	2	156	4	—	4	—	158	2	160	160
October	154	—	154	11	22	33	3	168	22	190	159
November	145	1	146	18	4	22	—	163	5	168	159
December	128	2	130	12	11	23	—	140	13	153	158
1997—											
January	117	1	118	25	—	25	10	147	6	153	158
February	124	5	129	9	15	24	—	133	20	153	159
March	123	2	125	—	—	—	—	123	2	125	162
April	143	1	144	46	5	51	1	190	6	196	165

(a) Includes Conversions, etc. See paragraphs 10-12 of the Explanatory Notes.

TABLE 2. VALUE OF BUILDING APPROVED (\$'000)

(S'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					
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
1995-96	163,633	1,649	165,282	37,698	14,465	52,163	201,330	16,114	217,445	36,890	119,849	216,752	356,114	471,086
1996-														
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
May	12,221	—	12,221	1,998	—	1,998	14,219	—	14,219	3,014	8,087	32,308	25,280	49,541
June	11,255	90	11,345	4,633	180	4,813	15,889	270	16,159	3,472	9,504	11,641	28,865	31,272
July	8,436	400	8,836	691	—	691	9,127	400	9,527	2,282	24,234	38,187	35,642	49,996
August	13,732	—	13,732	1,316	—	1,316	15,048	—	15,048	3,040	7,007	17,482	25,083	35,569
September	12,960	154	13,114	135	—	135	13,095	154	13,249	1,857	9,549	10,306	24,501	25,412
October	14,089	—	14,089	691	2,533	3,225	14,780	2,533	17,314	3,530	9,585	10,647	27,814	31,491
November	12,015	67	12,082	915	354	1,269	12,930	421	13,351	3,347	6,375	7,262	22,616	23,960
December	11,090	148	11,238	800	905	1,705	11,890	1,053	12,943	2,371	3,796	4,396	18,015	19,710
1997—														
January	10,492	66	10,558	1,683	—	1,683	12,174	66	12,241	3,513	9,258	10,878	24,578	26,632
February	11,161	600	11,761	660	1,281	1,941	11,821	1,881	13,702	3,253	8,862	12,507	23,925	29,461
March	10,712	210	10,922	—	—	—	10,712	210	10,922	3,719	7,861	10,140	22,292	24,781
April	11,068	118	11,186	4,979	735	5,714	16,047	853	16,900	3,165	4,758	5,454	23,971	25,520

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

Class of building	(000)				1997		
	1994-95	1995-96	July-April 1995-96	1996-97	February	March	April
PRIVATE SECTOR							
New houses	210,842	163,633	140,156	115,754	11,161	10,712	11,068
New other residential buildings	29,696	37,698	31,067	11,871	660	—	4,979
Total new residential building	240,537	201,330	171,223	127,625	11,821	10,712	16,047
Alterations and additions to residential buildings	39,379	34,935	28,489	29,530	3,243	3,719	3,165
Hotels, etc.	4,933	13,965	12,235	4,862	90	60	—
Shops	29,874	29,289	25,416	13,951	2,490	160	3,218
Factories	11,841	19,168	17,496	28,121	195	315	795
Offices	14,288	10,794	9,607	10,088	230	1,280	150
Other business premises	14,957	16,756	15,004	11,085	920	666	465
Educational	11,682	7,768	6,469	4,185	1,772	105	—
Religious	432	1,820	1,010	310	60	—	—
Health	17,317	12,203	7,835	11,118	1,724	3,975	130
Entertainment and recreational	9,922	2,141	1,923	4,539	196	818	—
Miscellaneous	2,739	5,944	5,262	3,025	1,185	482	—
Total non-residential building	117,984	119,849	102,257	91,284	8,862	7,861	4,758
Total	397,901	356,114	301,969	248,438	23,925	22,292	23,971
PUBLIC SECTOR							
New houses	510	1,649	1,559	1,763	600	210	118
New other residential buildings	3,575	14,465	14,285	5,808	1,281	—	735
Total new residential building	4,085	16,114	15,844	7,572	1,881	210	853
Alterations and additions to residential buildings	584	1,954	1,914	547	10	—	—
Hotels, etc.	—	414	414	200	—	—	—
Shops	—	3,375	75	595	—	—	—
Factories	95	600	300	520	—	—	450
Offices	7,367	6,599	3,384	11,854	965	270	165
Other business premises	935	6,340	5,690	1,337	600	400	—
Educational	12,830	25,165	22,143	10,577	—	—	—
Religious	—	—	—	—	—	—	—
Health	9,370	30,383	30,220	1,233	—	580	—
Entertainment and recreational	320	12,798	1,632	2,632	2,080	100	81
Miscellaneous	12,666	11,229	6,688	7,029	—	929	—
Total non-residential building	43,582	96,903	70,546	35,976	3,645	2,279	696
Total	48,251	114,972	88,304	44,094	5,536	2,489	1,549
TOTAL							
New houses	211,352	165,282	141,716	117,518	11,761	10,922	11,186
New other residential buildings	33,271	52,163	45,352	17,679	1,941	—	5,714
Total new residential building	244,623	217,445	187,067	135,196	13,702	10,922	16,900
Alterations and additions to residential buildings	39,963	36,890	30,403	30,076	3,253	3,719	3,165
Hotels, etc.	4,933	14,379	12,649	5,062	90	60	—
Shops	29,874	32,664	25,491	14,546	2,490	160	3,218
Factories	11,935	19,768	17,796	28,641	195	315	1,245
Offices	21,655	17,393	12,990	21,941	1,195	1,550	315
Other business premises	15,892	23,096	20,694	12,422	1,520	1,066	465
Educational	24,512	32,933	28,612	14,762	1,772	105	—
Religious	432	1,820	1,010	310	60	—	—
Health	26,686	42,586	38,055	12,351	1,724	4,555	130
Entertainment and recreational	10,242	14,939	3,555	7,171	2,276	918	81
Miscellaneous	15,405	17,173	11,950	10,054	1,185	1,411	—
Total non-residential building	161,567	216,752	172,803	127,260	12,507	10,140	5,454
Total	446,152	471,086	390,274	292,532	29,461	24,781	25,520

**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.												
1997 February	1	90	—	—	—	—	—	—	—	—	1	90
March	1	60	—	—	—	—	—	—	—	—	1	60
April	—	—	—	—	—	—	—	—	—	—	—	—
SHOPS												
1997 February	4	490	—	—	—	—	1	2,000	—	—	5	2,490
March	1	160	—	—	—	—	—	—	—	—	1	160
April	2	218	—	—	—	—	1	3,000	—	—	3	3,218
FACTORIES												
1997 February	2	195	—	—	—	—	—	—	—	—	2	195
March	2	115	1	200	—	—	—	—	—	—	3	315
April	5	420	2	825	—	—	—	—	—	—	7	1,245
OFFICES												
1997 February	4	390	—	—	1	805	—	—	—	—	5	1,195
March	2	270	1	280	—	—	1	1,000	—	—	4	1,550
April	3	315	—	—	—	—	—	—	—	—	3	315
OTHER BUSINESS PREMISES												
1997 February	5	470	1	450	1	600	—	—	—	—	7	1,520
March	5	416	2	650	—	—	—	—	—	—	7	1,066
April	2	165	1	300	—	—	—	—	—	—	3	465
EDUCATIONAL												
1997 February	1	72	1	350	—	—	1	1,350	—	—	3	1,772
March	1	105	—	—	—	—	—	—	—	—	1	105
April	—	—	—	—	—	—	—	—	—	—	—	—
RELIGIOUS												
1997 February	1	60	—	—	—	—	—	—	—	—	1	60
March	—	—	—	—	—	—	—	—	—	—	—	—
April	—	—	—	—	—	—	—	—	—	—	—	—
HEALTH												
1997 February	1	120	1	200	—	—	1	1,404	—	—	3	1,724
March	—	—	1	275	1	580	1	3,700	—	—	3	4,555
April	2	130	—	—	—	—	—	—	—	—	2	130
ENTERTAINMENT AND RECREATIONAL												
1997 February	3	196	—	—	—	—	1	2,080	—	—	4	2,276
March	3	340	2	578	—	—	—	—	—	—	5	918
April	1	81	—	—	—	—	—	—	—	—	1	81
MISCELLANEOUS												
1997 February	3	350	—	—	1	835	—	—	—	—	4	1,185
March	5	409	1	280	1	722	—	—	—	—	7	1,411
April	—	—	—	—	—	—	—	—	—	—	—	—
TOTAL NON-RESIDENTIAL BUILDING												
1997 February	25	2,433	3	1,000	3	2,240	4	6,814	—	—	35	12,507
March	20	1,875	8	2,263	2	1,302	2	4,700	—	—	32	10,140
April	15	1,329	3	1,125	—	—	1	3,000	—	—	19	5,454

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	
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
1995-96	248	1,104	94	335	157	1,938
1996:						
February	20	94	10	21	27	172
March	13	75	10	25	15	138
April	37	68	6	17	13	141
May	57	42	5	28	11	143
June	59	32	4	23	14	132
July	20	54	5	19	10	108
August	16	88	8	31	15	158
September	11	105	2	30	8	156
October	12	94	3	24	21	154
November	32	53	12	18	31	146
December	2	93	5	18	12	130
1997:						
January	5	82	—	23	8	118
February	2	93	4	23	7	129
March	4	83	3	23	12	125
April	2	88	9	34	11	144

(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)
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
1995-96	105,158	243,553	19,934	29,637	49,298	110,219	43,056	87,678	217,445	471,086
1996:										
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	4,867	8,501	22,812	38,321
May	5,243	28,372	1,831	2,064	3,819	12,424	3,325	6,682	14,219	49,541
June	9,037	19,236	2,321	2,813	2,786	5,580	2,015	3,643	16,159	31,272
July	4,864	18,065	1,092	1,407	1,688	18,890	1,883	11,633	9,527	49,996
August	6,136	19,915	1,326	1,586	4,996	10,310	2,589	3,758	15,048	35,569
September	5,729	9,076	950	1,502	3,603	8,211	2,967	6,622	13,249	25,412
October	6,413	14,793	938	1,533	3,342	7,607	4,901	7,558	15,594	31,491
November	5,890	8,533	913	1,668	3,901	7,494	2,647	6,265	13,351	23,960
December	5,685	9,604	770	863	3,880	5,606	2,609	3,637	12,943	19,710
1997:										
January	5,717	13,500	1,685	2,209	2,099	5,650	2,740	5,274	12,241	26,633
February	5,400	11,331	1,979	4,326	3,737	6,866	2,586	6,939	13,702	29,462
March	4,351	12,115	650	1,280	3,395	5,955	2,527	5,431	10,922	24,781
April	8,510	10,471	1,345	1,521	4,709	9,508	2,337	4,019	16,901	25,519

(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 1997

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)	7	—	439	—	—	—	20	—	165	624
Central Highlands (M)	3	—	106	—	—	—	—	—	—	106
Clarence (C)	11	—	1,129	—	—	—	251	—	—	1,380
Derwent Valley Pt A & B	2	—	126	—	—	—	84	—	—	210
Glamorgan/Spring Bay (M)	12	—	616	—	—	—	25	—	—	641
Glenorchy (C)	5	—	403	—	5	735	212	398	398	1,748
Hobart (C) — Inner & Remainder	7	—	724	32	—	4,329	609	120	120	5,782
Huon Valley (M)	2	—	150	—	—	—	50	—	—	200
Kingborough (M) Pt A & B	6	—	438	—	—	—	133	—	—	571
Sorell (M) Pt A & B	4	1	421	—	—	—	50	—	—	471
Southern Midlands (M)	3	—	184	—	—	—	20	—	—	204
Tasman (M)	1	—	55	—	—	—	—	—	—	55
Greater Hobart-Southern (SDs)	63	1	4,790	32	5	5,064	1,454	518	683	11,992
NORTHERN STATISTICAL DIVISION										
Break O' Day (M)	7	—	875	—	—	—	70	—	—	945
Dorset (M)	4	—	328	5	—	200	50	430	430	1,008
Flinders (M)	—	—	—	—	—	—	—	—	—	—
George Town (M) Pt A & B	6	—	495	—	—	—	17	70	70	582
Launceston (C) Inner, Pt B & Pt C	7	—	627	2	—	90	334	100	100	1,151
Meander Valley (M) Pt A & B	11	—	802	—	—	—	—	—	—	802
Northern Midlands (M) Pt A & B	4	—	265	—	—	—	142	—	—	407
West Tamar (M) Pt A & B	12	—	952	2	—	75	137	3,000	3,450	4,614
Northern (SD)	51	—	4,344	9	—	365	750	3,600	4,050	9,508
MERSEY-LYELL STATISTICAL DIVISION										
Burnie (C) Pt A & B	2	—	175	—	—	—	52	—	—	227
Central Coast (M) Pt A & B	5	—	622	3	—	180	360	215	215	1,377
Circular Head (M)	2	—	125	2	—	105	51	—	—	281
Devonport (C)	3	—	191	—	—	—	96	50	50	337
Kentish (M)	3	—	155	—	—	—	80	—	—	235
King Island (M)	2	—	120	—	—	—	15	—	—	135
Latrobe (M) Pt A & B	5	—	288	—	—	—	135	—	—	423
Waratah/Wynyard (M) Pt A & B	3	—	163	—	—	—	147	375	456	766
West Coast (M)	4	—	214	—	—	—	25	—	—	239
Mersey-Lyell (SD)	29	—	2,052	5	—	285	961	640	721	4,019

For footnote, see end of table.

TABLE 7. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, APRIL 1997—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)	39	1	3,445	32	5	5,064	1,278	518	683	10,471
Southern (SD)	24	—	1,345	—	—	—	176	—	—	1,521
Greater Launceston (SSD)	28	—	2,396	4	—	165	469	3,170	3,620	6,650
Central North (SSD)	12	—	744	—	—	—	161	—	—	906
North-Eastern (SSD)	11	—	1,203	5	—	200	120	430	430	1,953
Northern (SD)	51	—	4,344	9	—	365	750	3,600	4,050	9,508
Burnie-Devonport (SSD)	15	—	1,226	3	—	180	686	180	261	2,353
North-Western Rural (SSD)	10	—	612	2	—	105	250	460	460	1,427
Lyell (SSD)	4	—	214	—	—	—	25	—	—	239
Mersey-Lyell (SD)	29	—	2,052	5	—	285	961	640	721	4,019
Tasmania	143	1	11,186	46	5	5,714	3,165	4,758	5,454	25,520

(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 1997 (\$'000)

Class of building	Greater Hobart	Southern	Northern	Mersey-Lyell	Tasmania
New houses	3,445	1,345	4,344	2,052	11,186
New other residential building	5,064	—	365	285	5,714
Total new residential building	8,510	1,345	4,709	2,337	16,900
Alterations and additions to residential buildings	1,278	176	750	961	3,165
Hotels etc.	—	—	—	—	—
Shops	218	—	3,000	—	3,218
Factories	220	—	650	375	1,245
Offices	165	—	100	50	315
Other business premises	80	—	300	85	465
Educational	—	—	—	—	—
Religious	—	—	—	—	—
Health	—	—	—	130	130
Entertainment and recreational	—	—	—	81	81
Miscellaneous	—	—	—	—	—
Total non-residential building	683	—	4,050	721	5,454
Total building	10,471	1,521	9,508	4,019	25,520

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							
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
1995-96	130.8	132.2	49.6	181.7	29.5	115.9	209.5	313.4	420.8
1995— 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	16.0	45.9	7.9	33.4	65.8	85.1	119.6
June qtr.	28.5	28.6	16.5	45.1	8.1	26.5	53.8	72.2	107.1
Sept. qtr.	28.1	28.5	2.0	30.5	5.8	39.3	63.5	75.7	99.8
Dec. qtr.	29.7	29.9	5.9	35.8	7.3	19.0	21.4	58.8	64.5
1997— Mar. qtr.	25.9	26.5	3.4	29.9	8.4	24.9	32.1	61.8	70.4

(a) See paragraphs 16-18 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 1997**

New other residential building										
Statistical division	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	Total new residential building
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Greater Hobart	40	7	—	7	30	—	—	30	37	77
Southern	24	—	—	—	—	—	—	—	—	24
Northern	51	9	—	9	—	—	—	—	9	60
Mersey-Lyell	29	3	—	3	2	—	—	2	5	34
Tasmania	144	19	—	19	32	—	—	32	51	195
VALUE (\$'000)										
Greater Hobart	3,445	1,006	—	1,006	4,059	—	—	4,059	5,064	8,510
Southern	1,345	—	—	—	—	—	—	—	—	1,345
Northern	4,344	365	—	365	—	—	—	—	365	4,709
Mersey-Lyell	2,052	180	—	180	105	—	—	105	285	2,337
Tasmania	11,186	1,551	—	1,551	4,164	—	—	4,164	5,714	16,900

(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;
- (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 these tables. Previously, such dwellings were only included as a footnote.

11. 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.

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).

Trend Estimates

19. Table 1 shows the 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, 1996 Edition* (1216.0), effective from 1 July 1996, and ASGC terminology has been adopted in the presentation of building statistics. Further details are:

- (a) The boundaries of Latrobe (M) – Pt A and Latrobe (M) – Pt B were amended by the transfer of part of Latrobe (M) – Pt B to Latrobe (M) – Pt A. There are consequential changes to the Burnie–Devonport and North Western Rural SSDs and the Burnie–Devonport Statistical District.
- (b) The municipal area of New Norfolk has been renamed the municipal area of Derwent Valley. As a result New Norfolk (M) – Pt A and New Norfolk (M) – Pt B have been renamed Derwent Valley (M) – Pt A and Derwent Valley (M) – Pt B respectively.

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

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 Release Advice are available from any ABS office.

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

COLIN NAGLE
 Acting Regional Director

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