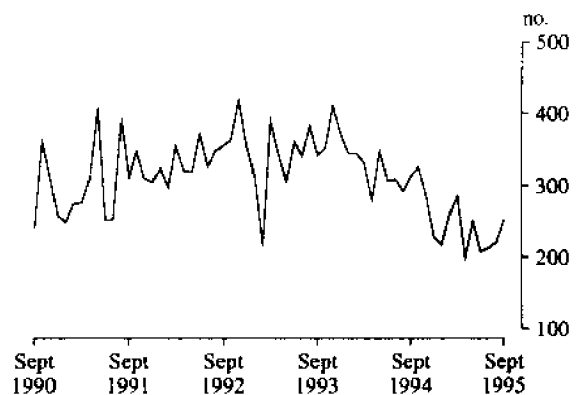


BUILDING APPROVALS, TASMANIA, SEPTEMBER 1995

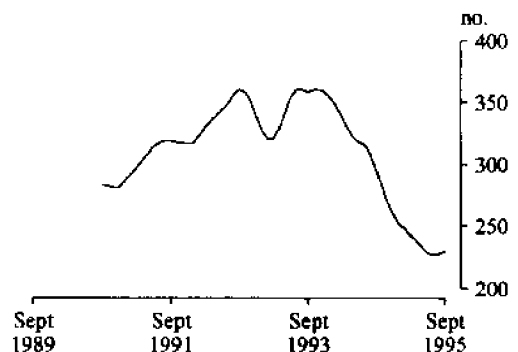
MAIN FEATURES

- There were 252 new dwelling units approved in September 1995, a 14 per cent increase on the 221 approved in August 1995, but a 19 per cent decrease on September 1994 (313).
- For the 12 months ended September 1995 there were 2945 new dwelling units approved, 26 per cent below the 3996 recorded for the 12 months ended September 1994.
- The latest trend estimate available for the number of new dwelling units approved shows two months of slight increase after twenty-one consecutive months of decline.
- The highest number of dwelling units approved in September 1995 was recorded by the Municipality of Meander Valley with 26, followed by the Municipality of Kingborough with 25, the City of Hobart with 24 and the City of Devonport with 21.
- The value of new residential building approvals, at current prices, in September 1995 was \$19.6m, 13 per cent above the August 1995 figure of \$17.3m but 20 per cent below the September 1994 figure of \$24.5m.
- The value of all buildings approved, at current prices, in September 1995 was \$40.8m, seven per cent below the August 1995 figure of \$44.0m but 11 per cent above the September 1994 figure of \$36.7m.

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For inquiries concerning these statistics and other unpublished data, telephone David Verrier on Hobart (002)20 5878.
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			Conv- ersions, 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-September	724	1	725	180	8	188	5	909	9	918	..
1995-96											
July-September	550	9	559	107	20	127	2	659	29	688	..
1994—											
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	243
April	170	—	170	26	3	29	1	197	3	200	239
May	210	1	211	40	—	40	—	250	1	251	234
June	148	—	148	49	11	60	1	198	11	209	229
July	175	1	176	25	12	37	—	200	13	213	227
August	167	—	167	54	—	54	2	223	—	223	228
September	208	8	216	28	8	36	—	236	16	252	230

(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	293,490	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—														
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	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

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

Class of building	1993-94	1994-95	July-September		1995		
			1994-95	1995-96	July	August	September
PRIVATE SECTOR							
New houses	237,881	210,842	57,981	46,479	14,578	13,758	18,143
New other residential buildings	55,619	29,696	9,984	6,034	1,467	3,529	1,038
<i>Total new residential building</i>	<i>293,499</i>	<i>240,537</i>	<i>67,964</i>	<i>52,514</i>	<i>16,045</i>	<i>17,288</i>	<i>19,181</i>
Alterations and additions to residential buildings	39,182	39,379	11,052	7,600	2,164	2,882	2,554
Hotels, etc.	3,869	4,933	1,135	2,272	1,505	586	181
Shops	11,432	29,874	5,584	4,871	795	3,025	1,051
Factories	15,289	11,841	3,539	3,660	765	1,891	1,004
Offices	13,512	14,288	3,490	2,924	292	1,919	713
Other business premises	7,083	14,957	3,687	5,220	2,182	2,232	806
Educational	1,983	11,682	723	1,000	50	950	—
Religious	767	432	250	470	—	470	—
Health	20,025	17,317	3,254	4,611	—	4,550	61
Entertainment and recreational	1,403	9,922	986	400	200	—	200
Miscellaneous	5,888	2,739	960	152	52	100	—
<i>Total non-residential building</i>	<i>81,251</i>	<i>117,984</i>	<i>23,608</i>	<i>25,581</i>	<i>5,841</i>	<i>15,723</i>	<i>4,016</i>
Total	413,933	397,901	102,624	85,694	24,050	35,893	25,750
PUBLIC SECTOR							
New houses	4,190	510	70	413	61	—	352
New other residential buildings	4,273	3,575	515	1,581	1,500	—	81
<i>Total new residential building</i>	<i>8,463</i>	<i>4,085</i>	<i>585</i>	<i>1,993</i>	<i>1,561</i>	—	<i>432</i>
Alterations and additions to residential buildings	340	584	66	82	38	44	—
Hotels, etc.	300	—	—	—	—	—	—
Shops	—	—	—	—	—	—	—
Factories	2,381	95	—	—	—	—	—
Offices	4,668	7,367	282	1,257	579	623	55
Other business premises	3,979	935	75	5,000	1,500	2,500	—
Educational	26,338	12,830	2,395	16,676	144	2,882	13,650
Religious	—	—	—	—	—	—	—
Health	22,763	9,370	348	1,955	—	1,047	909
Entertainment and recreational	1,533	320	130	—	—	—	—
Miscellaneous	2,709	12,666	75	1,431	1,431	—	—
<i>Total non-residential building</i>	<i>64,671</i>	<i>43,582</i>	<i>3,304</i>	<i>26,319</i>	<i>3,654</i>	<i>8,052</i>	<i>14,614</i>
Total	73,474	48,251	3,955	28,394	5,253	8,095	15,046
TOTAL							
New houses	242,071	211,352	58,051	46,892	14,639	13,758	18,495
New other residential buildings	59,892	33,271	10,499	7,615	2,967	3,529	1,118
<i>Total new residential building</i>	<i>301,963</i>	<i>244,623</i>	<i>68,549</i>	<i>54,507</i>	<i>17,606</i>	<i>17,288</i>	<i>19,613</i>
Alterations and additions to residential buildings	39,522	39,963	11,118	7,681	2,202	2,925	2,554
Hotels, etc.	4,169	4,933	1,135	2,272	1,505	586	181
Shops	11,432	29,874	5,584	4,871	795	3,025	1,051
Factories	17,670	11,935	3,539	3,660	765	1,891	1,004
Offices	18,180	21,655	3,772	4,181	871	2,542	768
Other business premises	11,062	15,892	3,762	10,220	3,682	5,732	806
Educational	28,321	24,512	3,118	17,676	194	3,832	13,650
Religious	767	432	250	470	—	470	—
Health	42,788	26,686	3,602	6,566	—	5,597	970
Entertainment and recreational	2,936	10,242	1,116	400	200	—	200
Miscellaneous	8,597	15,405	1,035	1,583	1,483	100	—
<i>Total non-residential building</i>	<i>145,922</i>	<i>161,567</i>	<i>26,912</i>	<i>51,900</i>	<i>9,495</i>	<i>23,775</i>	<i>18,630</i>
Total	487,487	446,152	106,579	114,088	29,303	43,988	40,796

**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.												
1995 July	—	—	1	305	—	—	1	1,200	—	—	2	1,505
August	—	—	—	—	1	586	—	—	—	—	1	586
September	2	181	—	—	—	—	—	—	—	—	2	181
SHOPS												
1995 July	5	375	2	420	—	—	—	—	—	—	7	795
August	17	1,705	2	570	1	750	—	—	—	—	20	3,025
September	6	451	2	600	—	—	—	—	—	—	8	1,051
FACTORIES												
1995 July	4	465	1	300	—	—	—	—	—	—	5	765
August	4	433	2	798	1	660	—	—	—	—	7	1,891
September	1	50	1	454	1	500	—	—	—	—	3	1,004
OFFICES												
1995 July	4	421	1	450	—	—	—	—	—	—	5	871
August	6	423	6	2,119	—	—	—	—	—	—	12	2,542
September	6	458	1	310	—	—	—	—	—	—	7	768
OTHER BUSINESS PREMISES												
1995 July	3	185	—	—	—	—	2	3,497	—	—	5	3,682
August	14	1,462	3	770	1	500	1	3,000	—	—	19	5,732
September	3	306	—	—	1	500	—	—	—	—	4	806
EDUCATIONAL												
1995 July	3	194	—	—	—	—	—	—	—	—	3	194
August	—	—	1	426	2	1,759	1	1,647	—	—	4	3,832
September	2	150	—	—	—	—	—	—	1	13,500	3	13,650
RELIGIOUS												
1995 July	—	—	—	—	—	—	—	—	—	—	—	—
August	—	—	1	470	—	—	—	—	—	—	1	470
September	—	—	—	—	—	—	—	—	—	—	—	—
HEALTH												
1995 July	—	—	—	—	—	—	—	—	—	—	—	—
August	1	150	1	300	—	—	3	5,147	—	—	5	5,597
September	1	61	1	375	1	534	—	—	—	—	3	970
ENTERTAINMENT AND RECREATIONAL												
1995 July	—	—	1	200	—	—	—	—	—	—	1	200
August	—	—	—	—	—	—	—	—	—	—	—	—
September	—	—	1	200	—	—	—	—	—	—	1	200
MISCELLANEOUS												
1995 July	3	321	—	—	—	—	1	1,162	—	—	4	1,483
August	1	100	—	—	—	—	—	—	—	—	1	100
September	—	—	—	—	—	—	—	—	—	—	—	—
TOTAL NON-RESIDENTIAL BUILDING												
1995 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
September	21	1,657	6	1,939	3	1,534	—	—	1	13,500	31	18,630

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:							
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
September	22	144	6	42		2	216

(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:										
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
September	9,617	14,491	2,141	2,431	3,951	18,870	3,904	5,003	19,613	40,796

(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, SEPTEMBER 1995

Statistical region sectors and statistical local areas (a)	New residential buildings (b)						Non-residential building			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)		Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
GREATER HOBART-SOUTHERN STATISTICAL DIVISIONS										
Brighton (M)	11	—	828	—	—	—	30	—	—	858
Central Highlands (M)	1	—	40	—	—	—	—	—	—	40
Clarence (C)	14	—	1,583	—	—	—	318	800	800	2,701
Glamorgan/Spring Bay (M)	6	—	254	—	—	—	121	—	—	375
Glenorchy (C)	13	1	1,287	2	—	120	150	851	851	2,408
Hobart (C) — Inner & Remainder	24	—	2,257	—	—	—	573	640	1,604	4,433
Huon Valley (M)	9	—	594	—	—	—	10	51	51	655
Kingborough (M) Pt A & B	25	—	2,504	—	—	—	493	—	—	2,997
New Norfolk (M) Pt A & B	7	—	736	—	—	—	89	—	—	824
Sorell (M) Pt A & B	14	—	979	2	—	90	57	—	—	1,126
Southern Midlands (M)	5	—	471	—	—	—	20	—	—	491
Tasman (M)	1	—	15	—	—	—	—	—	—	15
Greater Hobart-Southern (SDs)	130	1	11,548	4	—	210	1,860	2,342	3,305	16,923
NORTHERN STATISTICAL DIVISION										
Break O'Day (M)	6	—	410	—	—	—	30	—	—	440
Dorset (M)	4	—	340	—	—	—	22	—	—	362
Flinders (M)	1	—	40	—	—	—	—	—	—	40
George Town (M) Pt A & B	1	—	80	—	—	—	13	58	58	151
Launceston (C) Inner, Pt B & Pt C	7	—	650	1	—	39	78	766	14,416	15,183
Meander Valley (M) Pt A & B	11	—	1,137	15	—	459	62	—	—	1,658
Northern Midlands (M) Pt A & B	1	—	65	4	—	160	70	—	—	295
West Tamar (M) Pt A & B	7	—	572	—	—	—	170	—	—	742
Northern (SD)	38	—	3,293	20	—	658	445	824	14,474	18,870
MERSEY-LYELL STATISTICAL DIVISION										
Burnie (C) Pt A & B	4	—	375	—	—	—	46	454	454	875
Central Coast (M) Pt A & B	8	—	711	—	—	—	10	110	110	831
Circular Head (M)	3	—	275	—	—	—	30	80	80	385
Devonport (C)	6	7	772	—	8	81	60	76	76	988
Kentish (M)	6	—	444	4	—	170	27	—	—	641
King Island (M)	1	—	115	—	—	—	21	—	—	136
Latrobe (M) Pt A & B	5	—	490	—	—	—	45	—	—	535
Waratah/Wynyard (M) Pt A & B	3	—	275	—	—	—	10	—	—	285
West Coast (M)	4	—	197	—	—	—	—	130	130	327
Mersey-Lyell (SD)	40	7	3,653	4	8	251	249	850	850	5,003

For footnote, see end of table.

TABLE 7. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, SEPTEMBER 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)				
STATISTICAL DIVISIONS AND SUBDIVISIONS										
Greater Hobart (SD)	98	1	9,407	4	—	210	1,620	2,291	3,254	14,491
Southern (SD)	32	—	2,141	—	—	—	240	51	51	2,431
Greater Launceston (SSD)	25	—	2,203	20	—	658	330	566	14,216	17,407
Central North (SSD)	2	—	300	—	—	—	63	258	258	621
North-Eastern (SSD)	11	—	790	—	—	—	52	—	—	842
Northern (SD)	38	—	3,293	20	—	658	445	824	14,474	18,870
Burnie-Devonport (SSD)	23	7	2,428	—	8	81	171	640	640	3,320
North-Western Rural (SSD)	13	—	1,029	4	—	170	78	80	80	1,356
Lyell (SSD)	4	—	197	—	—	—	—	130	130	327
Mersey-Lyell (SD)	40	7	3,653	4	8	251	249	850	850	5,003
Tasmania	208	8	18,495	28	8	1,118	2,554	4,016	18,630	40,796

(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, SEPTEMBER 1995 (\$'000)

Class of building	Greater Hobart	Southern	Northern	Mersey-Lyell	Tasmania
New houses	9,407	2,141	3,293	3,653	18,495
New other residential building	210	—	658	251	1,118
Total new residential building	9,617	2,141	3,951	3,904	19,613
Alterations and additions to residential buildings	1,620	240	445	249	2,554
Hotels etc.	—	51	—	130	181
Shops	1,051	—	—	—	1,051
Factories	500	—	50	454	1,004
Offices	175	—	513	80	768
Other business premises	620	—	—	186	806
Educational	—	—	13,650	—	13,650
Religious	—	—	—	—	—
Health	909	—	61	—	970
Entertainment and recreational	—	—	200	—	200
Miscellaneous	—	—	—	—	—
Total non-residential building	3,254	51	14,474	850	18,630
Total building	14,491	2,431	18,870	5,003	40,796

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
1994—									
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
1995—									
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
SEPTEMBER 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	99	4	—	4	—	—	—	—	4	103
Southern	32	—	—	—	—	—	—	—	—	32
Northern	38	20	—	20	—	—	—	—	20	58
Mersey-Lyell	47	12	—	12	—	—	—	—	12	59
Tasmania	216	36	—	36	—	—	—	—	36	252
VALUE (\$'000)										
Greater Hobart	9,407	210	—	210	—	—	—	—	210	9,617
Southern	2,141	—	—	—	—	—	—	—	—	2,141
Northern	3,293	658	—	658	—	—	—	—	658	3,951
Mersey-Lyell	3,653	251	—	251	—	—	—	—	251	3,904
Tasmania	18,495	1,118	—	1,118	—	—	—	—	1,118	19,613

(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 stores;
- 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.

All publications produced by the ABS are listed in the annual *Catalogue of Publications* (1101.0) which is available from any ABS Office.

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Symbols and Other Usages

-	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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