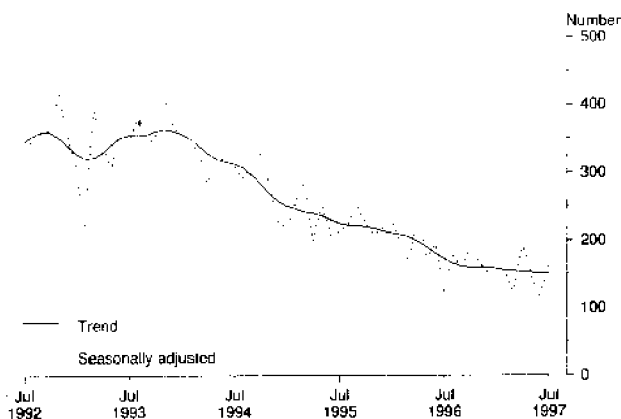


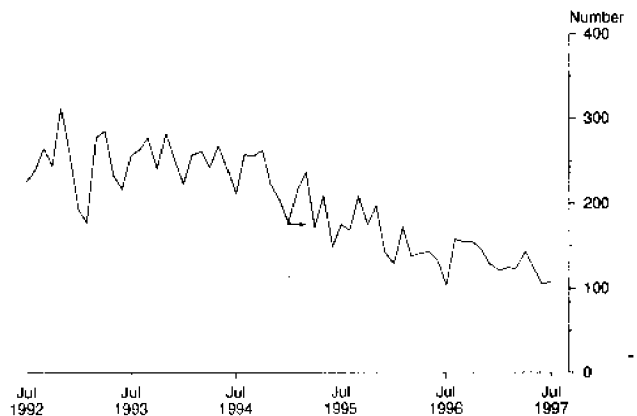
BUILDING APPROVALS, TASMANIA, JULY 1997

MAIN FEATURES

TOTAL DWELLINGS UNITS APPROVED



PRIVATE SECTOR HOUSES



Residential building

- The trend for the total number of dwelling units approved has been declining since late 1993 and has fallen by 3.2% over the last six months.
- In original terms the total number of dwelling units approved rose to 165, of which 109 were new houses.
- There were 13 houses approved in the Municipality of Kingborough, 11 in the City of Hobart and 10 each in the Municipality of Huon Valley and the City of Glenorchy.
- The value of new residential building approved was \$14.3 million.
- At average 1989-90 prices the value of new residential building work approved for the June quarter 1997 was \$32.4 million, an increase of 8.4% on the previous quarter but a decrease of 28.2% on the June quarter 1996.

Non-residential building

- The value of non-residential building jobs approved in July was \$7.8 million. Health accounted for \$2.2 million of this total with Offices (\$1.8 million) and Other business premises (\$1.2 million) being the other main contributors.
- At average 1989-90 prices the value of non-residential building work approved for the June quarter 1997 was \$35.4 million, an increase of 10.6% on the previous quarter but a 34.2% decrease on the June quarter 1996.

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7585 or any ABS State Office.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	
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	
1996-97	1,575	18	1,593	194	57	251	17	1,781	80	1,861	
<i>1996</i>											
May	143	--	143	32		32	--	175	--	175	190
June	131	1	132	60	2	62	1	192	3	195	181
July	104	4	108	13	--	13	--	117	4	121	173
August	158	--	158	18	--	18	1	177	--	177	166
September	154	2	156	4	--	4		158	2	160	161
October	154	--	154	11	22	33	3	168	22	190	160
November	145	1	146	18	4	22	--	163	5	168	160
December	128	2	130	12	11	23	--	140	13	153	160
<i>1997</i>											
January	117	1	118	25		25	10	147	6	153	158
February	124	5	129	9	15	24	--	133	20	153	156
March	123	2	125		--	--		123	2	125	155
April	143	1	144	46	5	51	1	190	6	196	154
May	121		121	25	--	25	1	147		147	153
June	104		104	13	--	13	1	118		118	152
July	108	1	109	56		56	--	164	1	165	151

(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					
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
1996-97	135,511	1,763	137,274	14,346	5,808	20,154	149,856	7,572	157,428	35,323	121,490	158,970	305,728	351,720
<i>1996--</i>														
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
<i>1997--</i>														
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
May	10,821		10,821	1,947	--	1,947	12,768	--	12,768	2,723	16,913	18,091	32,009	33,582
June	8,936	--	8,936	528		528	9,464		9,464	2,523	13,294	13,619	25,280	25,606
July	9,494	65	9,559	4,730		4,730	14,224	65	14,289	3,695	5,761	7,807	23,669	25,790

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

Class of building	1994-95	1995-96	1996-97	1997			
				April	May	June	July
PRIVATE SECTOR							
New houses	210,842	163,633	135,511	11,068	10,821	8,936	9,494
New other residential buildings	29,696	37,698	14,346	4,979	1,947	528	4,730
<i>Total new residential building</i>	<i>240,537</i>	<i>201,330</i>	<i>149,856</i>	<i>16,047</i>	<i>12,768</i>	<i>9,464</i>	<i>14,224</i>
Alterations and additions to residential buildings	39,379	34,935	34,381	3,165	2,328	2,523	3,685
Hotels, etc.	4,933	13,965	6,389	—	202	1,325	—
Shops	29,874	29,289	15,258	3,218	522	785	779
Factories	11,841	19,168	37,455	795	9,196	138	677
Offices	14,288	10,794	14,063	150	3,875	100	1,425
Other business premises	14,957	16,756	20,024	465	1,583	7,356	755
Educational	11,682	7,768	4,770	—	150	435	—
Religious	432	1,820	555	—	65	180	—
Health	17,317	12,203	14,881	130	900	2,863	1,223
Entertainment and recreational	9,922	2,141	4,819	—	280	—	600
Miscellaneous	2,739	5,944	3,277	—	140	112	302
<i>Total non-residential building</i>	<i>117,984</i>	<i>119,849</i>	<i>121,490</i>	<i>4,758</i>	<i>16,913</i>	<i>13,294</i>	<i>5,761</i>
Total	397,901	356,114	305,728	23,971	32,009	25,280	23,669
PUBLIC SECTOR							
New houses	510	1,649	1,763	118	—	—	65
New other residential buildings	3,575	14,465	5,808	735	—	—	—
<i>Total new residential building</i>	<i>4,085</i>	<i>16,114</i>	<i>7,572</i>	<i>853</i>	<i>—</i>	<i>—</i>	<i>65</i>
Alterations and additions to residential buildings	584	1,954	941	—	395	—	10
Hotels, etc.	—	414	200	—	—	—	—
Shops	—	3,375	595	—	—	—	—
Factories	95	600	520	450	—	—	—
Offices	7,367	6,599	13,097	165	998	246	380
Other business premises	935	6,340	1,337	—	—	—	450
Educational	12,830	25,165	10,577	—	—	—	—
Religious	—	—	—	—	—	—	—
Health	9,370	30,383	1,233	—	—	—	1,016
Entertainment and recreational	320	12,798	2,632	81	—	—	—
Miscellaneous	12,666	11,229	7,289	—	180	80	200
<i>Total non-residential building</i>	<i>43,582</i>	<i>96,903</i>	<i>37,479</i>	<i>696</i>	<i>1,178</i>	<i>326</i>	<i>2,046</i>
Total	48,251	114,972	45,992	1,549	1,572	326	2,121
TOTAL							
New houses	211,352	165,282	137,274	11,186	10,821	8,936	9,559
New other residential buildings	33,271	52,163	20,154	5,714	1,947	528	4,730
<i>Total new residential building</i>	<i>244,623</i>	<i>217,445</i>	<i>157,428</i>	<i>16,900</i>	<i>12,768</i>	<i>9,464</i>	<i>14,289</i>
Alterations and additions to residential buildings	39,963	36,890	35,323	3,165	2,723	2,523	3,695
Hotels, etc.	4,933	14,379	6,589	—	202	1,325	—
Shops	29,874	32,664	15,853	3,218	522	785	779
Factories	11,935	19,768	37,975	1,245	9,196	138	677
Offices	21,655	17,393	27,159	315	4,873	346	1,805
Other business premises	15,892	23,096	21,361	465	1,583	7,356	1,205
Educational	24,512	32,933	15,347	—	150	435	—
Religious	432	1,820	555	—	65	180	—
Health	26,686	42,586	16,114	130	900	2,863	2,239
Entertainment and recreational	10,242	14,939	7,451	81	280	—	600
Miscellaneous	15,405	17,173	10,566	—	320	192	502
<i>Total non-residential building</i>	<i>161,567</i>	<i>216,752</i>	<i>158,970</i>	<i>5,454</i>	<i>18,091</i>	<i>13,619</i>	<i>7,807</i>
Total	446,152	471,086	351,720	25,520	33,582	25,606	25,790

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 May	2	202	—	—	—	—	—	—	—	—	2	202
June	3	325	—	—	—	—	1	1,000	—	—	4	1,325
July	—	—	—	—	—	—	—	—	—	—	—	—
SHOPS												
1997 May	3	222	1	300	—	—	—	—	—	—	4	522
June	2	160	2	625	—	—	—	—	—	—	4	785
July	6	443	1	336	—	—	—	—	—	—	7	779
FACTORIES												
1997 May	3	456	—	—	—	—	—	—	1	8,740	4	9,196
June	2	138	—	—	—	—	—	—	—	—	2	138
July	4	455	1	222	—	—	—	—	—	—	5	677
OFFICES												
1997 May	5	456	4	800	2	1,216	1	2,400	—	—	12	4,873
June	3	346	—	—	—	—	—	—	—	—	3	346
July	3	340	2	400	—	—	1	1,065	—	—	6	1,805
OTHER BUSINESS PREMISES												
1997 May	1	100	1	300	2	1,183	—	—	—	—	4	1,583
June	2	188	—	—	1	550	—	—	1	6,618	4	7,356
July	3	305	1	400	1	500	—	—	—	—	5	1,205
EDUCATIONAL												
1997 May	2	150	—	—	—	—	—	—	—	—	2	150
June	1	50	1	385	—	—	—	—	—	—	2	435
July	—	—	—	—	—	—	—	—	—	—	—	—
RELIGIOUS												
1997 May	1	65	—	—	—	—	—	—	—	—	1	65
June	1	180	—	—	—	—	—	—	—	—	1	180
July	—	—	—	—	—	—	—	—	—	—	—	—
HEALTH												
1997 May	—	—	—	—	1	900	—	—	—	—	1	900
June	—	—	1	213	—	—	1	2,650	—	—	2	2,863
July	1	70	3	1,153	—	—	1	1,016	—	—	5	2,239
ENTERTAINMENT AND RECREATIONAL												
1997 May	1	70	1	210	—	—	—	—	—	—	2	280
June	—	—	—	—	—	—	—	—	—	—	—	—
July	—	—	—	—	1	600	—	—	—	—	1	600
MISCELLANEOUS												
1997 May	2	320	—	—	—	—	—	—	—	—	2	320
June	2	192	—	—	—	—	—	—	—	—	2	192
July	2	302	1	200	—	—	—	—	—	—	3	502
TOTAL NON-RESIDENTIAL BUILDING												
1997 May	20	2,041	7	1,610	5	3,299	1	2,400	1	8,740	34	18,091
June	16	1,579	4	1,223	1	550	2	3,650	1	6,618	24	13,619
July	19	1,915	9	2,711	2	1,100	2	2,081	—	—	32	7,807

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	
1994-95	129	1,865	89	428	59	2,570
1995-96	248	1,104	94	335	157	1,938
1996-97	108	997	60	278	150	1,593
1996:						
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
May	—	89	4	18	10	121
June	2	75	5	17	5	104
July	8	75	5	14	7	109

(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)
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
1996-97	67,238	143,367	14,365	21,233	41,812	101,014	32,295	86,105	155,710	351,721
1996:										
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
May	4,765	9,927	1,565	1,811	4,011	8,676	2,426	13,168	12,768	33,582
June	3,778	6,037	1,152	1,527	2,451	6,241	2,083	11,801	9,464	25,606
July	4,682	14,517	1,181	2,110	2,683	6,571	1,013	2,592	9,559	25,790

(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, JULY 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)	4	—	282	—	—	—	—	—	—	282
Central Highlands (M)	—	—	—	—	—	—	—	—	—	—
Clarence (C)	5	—	525	24	—	1,580	465	652	1,032	3,602
Derwent Valley (M)	4	—	333	—	—	—	99	—	—	432
Glamorgan/Spring Bay (M)	1	—	55	—	—	—	—	—	—	55
Glenorchy (C)	10	—	980	3	—	150	284	770	1,170	2,584
Hobart (C)	10	1	1,063	29	—	3,000	815	520	720	5,598
Huon Valley (M)	10	—	711	—	—	—	81	—	—	792
Kingborough (M)	13	—	1,113	—	—	—	568	—	—	1,681
Sorell (M)	5	—	604	—	—	—	164	—	—	768
Southern Midlands (M)	—	—	—	—	—	—	37	—	—	37
Tasman (M)	4	—	197	—	—	—	—	600	600	797
Greater Hobart-Southern (SDs)	66	1	5,863	56	—	4,730	2,512	2,542	3,522	16,627
NORTHERN STATISTICAL DIVISION										
Break O' Day (M)	2	—	72	—	—	—	75	—	—	147
Dorset (M)	3	—	242	—	—	—	35	—	—	277
Flinders (M)	—	—	—	—	—	—	—	—	—	—
George Town (M)	2	—	155	—	—	—	42	140	140	337
Launceston (C)	3	—	312	—	—	—	286	1,914	1,964	2,562
Meander Valley (M)	7	—	695	—	—	—	22	95	95	812
Northern Midlands (M)	6	—	392	—	—	—	115	—	—	507
West Tamar (M)	7	—	815	—	—	—	98	—	1,016	1,928
Northern (SD)	30	—	2,683	—	—	—	673	2,149	3,215	6,571
MERSEY-LYELL STATISTICAL DIVISION										
Burnie (C)	4	—	322	—	—	—	55	85	85	462
Central Coast (M)	1	—	100	—	—	—	88	66	66	254
Circular Head (M)	1	—	120	—	—	—	40	184	184	344
Devonport (C)	2	—	185	—	—	—	35	735	735	955
Kentish (M)	2	—	81	—	—	—	71	—	—	152
King Island (M)	—	—	—	—	—	—	—	—	—	—
Latrobe (M)	—	—	—	—	—	—	111	—	—	111
Waratah/Wynyard (M)	2	—	204	—	—	—	110	—	—	314
West Coast (M)	—	—	—	—	—	—	—	—	—	—
Mersey-Lyell (SD)	12	—	1,013	—	—	—	510	1,070	1,070	2,592

For footnote, see end of table.

TABLE 7. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, JULY 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)	47	1	4,682	56	—	4,730	2,183	1,942	2,922	14,517
Southern (SD)	19	—	1,181	—	—	—	329	600	600	2,110
Greater Launceston (SSD)	18	—	1,804	—	—	—	446	2,054	3,120	5,370
Central North (SSD)	7	—	565	—	—	—	117	95	95	777
North-Eastern (SSD)	5	—	314	—	—	—	110	—	—	424
Northern (SD)	30	—	2,683	—	—	—	673	2,149	3,215	6,571
Burnie-Devonport (SSD)	8	—	741	—	—	—	367	886	886	1,994
North-Western Rural (SSD)	4	—	271	—	—	—	143	184	184	598
Lyell (SSD)	—	—	—	—	—	—	—	—	—	—
Mersey-Lyell (SD)	12	—	1,013	—	—	—	510	1,070	1,070	2,592
Tasmania	108	1	9,559	56	—	4,730	3,695	5,761	7,807	25,790

(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, JULY 1997
(\$'000)

Class of building	Greater Hobart	Southern	Northern	Mersey-Lyell	Tasmania
New houses	4,682	1,181	2,683	1,013	9,559
New other residential building	4,730	—	—	—	4,730
Total new residential building	9,412	1,181	2,683	1,013	14,289
Alterations and additions to residential buildings	2,183	329	673	510	3,695
Hotels etc.	—	—	—	—	—
Shops	120	—	456	203	779
Factories	502	—	175	—	677
Offices	580	—	1,125	100	1,805
Other business premises	520	—	50	635	1,205
Educational	—	—	—	—	—
Religious	—	—	—	—	—
Health	830	—	1,409	—	2,239
Entertainment and recreational	—	600	—	—	600
Miscellaneous	370	—	—	132	502
Total non-residential building	2,922	600	3,215	1,070	7,807
Total building	14,517	2,110	6,571	2,592	25,790

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							
1994-95	172.7	173.1	32.1	205.3	32.8	115.6	158.3	351.7	396.4
1995-96	130.8	132.1	49.6	181.7	29.5	116.0	209.6	313.4	420.9
1996-97	108.3	109.7	18.9	128.6	28.2	116.3	152.1	268.1	308.9
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.	28.0	28.5	2.0	30.5	5.7	39.2	63.5	75.7	99.7
Dec. qtr.	29.7	29.9	5.8	35.7	7.3	19.0	21.4	58.7	64.4
1997—									
Mar. qtr.	25.9	26.5	3.4	29.9	8.4	24.8	32.0	61.7	70.3
June qtr.	24.6	24.7	7.7	32.4	6.7	33.3	35.4	72.0	74.4

(a) See paragraph 1.2. Explanatory notes. Considers estimates subject to each class as more uniform across a city.

**TABLE 10. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION
JULY 1997**

Statistical division	<i>New other residential building</i>									Total new residential building
	New houses	<i>Semi-detached, row or terrace houses, townhouses, etc. of</i>			<i>Flats, units or apartments in a building of</i>			Total	Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			
NUMBER OF DWELLING UNITS										
Greater Hobart	48	27	—	27	—	—	29	29	56	104
Southern	19	—	—	—	—	—	—	—	—	19
Northern	30	—	—	—	—	—	—	—	—	30
Mersey-Lyell	12	—	—	—	—	—	—	—	—	12
Tasmania	109	27	—	27	—	—	29	29	56	165
VALUE (\$'000)										
Greater Hobart	4,682	1,730	—	1,730	—	—	3,000	3,000	4,730	9,412
Southern	1,181	—	—	—	—	—	—	—	—	1,181
Northern	2,683	—	—	—	—	—	—	—	—	2,683
Mersey-Lyell	1,013	—	—	—	—	—	—	—	—	1,013
Tasmania	9,559	1,730	—	1,730	—	—	3,000	3,000	4,730	14,289

(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 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 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
Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0) – issued monthly
Building Activity, Tasmania (8752.6) – issued quarterly

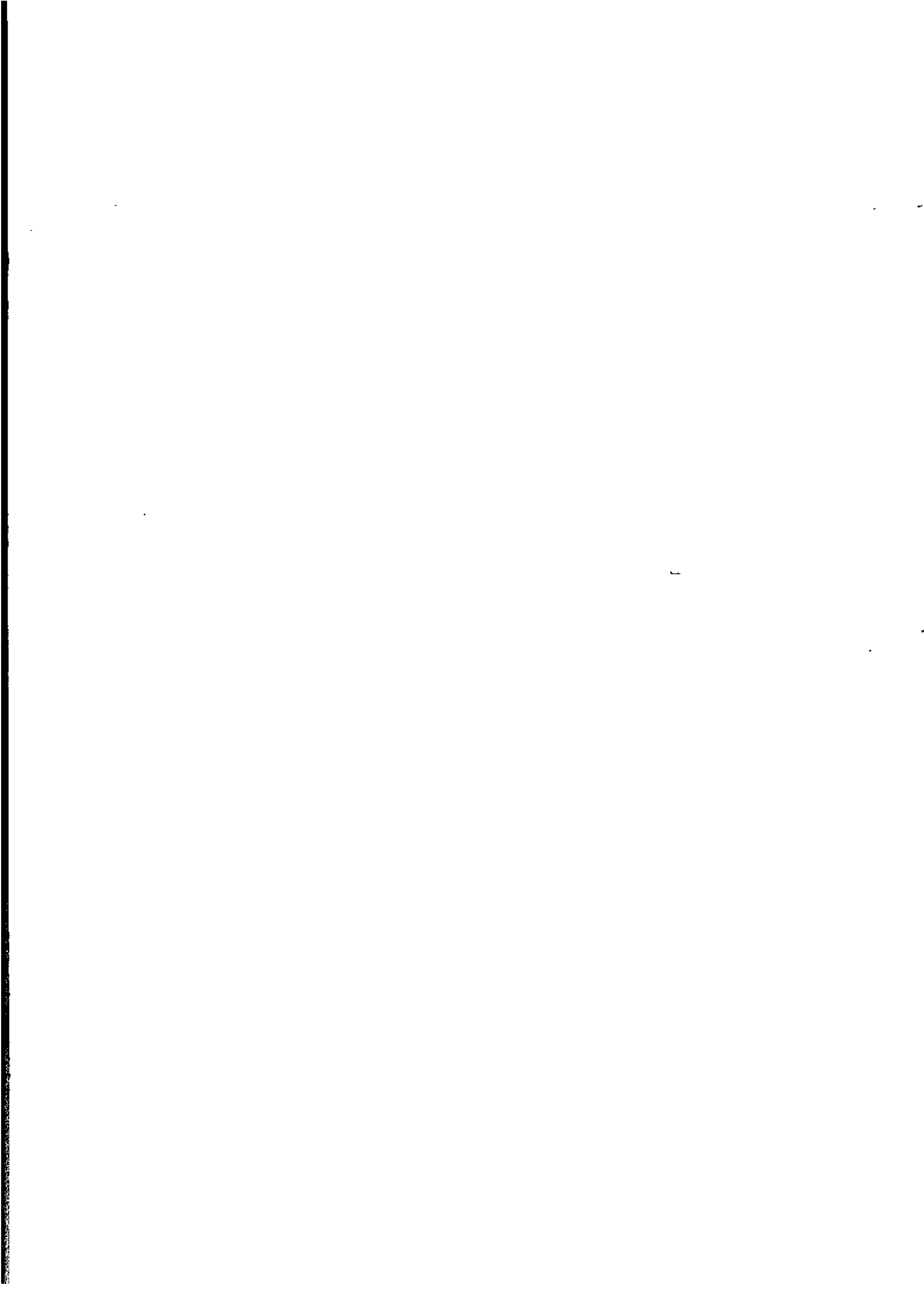
24. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia* (1101.0). The ABS also issues, on Tuesdays and Fridays, a *Release Advice* (1105.0) which lists publications to be released in the next few days. The Catalogue and Release Advice are available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

Dennis W. Rogers
 Regional Director



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