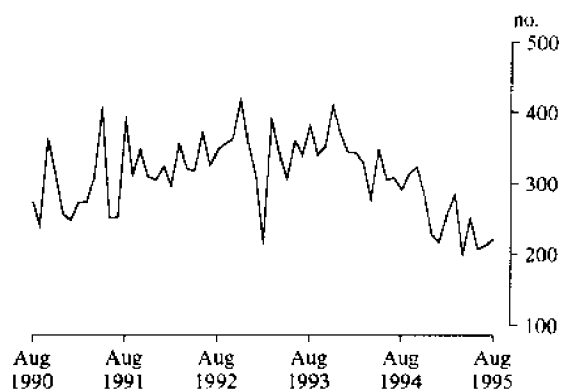


**BUILDING APPROVALS, TASMANIA, AUGUST 1995**

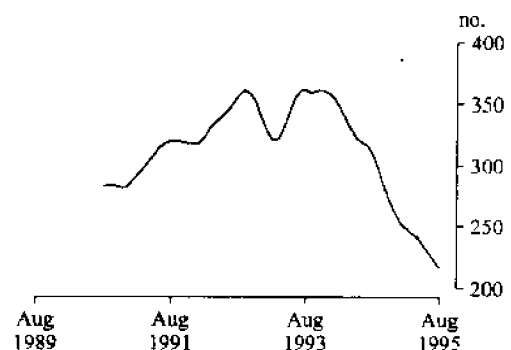
**MAIN FEATURES**

- There were 221 new dwelling units approved in August 1995, a four per cent increase on the 213 approved in July 1995, but a 24 per cent decrease on August 1994 (291).
- For the 12 months ended August 1995 there were 3006 new dwelling units approved, 25 per cent below the 4024 recorded for the 12 months ended August 1994.
- The latest trend estimate available for the number of new dwelling units approved shows twenty-two consecutive months of decline.
- The highest number of dwelling units approved in August 1995 was recorded by the City of Hobart with 34, followed by the Municipality of Sorell with 25, the City of Clarence with 21 and the Municipality of Kingborough with 20.
- The value of new residential building approvals, at current prices, in August 1995 was \$17.3m, two per cent below the July 1995 figure of \$17.6m and 25 per cent below the August 1994 figure of \$23.2m.
- The value of all buildings approved, at current prices, in August 1995 was \$44.0m, 50 per cent above the July 1995 figure of \$29.3m and 14 per cent above the August 1994 figure of \$38.6m.

**NUMBER OF NEW DWELLING UNITS APPROVED**



**RESIDENTIAL BUILDING APPROVALS, TASMANIA  
TREND SERIES**



**Denis W. Rogers**  
Acting Deputy Commonwealth Statistician

**INQUIRIES**

*For inquiries concerning these statistics and other unpublished data, telephone Eddie Oakford on Hobart (002)20 5870.*  
*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	
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-August	469	—	469	127	4	131	3	599	4	603	..
1995-96											
July-August	342	1	343	79	12	91	2	423	13	436	..
1994—											
June	241	—	241	65	—	65	—	306		306	318
July	212	—	212	95	2	97	2	309	2	311	316
August	257	—	257	32	2	34	1	290	2	292	309
September	255	1	256	53	4	57	2	310	5	315	297
October	263	2	265	57	3	60	5	325	5	330	283
November	222	—	222	63	—	63	—	285	—	285	270
December	204	1	205	23	—	23	—	227	1	228	260
1995—											
January	177	1	178	40	—	40	—	217	1	218	252
February	216	—	216	43	—	43	—	259	—	259	248
March	236	—	236	24	26	50	2	262	26	288	244
April	170	—	170	26	3	29	1	197	3	200	241
May	210	1	211	40	—	40	—	250	1	251	235
June	148	—	148	49	11	60	1	198	11	209	228
July	175	1	176	25	12	37	—	200	13	213	222
August	167	—	167	54	—	54	2	223	—	223	216

(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					
1992-93	214,890	2,098	216,989	50,783	7,490	58,273	265,674	9,588	275,262	33,050	62,416	103,107	360,929	411,419
1993-94	237,881	4,190	242,071	55,619	4,273	59,892	293,499	8,463	301,963	39,522	81,251	145,922	413,933	487,407
1994-95	210,842	510	211,352	29,696	3,575	33,271	240,537	4,085	244,623	39,963	117,984	161,567	397,901	446,152
1994—														
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
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	3,925	15,723	23,775	35,893	43,988

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

Class of building	July-August				1995		
	1993-94	1994-95	1994-95	1995-96	June	July	August
<b>PRIVATE SECTOR</b>							
New houses	237,881	210,842	36,993	28,336	12,430	14,578	13,758
New other residential buildings	55,619	29,696	6,797	4,997	1,848	1,467	3,529
<i>Total new residential building</i>	<i>293,499</i>	<i>240,537</i>	<i>43,790</i>	<i>33,333</i>	<i>14,278</i>	<i>16,045</i>	<i>17,288</i>
Alterations and additions to residential buildings	39,182	39,379	6,616	5,046	3,565	2,164	2,882
Hotels, etc.	3,869	4,933	640	2,091	460	1,505	586
Shops	11,432	29,874	4,640	3,820	2,294	795	3,025
Factories	15,289	11,841	2,693	2,656	1,055	765	1,891
Offices	13,512	14,288	2,696	2,211	2,370	292	1,919
Other business premises	7,083	14,957	2,330	4,414	1,760	2,182	2,232
Educational	1,983	11,682	383	1,000	436	50	950
Religious	767	432	—	470	90	—	470
Health	20,025	17,317	3,030	4,550	275	—	4,550
Entertainment and recreational	1,403	9,922	600	200	5,000	200	—
Miscellaneous	5,888	2,739	400	152	296	52	100
<i>Total non-residential building</i>	<i>81,251</i>	<i>117,984</i>	<i>17,412</i>	<i>21,565</i>	<i>14,036</i>	<i>5,841</i>	<i>15,723</i>
<b>Total</b>	<b>413,933</b>	<b>397,901</b>	<b>67,818</b>	<b>59,944</b>	<b>31,879</b>	<b>24,050</b>	<b>35,893</b>
<b>PUBLIC SECTOR</b>							
New houses	4,190	510	—	61	—	61	—
New other residential buildings	4,273	3,575	255	1,500	980	1,500	—
<i>Total new residential building</i>	<i>8,463</i>	<i>4,085</i>	<i>255</i>	<i>1,561</i>	<i>980</i>	<i>1,561</i>	<i>—</i>
Alterations and additions to residential buildings	340	584	51	82	27	38	44
Hotels, etc.	300	—	—	—	—	—	—
Shops	—	—	—	—	—	—	—
Factories	2,381	95	—	—	—	—	—
Offices	4,668	7,367	140	1,202	225	579	623
Other business premises	3,979	935	75	5,000	170	1,500	3,500
Educational	26,338	12,830	1,044	3,026	302	144	2,882
Religious	—	—	—	—	—	—	—
Health	22,763	9,370	348	1,047	75	—	1,047
Entertainment and recreational	1,533	320	130	—	—	—	—
Miscellaneous	2,709	12,666	—	1,431	192	1,431	—
<i>Total non-residential building</i>	<i>64,671</i>	<i>43,582</i>	<i>1,736</i>	<i>11,706</i>	<i>964</i>	<i>3,654</i>	<i>8,052</i>
<b>Total</b>	<b>73,474</b>	<b>48,251</b>	<b>2,042</b>	<b>13,348</b>	<b>1,971</b>	<b>5,253</b>	<b>8,095</b>
<b>TOTAL</b>							
New houses	242,071	211,352	36,993	28,397	12,430	14,639	13,758
New other residential buildings	59,892	33,271	7,052	6,497	2,828	2,967	3,529
<i>Total new residential building</i>	<i>301,963</i>	<i>244,623</i>	<i>44,045</i>	<i>34,894</i>	<i>15,258</i>	<i>17,606</i>	<i>17,288</i>
Alterations and additions to residential buildings	39,522	39,963	6,667	5,128	3,592	2,202	2,925
Hotels, etc.	4,169	4,933	640	2,091	460	1,505	586
Shops	11,432	29,874	4,640	3,820	2,294	795	3,025
Factories	17,670	11,935	2,693	2,656	1,055	765	1,891
Offices	18,180	21,655	2,836	3,413	2,595	871	2,542
Other business premises	11,062	15,892	2,405	9,414	1,930	3,682	5,732
Educational	28,321	24,512	1,427	4,026	738	194	3,832
Religious	767	432	—	470	90	—	470
Health	42,788	26,686	3,378	5,597	350	—	5,597
Entertainment and recreational	2,936	10,242	730	200	5,000	200	—
Miscellaneous	8,597	15,405	400	1,583	488	1,483	100
<i>Total non-residential building</i>	<i>145,922</i>	<i>161,567</i>	<i>19,149</i>	<i>33,270</i>	<i>14,999</i>	<i>9,495</i>	<i>23,775</i>
<b>Total</b>	<b>487,407</b>	<b>446,152</b>	<b>69,860</b>	<b>73,292</b>	<b>33,849</b>	<b>29,303</b>	<b>43,988</b>

**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)
<b>HOTELS, ETC.</b>												
1995 June	1	60	2	400	—	—	—	—	—	—	3	460
July	—	—	1	305	—	—	1	1,200	—	—	2	1,505
August	—	—	—	—	1	586	—	—	—	—	1	586
<b>SHOPS</b>												
1995 June	3	255	—	—	—	—	1	2,039	—	—	4	2,294
July	5	375	2	420	—	—	—	—	—	—	7	795
August	17	1,705	2	570	1	750	—	—	—	—	20	3,025
<b>FACTORIES</b>												
1995 June	6	675	1	380	—	—	—	—	—	—	7	1,055
July	4	465	1	300	—	—	—	—	—	—	5	765
August	4	433	2	798	1	660	—	—	—	—	7	1,891
<b>OFFICES</b>												
1995 June	3	395	—	—	—	—	2	2,200	—	—	5	2,595
July	4	421	1	450	—	—	—	—	—	—	5	871
August	6	423	6	2,119	—	—	—	—	—	—	12	2,542
<b>OTHER BUSINESS PREMISES</b>												
1995 June	2	230	—	—	—	—	1	1,700	—	—	3	1,930
July	3	185	—	—	—	—	2	3,497	—	—	5	3,682
August	14	1,462	3	770	1	500	1	3,000	—	—	19	5,732
<b>EDUCATIONAL</b>												
1995 June	3	302	1	436	—	—	—	—	—	—	4	738
July	3	194	—	—	—	—	—	—	—	—	3	194
August	—	—	1	426	2	1,759	1	1,647	—	—	4	3,832
<b>RELIGIOUS</b>												
1995 June	1	90	—	—	—	—	—	—	—	—	1	90
July	—	—	—	—	—	—	—	—	—	—	—	—
August	—	—	1	470	—	—	—	—	—	—	1	470
<b>HEALTH</b>												
1995 June	3	350	—	—	—	—	—	—	—	—	3	350
July	—	—	—	—	—	—	—	—	—	—	—	—
August	1	150	1	300	—	—	3	5,147	—	—	5	5,597
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1995 June	—	—	—	—	—	—	—	—	1	5,000	1	5,000
July	—	—	1	200	—	—	—	—	—	—	1	200
August	—	—	—	—	—	—	—	—	—	—	—	—
<b>MISCELLANEOUS</b>												
1995 June	2	192	1	296	—	—	—	—	—	—	3	488
July	3	321	—	—	—	—	1	1,162	—	—	4	1,483
August	1	100	—	—	—	—	—	—	—	—	1	100
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1995 June	24	2,549	5	1,512	—	—	4	5,939	1	5,000	34	14,999
July	22	1,961	6	1,675	—	—	4	5,859	—	—	32	9,495
August	43	4,273	16	5,453	6	4,255	5	9,794	—	—	70	23,775

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

Period	Material of outer walls					Other and not stated	Total
	Double brick	Brick veneer	Fibre cement	Timber			
1987-88	98	2,048	37	404		85	2,672
1988-89	130	2,248	54	374		84	2,890
1989-90	139	1,943	83	384		114	2,663
1990-91	177	1,758	76	467		77	2,555
1991-92	256	1,937	72	515		89	2,869
1992-93	293	1,999	119	476		69	2,956
1993-94	302	2,176	105	441		89	3,113
1994-95	129	1,865	89	428		59	2,570
1994:							
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
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

(a) Excludes Conversions etc.

(b) From July 1990 includes only those approvals valued at \$10 000 and over.

TABLE 6: VALUE OF BUILDING APPROVED IN STATISTICAL DIVISIONS (a)

(\$'000)

Period	Greater Hobart		Southern		Northern		Mersey-Lyell		Tasmania	
	New residential building	All building (b)	New residential building	All building (b)	New residential building	All building (b)	New residential building	All building (b)	New residential building	All building (b)
1987-88	79,070	154,886	21,074	27,704	52,115	119,131	40,523	86,978	192,782	388,699
1988-89	88,215	204,554	23,731	30,180	72,931	126,685	50,967	100,238	235,845	461,657
1989-90	88,156	173,760	23,416	29,823	79,631	118,360	46,182	76,085	237,385	398,028
1990-91	94,266	190,545	25,998	34,220	78,257	112,342	43,755	69,571	242,276	406,678
1991-92	105,027	173,652	28,412	35,994	84,619	118,574	42,238	70,653	260,296	398,873
1992-93	114,154	182,266	27,818	32,593	82,656	116,014	50,634	80,546	275,262	411,419
1993-94	139,703	210,890	34,132	44,022	79,617	127,615	48,511	104,880	301,963	487,407
1994-95	101,301	206,436	22,687	30,302	69,151	115,780	51,483	93,633	244,623	446,152
1994:										
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
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

(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, AUGUST 1995

Statistical region sectors and statistical local areas (a)	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		Total building (\$'000)
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>GREATER HOBART-SOUTHERN STATISTICAL DIVISIONS</b>										
Brighton (M)	6	—	408	—	—	—	48	—	—	455
Central Highlands (M)	1	—	14	—	—	—	—	—	—	14
Clarence (C)	17	—	1,663	4	—	240	544	1,665	1,665	4,112
Glamorgan/Spring Bay (M)	4	—	195	—	—	—	12	—	—	207
Glenorchy (C)	6	—	501	8	—	500	183	1,639	1,639	2,824
Hobart (C) - Inner & Remainder	23	—	2,362	11	—	1,020	529	7,254	8,474	12,184
Huon Valley (M)	15	—	878	—	—	—	117	810	810	1,805
Kingborough (M) Pt A & B	18	—	1,568	2	—	140	188	903	903	2,799
New Norfolk (M) Pt A & B	1	—	40	—	—	—	18	—	—	58
Sorell (M) Pt A & B	13	—	984	12	—	570	71	360	360	1,985
Southern Midlands (M)	6	—	321	—	—	—	—	—	—	321
Tasman (M)	3	—	205	—	—	—	—	—	50	255
<b>Greater Hobart-Southern (SDs)</b>	<b>113</b>	<b>—</b>	<b>8,938</b>	<b>37</b>	<b>—</b>	<b>2,470</b>	<b>1,709</b>	<b>12,631</b>	<b>13,901</b>	<b>27,018</b>
<b>NORTHERN STATISTICAL DIVISION</b>										
Break O'Day (M)	—	—	—	—	—	—	—	—	350	350
Dorset (M)	—	—	—	—	—	—	—	—	—	—
Flinders (M)	3	—	243	—	—	—	11	—	—	254
George Town (M) Pt A & B	4	—	384	—	—	—	18	50	50	452
Launceston (C) Inner, Pt B & Pt C	8	—	830	4	—	250	293	560	4,795	6,168
Meander Valley (M) Pt A & B	2	—	134	—	—	—	135	—	—	269
Northern Midlands (M) Pt A & B	6	—	472	2	—	120	25	—	—	617
West Tamar (M) Pt A & B	11	—	1,063	1	—	77	73	—	—	1,214
<b>Northern (SD)</b>	<b>34</b>	<b>—</b>	<b>3,126</b>	<b>7</b>	<b>—</b>	<b>447</b>	<b>555</b>	<b>610</b>	<b>5,195</b>	<b>9,324</b>
<b>MERSEY-LYELL STATISTICAL DIVISION</b>										
Burnie (C) Pt A & B	3	—	209	2	—	120	100	—	1,647	2,076
Central Coast (M) Pt A & B	5	—	405	6	—	372	25	590	640	1,442
Circular Head (M)	1	—	40	2	—	120	33	—	—	193
Devonport (C)	3	—	275	—	—	—	153	250	250	678
Kentish (M)	—	—	—	—	—	—	50	1,082	1,082	1,132
King Island (M)	—	—	—	—	—	—	—	—	—	—
Latrobe (M) Pt A & B	6	—	465	—	—	—	132	560	1,060	1,656
Waratah/Wynyard (M) Pt A & B	1	—	120	—	—	—	149	—	—	269
West Coast (M)	1	—	180	—	—	—	20	—	—	200
<b>Mersey-Lyell (SD)</b>	<b>20</b>	<b>—</b>	<b>1,694</b>	<b>10</b>	<b>—</b>	<b>612</b>	<b>662</b>	<b>2,482</b>	<b>4,679</b>	<b>7,647</b>

For footnote, see end of table.

TABLE 7. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, AUGUST 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)				
<b>STATISTICAL DIVISIONS AND SUBDIVISIONS</b>										
Greater Hobart (SD)	79	—	6,987	37	—	2,470	1,562	11,821	13,041	24,061
Southern (SD)	34	—	1,951	—	—	—	147	810	860	2,957
Greater Launceston (SSD)	25	—	2,466	7	—	447	366	610	4,845	8,125
Central North (SSD)	6	—	417	—	—	—	178	—	—	595
North-Eastern (SSD)	3	—	243	—	—	—	11	—	350	604
Northern (SD)	34	—	3,126	7	—	447	555	610	5,195	9,324
Burnie-Devonport (SSD)	12	—	969	8	—	492	427	1,030	3,227	5,115
North-Western Rural (SSD)	7	—	545	2	—	120	215	1,452	1,452	2,331
Lyell (SSD)	1	—	180	—	—	—	20	—	—	200
Mersey-Lyell (SD)	20	—	1,694	10	—	612	662	2,482	4,679	7,647
<b>Tasmania</b>	<b>167</b>	<b>—</b>	<b>13,758</b>	<b>54</b>	<b>—</b>	<b>3,529</b>	<b>2,925</b>	<b>15,723</b>	<b>23,775</b>	<b>43,988</b>

(a) Statistics are presented in terms of statistical local areas aggregated to their equivalent local government areas. (b) Excludes Conversions, etc.

TABLE 8. VALUE OF BUILDING APPROVALS IN STATISTICAL DIVISIONS BY CLASS OF BUILDING, AUGUST 1995 (\$'000)

Class of building	Greater Hobart	Southern	Northern	Mersey-Lyell	Tasmania
New houses	6,987	1,951	3,126	1,694	13,758
New other residential building	2,470	—	447	612	3,529
<b>Total new residential building</b>	<b>9,457</b>	<b>1,951</b>	<b>3,574</b>	<b>2,306</b>	<b>17,288</b>
Alterations and additions to residential buildings	1,562	147	555	662	2,925
Hotels etc.	—	—	—	586	586
Shops	2,427	—	250	348	3,025
Factories	603	660	100	528	1,891
Offices	2,042	50	350	100	2,542
Other business premises	1,402	150	3,260	920	5,732
Educational	950	—	1,235	1,647	3,832
Religious	470	—	—	—	470
Health	5,147	—	—	450	5,597
Entertainment and recreational	—	—	—	—	—
Miscellaneous	—	—	—	100	100
<b>Total non-residential building</b>	<b>13,041</b>	<b>860</b>	<b>5,195</b>	<b>4,679</b>	<b>23,775</b>
<b>Total building</b>	<b>24,061</b>	<b>2,957</b>	<b>9,324</b>	<b>7,647</b>	<b>43,988</b>

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	32.2	205.3	32.7	115.9	158.7	352.2	396.8
<b>1994—</b>									
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	39.0	53.9	102.0	116.7
<b>1995—</b>									
Mar. qtr.	41.6	41.7	7.4	49.1	7.7	20.0	34.2	75.4	91.1
June qtr.	36.6	36.7	6.7	43.4	7.7	33.6	44.1	84.3	95.2

(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  
AUGUST 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			Total		
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			
NUMBER OF DWELLING UNITS										
Greater Hobart	79	37	—	37	—	—	—	—	37	116
Southern	34	—	—	—	—	—	—	—	—	34
Northern	34	7	—	7	—	—	—	—	7	41
Mersey-Lyell	20	10	—	10	—	—	—	—	10	30
<b>Tasmania</b>	<b>167</b>	<b>54</b>	<b>—</b>	<b>54</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>54</b>	<b>221</b>
VALUE (\$'000)										
Greater Hobart	6,987	2,470	—	2,470	—	—	—	—	2,470	9,457
Southern	1,951	—	—	—	—	—	—	—	—	1,951
Northern	3,126	447	—	447	—	—	—	—	447	3,574
Mersey-Lyell	1,694	612	—	612	—	—	—	—	612	2,306
<b>Tasmania</b>	<b>13,758</b>	<b>3,529</b>	<b>—</b>	<b>3,529</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>3,529</b>	<b>17,288</b>

(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 erected 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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