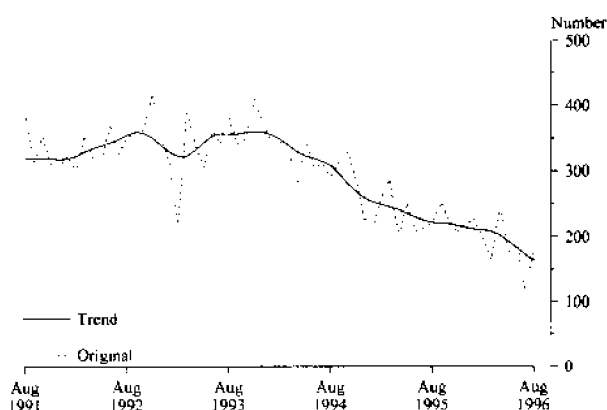


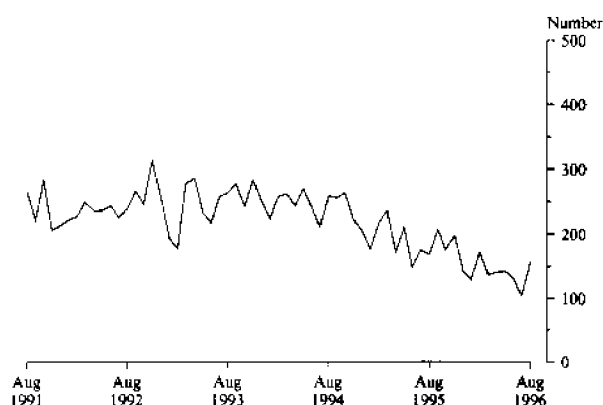
BUILDING APPROVALS, TASMANIA, AUGUST 1996

MAIN FEATURES

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES



Residential building

- The trend for the total number of dwelling units approved fell by 4.6% in August and has been falling steadily since November 1993.
- In original terms the total number of dwelling units approved was 177, of which 158 were private sector houses.
- There were 14 new private sector houses approved in the Municipalities of Kingborough and West Tamar, followed by the City of Clarence (13) with the Municipality of Brighton and the City of Glenorchy both reporting 12.

- The value of new residential building approved was \$15.0 million.

Non-residential building

- The value of non-residential building approved in August was \$17.5 million of which \$10.5 million was public sector work. Educational projects contributed \$6.2 million and miscellaneous work was valued at \$4.3 million.

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7590 or any ABS State Office.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-August	342	1	343	79	12	91	2	423	13	436	..
1996-97 July-August	262	4	266	31	—	31	1	294	4	298	..
1995— June	148	—	148	49	11	60	1	198	11	209	230
July	175	1	176	25	12	37	—	200	13	213	225
August	167	—	167	54	—	54	2	223	—	223	222
September	208	8	216	28	8	36	—	236	16	252	221
October	174	1	175	33	16	49	1	208	17	225	220
November	197	1	198	9	—	9	1	207	1	208	217
December	143	2	145	56	18	74	—	199	20	219	214
1996— January	129	6	135	82	10	92	1	212	16	228	212
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	183
July	104	4	108	13	—	13	—	117	4	121	173
August	158	—	158	18	—	18	1	177	—	177	165

(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					
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
1995 -														
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
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

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

Class of building	1994-95	1995-96	July-August		1996		
			1995-96	1996-97	June	July	August
PRIVATE SECTOR							
New houses	210,842	163,633	28,336	22,168	11,255	8,436	13,732
New other residential buildings	29,696	37,698	4,997	2,007	4,633	691	1,316
Total new residential building	240,537	201,330	33,333	24,175	15,889	9,127	15,048
Alterations and additions to residential buildings	39,379	34,935	5,046	5,310	3,472	2,282	3,028
Hotels, etc.	4,933	13,965	2,091	1,820	1,600	1,400	420
Shops	29,874	29,289	3,820	3,039	1,540	1,469	1,570
Factories	11,841	19,168	2,656	22,166	1,115	18,907	3,259
Offices	14,288	10,794	2,211	663	797	220	443
Other business premises	14,957	16,756	4,414	1,963	367	1,233	730
Educational	11,682	7,768	1,000	180	200	180	—
Religious	432	1,820	470	—	—	—	—
Health	17,317	12,203	4,550	530	3,378	450	80
Entertainment and recreational	9,922	2,141	200	240	138	95	145
Miscellaneous	2,739	5,944	152	639	369	279	360
Total non-residential building	117,984	119,849	21,565	31,241	9,504	24,234	7,007
Total	397,901	356,114	59,944	60,725	28,865	35,642	25,083
PUBLIC SECTOR							
New houses	510	1,649	61	400	90	400	—
New other residential buildings	3,575	14,465	1,500	—	180	—	—
Total new residential building	4,085	16,114	1,561	400	270	400	—
Alterations and additions to residential buildings	584	1,954	82	12	—	—	12
Hotels, etc.	—	414	—	—	—	—	—
Shops	—	3,375	—	—	—	—	—
Factories	95	600	—	—	—	—	—
Offices	7,367	6,599	1,202	8,896	215	8,538	358
Other business premises	935	6,340	5,000	—	150	—	—
Educational	12,830	25,165	3,026	10,577	1,170	4,425	6,152
Religious	—	—	—	—	—	—	—
Health	9,370	30,383	1,947	—	—	—	—
Entertainment and recreational	320	12,798	—	—	150	—	—
Miscellaneous	12,666	11,229	1,431	4,955	452	990	3,965
Total non-residential building	43,582	96,903	11,706	24,428	2,137	13,953	10,475
Total	48,251	114,972	13,348	24,840	2,407	14,353	10,486
TOTAL							
New houses	211,352	165,282	28,397	22,568	11,345	8,836	13,732
New other residential buildings	33,271	52,163	6,497	2,007	4,813	691	1,316
Total new residential building	244,623	217,445	34,894	24,575	16,159	9,527	15,048
Alterations and additions to residential buildings	39,963	36,890	5,128	5,321	3,472	2,282	3,040
Hotels, etc.	4,933	14,379	2,091	1,820	1,600	1,400	420
Shops	29,874	32,664	3,820	3,039	1,540	1,469	1,570
Factories	11,935	19,768	2,656	22,166	1,115	18,907	3,259
Offices	21,655	17,393	3,413	9,559	1,012	8,758	801
Other business premises	15,892	23,096	9,414	1,963	517	1,233	730
Educational	24,512	32,933	4,026	10,757	1,370	4,605	6,152
Religious	432	1,820	470	—	—	—	—
Health	26,686	42,586	5,597	530	3,378	450	80
Entertainment and recreational	10,242	14,939	200	240	288	95	145
Miscellaneous	15,405	17,173	1,583	5,594	821	1,269	4,325
Total non-residential building	161,567	216,752	33,270	55,669	11,641	38,187	17,482
Total	446,152	471,086	73,292	85,565	31,272	49,996	35,569

**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 June	—	—	—	—	—	—	1	1,600	—	—	1	1,600
July	—	—	—	—	—	—	1	1,400	—	—	1	1,400
August	3	220	1	200	—	—	—	—	—	—	4	420
SHOPS												
1996 June	5	445	1	295	1	800	—	—	—	—	7	1,540
July	6	597	3	872	—	—	—	—	—	—	9	1,469
August	1	170	1	200	—	—	1	1,200	—	—	3	1,570
FACTORIES												
1996 June	4	385	2	730	—	—	—	—	—	—	6	1,115
July	5	497	7	2,190	—	—	—	—	2	16,220	14	18,907
August	2	219	3	980	1	500	1	1,560	—	—	7	3,259
OFFICES												
1996 June	7	637	1	375	—	—	—	—	—	—	8	1,012
July	3	290	—	—	—	—	1	1,268	1	7,200	5	8,758
August	5	395	2	406	—	—	—	—	—	—	7	801
OTHER BUSINESS PREMISES												
1996 June	5	517	—	—	—	—	—	—	—	—	5	517
July	8	983	1	250	—	—	—	—	—	—	9	1,233
August	3	255	2	475	—	—	—	—	—	—	5	730
EDUCATIONAL												
1996 June	2	208	1	200	1	962	—	—	—	—	4	1,370
July	1	180	—	—	4	3,390	1	1,035	—	—	6	4,605
August	—	—	—	—	—	—	2	6,152	—	—	2	6,152
RELIGIOUS												
1996 June	—	—	—	—	—	—	—	—	—	—	—	—
July	—	—	—	—	—	—	—	—	—	—	—	—
August	—	—	—	—	—	—	—	—	—	—	—	—
HEALTH												
1996 June	1	128	—	—	1	750	1	2,500	—	—	3	3,378
July	—	—	1	450	—	—	—	—	—	—	1	450
August	1	80	—	—	—	—	—	—	—	—	1	80
ENTERTAINMENT AND RECREATIONAL												
1996 June	2	288	—	—	—	—	—	—	—	—	2	288
July	1	95	—	—	—	—	—	—	—	—	1	95
August	2	145	—	—	—	—	—	—	—	—	2	145
MISCELLANEOUS												
1996 June	5	621	1	200	—	—	—	—	—	—	6	821
July	6	604	—	—	1	665	—	—	—	—	7	1,269
August	1	126	1	234	1	565	1	3,400	—	—	4	4,325
TOTAL NON-RESIDENTIAL BUILDING												
1996 June	31	3,229	6	1,800	3	2,512	2	4,100	—	—	42	11,641
July	30	3,247	12	3,762	5	4,055	3	3,703	3	23,420	53	38,187
August	18	1,610	10	2,495	2	1,065	5	12,312	—	—	35	17,482

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
1995:						
June	5	105	3	29	6	148
July	2	118	6	43	7	176
August	1	111	12	39	4	167
September	6	144	6	42	18	216
October	4	116	10	38	7	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
May	57	42	5	28	11	143
June	59	32	4	23	14	132
July	20	54	5	19	10	108
August	66	38	8	31	15	158

(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
1995:										
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	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

(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, AUGUST 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)	12	—	820	3	—	460	—	—	—	1,280
Central Highlands (M)	1	—	25	—	—	—	—	—	—	25
Clarence (C)	13	—	1,089	4	—	240	577	700	700	2,606
Derwent Valley Pt A & B	1	—	64	—	—	—	10	80	80	154
Glamorgan/Spring Bay (M)	4	—	464	—	—	—	76	100	100	641
Glenorchy (C)	12	—	1,116	—	—	—	76	523	5,475	6,667
Hobart (C) — Inner & Remainder	3	—	273	—	—	—	959	585	4,343	5,575
Huon Valley (M)	4	—	158	—	—	—	—	—	—	158
Kingborough (M) Pt A & B	14	—	1,519	5	—	270	334	—	—	2,124
Sorell (M) Pt A & B	7	—	538	—	—	—	65	1,200	1,200	1,803
Southern Midlands (M)	4	—	249	—	—	—	24	—	—	273
Tasman (M)	3	—	177	—	—	—	20	—	—	197
Greater Hobart-Southern (SDs)	78	—	6,492	12	—	970	2,141	3,188	11,898	21,501
NORTHERN STATISTICAL DIVISION										
Break O'Day (M)	8	—	693	—	—	—	15	234	234	942
Dorset (M)	1	—	98	—	—	—	—	—	—	98
Flinders (M)	1	—	110	—	—	—	—	—	—	110
George Town (M) Pt A & B	2	—	165	—	—	—	114	1,560	1,560	1,839
Launceston (C) Inner, Pt B & Pt C	9	—	870	2	—	96	276	1,059	2,824	4,065
Meander Valley (M) Pt A & B	7	—	664	—	—	—	—	—	—	664
Northern Midlands (M) Pt A & B	9	—	530	—	—	—	133	—	—	663
West Tamar (M) Pt A & B	14	—	1,521	4	—	250	158	—	—	1,929
Northern (SD)	51	—	4,650	6	—	346	696	2,853	4,618	10,310
MERSEY-LYELL STATISTICAL DIVISION										
Burnie (C) Pt A & B	2	—	230	—	—	—	31	555	555	816
Central Coast (M) Pt A & B	8	—	536	—	—	—	—	125	125	661
Circular Head (M)	1	—	130	—	—	—	28	—	—	158
Devonport (C)	4	—	405	—	—	—	111	—	—	516
Kentish (M)	4	—	360	—	—	—	—	—	—	360
King Island (M)	—	—	—	—	—	—	—	—	—	—
Latrobe (M) Pt A & B	5	—	535	—	—	—	—	—	—	535
Waratah/Wynyard (M) Pt A & B	4	—	332	—	—	—	34	160	160	526
West Coast (M)	1	—	61	—	—	—	—	126	126	187
Mersey-Lyell (SD)	29	—	2,589	—	—	—	204	966	966	3,758

For footnote, see end of table.

TABLE 7. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, AUGUST 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)	60	—	5,166	12	—	970	1,981	3,088	11,798	19,915
Southern (SD)	18	—	1,326	—	—	—	160	100	100	1,586
Greater Launceston (SSD)	32	—	2,938	6	—	346	578	1,059	2,824	6,686
Central North (SSD)	9	—	811	—	—	—	103	1,560	1,560	2,474
North-Eastern (SSD)	10	—	901	—	—	—	15	234	234	1,150
Northern (SD)	51	—	4,650	6	—	346	696	2,853	4,618	10,310
Burnie-Devonport (SSD)	20	—	1,781	—	—	—	166	510	510	2,457
North-Western Rural (SSD)	8	—	746	—	—	—	38	330	330	1,114
Lyell (SSD)	1	—	61	—	—	—	—	126	126	187
Mersey-Lyell (SD)	29	—	2,589	—	—	—	204	966	966	3,758
Tasmania	158	—	13,732	18	—	1,316	3,040	7,007	17,482	35,569

(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, AUGUST 1996 (\$'000)

Class of building	Greater Hobart	Southern	Northern	Mersey-Lyell	Tasmania
New houses	5,166	1,326	4,650	2,589	13,732
New other residential building	970	—	346	—	1,316
Total new residential building	6,136	1,326	4,996	2,589	15,048
Alterations and additions to residential buildings	1,981	160	696	204	3,040
Hotels etc.	200	100	50	70	420
Shops	1,570	—	—	—	1,570
Factories	700	—	2,119	440	3,259
Offices	551	—	250	—	801
Other business premises	200	—	200	330	730
Educational	4,952	—	1,200	—	6,152
Religious	—	—	—	—	—
Health	80	—	—	—	80
Entertainment and recreational	145	—	—	—	145
Miscellaneous	3,400	—	799	126	4,325
Total non-residential building	11,798	100	4,618	966	17,482
Total building	19,915	1,586	10,310	3,758	35,569

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

(S 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	49.4	181.6	29.5	115.6	209.0	312.9	420.1
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	50.3	74.4	101.3
Dec. qtr.	35.7	36.1	9.8	45.9	7.3	31.1	39.6	81.6	92.8
1996-									
Mar. qtr.	29.3	29.9	15.9	45.9	7.9	33.3	65.6	84.9	119.4
June qtr.	28.5	28.6	16.4	45.0	8.1	26.3	53.4	72.0	106.6
(a) See p	Explanato	ites. Constr	ice estimat	subject to i	ons each qt	as more up	ite informa	n prices an	modity

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

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 new residential building	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
										Total
NUMBER OF DWELLING UNITS										
Greater Hobart	60	12	—	12	—	—	—	—	12	72
Southern	18	—	—	—	—	—	—	—	—	18
Northern	51	6	—	6	—	—	—	—	6	57
Mersey-Lyell	29	—	—	—	—	—	—	—	—	29
Tasmania	158	18	—	18	—	—	—	—	18	176
VALUE (\$'000)										
Greater Hobart	5,166	970	—	970	—	—	—	—	970	6,136
Southern	1,326	—	—	—	—	—	—	—	—	1,326
Northern	4,650	346	—	346	—	—	—	—	346	4,996
Mersey-Lyell	2,589	—	—	—	—	—	—	—	—	2,589
Tasmania	13,732	1,316	—	1,316	—	—	—	—	1,316	15,048

(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

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.

Symbols and Other Usages

— nil or rounded to zero (including null cells)
 r figure or series revised since previous issue
 n.a. not available
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25. Where figures have been rounded, discrepancies may occur between sums of the component items and totals.

DENIS W. ROGERS
 Regional Director

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