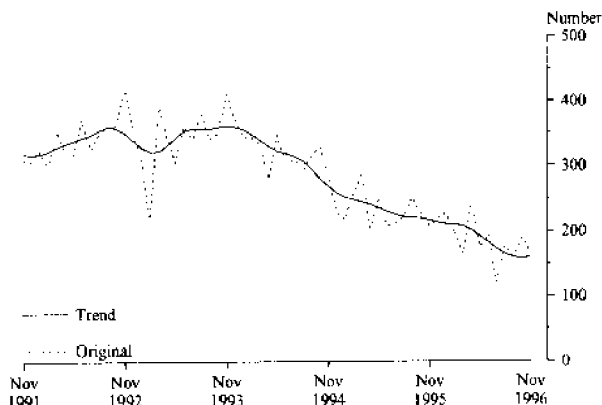


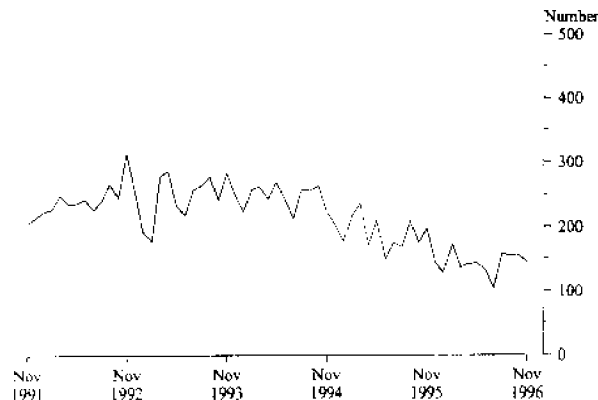
BUILDING APPROVALS, TASMANIA, NOVEMBER 1996

MAIN FEATURES

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES



Residential building

- While the trend for the total number of dwelling units approved in November has shown the first increase (2.5%) since December 1993, care should be taken as it is subject to revision. The fall in the trend over the last twelve months is 29%.
- In original terms the total number of dwelling units approved was 168 of which 145 were private sector houses.
- There were 17 new private sector houses approved in the City of Clarence, followed by the Municipality of Kingborough (15) the City of Launceston (14) and the Municipality of Meander Valley (12).

- The value of new residential building approved was \$13.4 million.

Non-residential building

- The value of non residential building approved in November was \$7.3 million of which \$6.4 million was private sector work.

NOTE: In TABLE 3. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP figures for New other residential buildings and Alterations and additions to residential buildings for October 1996 have been revised.

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Jeff Bulger on Adelaide (08) 8237 7590 or any ABS State Office.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-November	921	11	932	149	36	185	4	1,074	47	1,121	..
1996-97											
July-November	715	7	722	64	26	90	4	783	33	816	..
1995 -											
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	182
July	104	4	108	13	—	13	—	117	4	121	173
August	158	—	158	18	—	18	1	177	—	177	165
September	154	2	156	4	—	4	—	158	2	160	160
October	154	—	154	11	22	33	3	168	22	190	157
November	145	1	146	18	4	22	—	163	5	168	161

(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—														
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	109	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
September	12,960	154	13,114	135	—	135	13,095	154	13,249	1,857	9,549	10,306	24,501	25,412
October	14,089	—	14,089	691	2,533	3,225	14,780	2,533	17,314	3,530	9,585	10,647	27,814	31,491
November	12,015	67	12,082	915	354	1,269	12,930	421	13,351	3,347	6,375	7,262	22,616	23,960

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

Class of building	1994-95	1995-96	July-November		1996		
			1995-96	1996-97	September	October	November
PRIVATE SECTOR							
New houses	210,842	163,633	79,030	61,231	12,960	14,089	12,015
New other residential buildings	29,696	37,698	8,212	3,748	135	691	915
<i>Total new residential building</i>	<i>240,537</i>	<i>201,330</i>	<i>87,242</i>	<i>64,980</i>	<i>13,095</i>	<i>14,780</i>	<i>12,930</i>
Alterations and additions to residential buildings	39,379	34,935	14,108	13,928	1,857	3,449	3,312
Hotels, etc.	4,933	13,965	2,272	3,611	930	711	150
Shops	29,874	29,289	14,070	6,908	1,615	577	1,677
Factories	11,841	19,168	6,278	26,116	1,295	1,315	1,340
Offices	14,288	10,794	4,190	5,118	2,580	582	1,293
Other business premises	14,957	16,756	6,770	6,154	1,816	1,950	425
Educational	11,682	7,768	2,560	770	360	230	—
Religious	432	1,820	690	250	—	250	—
Health	17,317	12,203	6,761	4,225	850	2,370	475
Entertainment and recreational	9,922	2,141	640	2,845	50	1,600	955
Miscellaneous	2,739	5,944	233	752	53	—	60
<i>Total non-residential building</i>	<i>117,984</i>	<i>119,849</i>	<i>44,465</i>	<i>56,749</i>	<i>9,549</i>	<i>9,585</i>	<i>6,375</i>
Total	397,901	356,114	145,814	135,657	24,501	27,814	22,616
PUBLIC SECTOR							
New houses	510	1,649	619	621	154	—	67
New other residential buildings	3,575	14,465	3,294	2,887	—	2,533	354
<i>Total new residential building</i>	<i>4,085</i>	<i>16,114</i>	<i>3,912</i>	<i>3,508</i>	<i>154</i>	<i>2,533</i>	<i>421</i>
Alterations and additions to residential buildings	584	1,954	100	128	—	81	35
Hotels, etc.	—	414	—	200	—	—	200
Shops	—	3,375	—	595	—	65	530
Factories	95	600	—	—	—	—	—
Offices	7,367	6,599	1,887	9,915	371	648	—
Other business premises	935	6,340	5,400	57	—	57	—
Educational	12,830	25,165	18,236	10,577	—	—	—
Religious	—	—	—	—	—	—	—
Health	9,370	30,383	7,273	—	—	—	—
Entertainment and recreational	320	12,798	—	241	136	—	105
Miscellaneous	12,666	11,229	1,991	5,550	250	292	53
<i>Total non-residential building</i>	<i>43,582</i>	<i>96,903</i>	<i>34,788</i>	<i>27,135</i>	<i>757</i>	<i>1,062</i>	<i>888</i>
Total	48,251	114,972	38,800	30,771	911	3,676	1,343
TOTAL							
New houses	211,352	165,282	79,649	61,852	13,114	14,089	12,082
New other residential buildings	33,271	52,163	11,505	6,635	135	3,225	1,269
<i>Total new residential building</i>	<i>244,623</i>	<i>217,445</i>	<i>91,154</i>	<i>68,488</i>	<i>13,249</i>	<i>17,314</i>	<i>13,351</i>
Alterations and additions to residential buildings	39,963	36,890	14,207	14,055	1,857	3,530	3,347
Hotels, etc.	4,933	14,379	2,272	3,811	930	711	350
Shops	29,874	32,664	14,070	7,503	1,615	642	2,207
Factories	11,935	19,768	6,278	26,116	1,295	1,315	1,340
Offices	21,655	17,393	6,077	15,033	2,951	1,230	1,293
Other business premises	15,892	23,096	12,170	6,211	1,816	2,007	425
Educational	24,512	32,933	20,796	11,347	360	230	—
Religious	432	1,820	690	250	—	250	—
Health	26,686	42,586	14,034	4,225	850	2,370	475
Entertainment and recreational	10,242	14,939	640	3,086	186	1,600	1,060
Miscellaneous	15,405	17,173	2,224	6,302	303	292	113
<i>Total non-residential building</i>	<i>161,567</i>	<i>216,752</i>	<i>79,253</i>	<i>83,884</i>	<i>10,306</i>	<i>10,647</i>	<i>7,262</i>
Total	446,152	471,086	184,614	166,427	25,412	31,491	23,960

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 September	2	280	—	—	1	650	—	—	—	—	3	930
October	2	291	2	420	—	—	—	—	—	—	4	711
November	2	150	1	200	—	—	—	—	—	—	3	350
SHOPS												
1996 September	4	340	3	650	1	625	—	—	—	—	8	1,615
October	8	642	—	—	—	—	—	—	—	—	8	642
November	7	707	3	970	1	530	—	—	—	—	11	2,207
FACTORIES												
1996 September	6	500	2	795	—	—	—	—	—	—	8	1,295
October	6	664	—	—	1	651	—	—	—	—	7	1,315
November	3	240	—	—	—	—	1	1,100	—	—	4	1,340
OFFICES												
1996 September	4	341	2	660	—	—	1	1,950	—	—	7	2,951
October	7	680	2	550	—	—	—	—	—	—	9	1,230
November	6	629	2	664	—	—	—	—	—	—	8	1,293
OTHER BUSINESS PREMISES												
1996 September	2	245	—	—	—	—	1	1,571	—	—	3	1,816
October	5	407	2	700	1	900	—	—	—	—	8	2,007
November	5	425	—	—	—	—	—	—	—	—	5	425
EDUCATIONAL												
1996 September	1	110	1	250	—	—	—	—	—	—	2	360
October	—	—	1	230	—	—	—	—	—	—	1	230
November	—	—	—	—	—	—	—	—	—	—	—	—
RELIGIOUS												
1996 September	—	—	—	—	—	—	—	—	—	—	—	—
October	—	—	1	250	—	—	—	—	—	—	1	250
November	—	—	—	—	—	—	—	—	—	—	—	—
HEALTH												
1996 September	—	—	—	—	1	850	—	—	—	—	1	850
October	1	70	—	—	—	—	1	2,300	—	—	2	2,370
November	—	—	1	475	—	—	—	—	—	—	1	475
ENTERTAINMENT AND RECREATIONAL												
1996 September	2	186	—	—	—	—	—	—	—	—	2	186
October	—	—	—	—	—	—	1	1,600	—	—	1	1,600
November	4	360	—	—	1	700	—	—	—	—	5	1,060
MISCELLANEOUS												
1996 September	3	303	—	—	—	—	—	—	—	—	3	303
October	1	84	1	208	—	—	—	—	—	—	2	292
November	2	113	—	—	—	—	—	—	—	—	2	113
TOTAL NON-RESIDENTIAL BUILDING												
1996 September	24	2,305	8	2,355	3	2,125	2	3,521	—	—	37	10,306
October	30	2,838	9	2,358	2	1,551	2	3,900	—	—	43	10,647
November	29	2,623	7	2,309	2	1,230	1	1,100	—	—	39	7,262

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:						
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	16	88	8	31	15	158
September	11	105	2	30	8	156
October	12	94	3	24	21	154
November	32	53	12	18	31	146

(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:										
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
September	5,729	9,076	950	1,502	3,603	8,211	2,967	6,622	13,249	25,412
October	6,413	14,793	938	1,533	3,342	7,607	4,901	7,558	15,594	31,491
November	5,890	8,533	913	1,668	3,901	7,494	2,647	6,265	13,351	23,960

(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, NOVEMBER 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)	8	—	543	—	—	—	32	—	—	575
Central Highlands (M)	3	—	112	—	—	—	15	—	—	127
Clarence (C)	17	—	1,526	2	—	110	319	440	440	2,395
Derwent Valley Pt A & B	—	—	—	3	—	160	—	—	—	160
Glamorgan/Spring Bay (M)	—	—	—	—	—	—	20	—	—	20
Glenorchy (C)	6	1	687	2	—	90	42	400	400	1,219
Hobart (C) -- Inner & Remainder	10	—	1,125	—	—	—	499	444	549	2,173
Huon Valley (M)	3	—	129	—	—	—	31	—	—	160
Kingborough (M) Pt A & B	15	—	1,406	—	—	—	221	60	60	1,687
Sorell (M) Pt A & B	5	—	390	—	—	—	88	253	253	731
Southern Midlands (M)	2	—	125	—	—	—	20	80	80	225
Tasman (M)	8	—	401	—	—	—	—	330	330	731
Greater Hobart-Southern (SDs)	77	1	6,443	7	—	360	1,286	2,007	2,112	10,201
NORTHERN STATISTICAL DIVISION										
Break O'Day (M)	3	—	162	—	—	—	60	—	—	222
Dorset (M)	1	—	133	—	—	—	199	—	—	331
Flinders (M)	—	—	—	—	—	—	—	—	—	—
George Town (M) Pt A & B	—	—	—	—	—	—	—	355	355	355
Launceston (C) Inner, Pt B & Pt C	14	—	1,033	6	—	390	554	1,238	1,238	3,215
Meander Valley (M) Pt A & B	12	—	952	—	—	—	45	610	610	1,607
Northern Midlands (M) Pt A & B	5	—	431	2	—	75	68	—	253	826
West Tamar (M) Pt A & B	7	—	725	—	—	—	212	—	—	937
Northern (SD)	42	—	3,436	8	—	465	1,138	2,203	2,455	7,494
MERSEY-LYELL STATISTICAL DIVISION										
Burnie (C) Pt A & B	2	—	390	—	—	—	92	—	—	282
Central Coast (M) Pt A & B	7	—	791	—	—	—	181	475	1,005	1,977
Circular Head (M)	5	—	334	—	—	—	43	85	85	462
Devonport (C)	4	—	332	—	4	354	163	1,350	1,350	2,199
Kentish (M)	—	—	—	3	—	90	—	—	—	90
King Island (M)	1	—	75	—	—	—	25	120	120	220
Latrobe (M) Pt A & B	5	—	376	—	—	—	117	60	60	553
Waratah/Wynyard (M) Pt A & B	2	—	105	—	—	—	293	75	75	473
West Coast (M)	—	—	—	—	—	—	10	—	—	10
Mersey-Lyell (SD)	26	—	2,203	3	4	444	923	2,165	2,695	6,265

For footnote, see end of table.

TABLE 7. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NOVEMBER 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)	57	1	5,530	7	—	360	1,153	1,384	1,489	8,533
Southern (SD)	20	—	913	—	—	—	132	623	623	1,668
Greater Launceston (SSD)	29	—	2,411	6	—	390	834	2,045	2,045	5,680
Central North (SSD)	9	—	730	2	—	75	45	158	410	1,260
North-Eastern (SSD)	4	—	295	—	—	—	259	—	—	554
Northern (SD)	42	—	3,436	8	—	465	1,138	2,203	2,455	7,494
Burnie-Devonport (SSD)	18	—	1,689	—	4	354	677	1,960	2,490	5,210
North-Western Rural (SSD)	8	—	514	3	—	90	236	205	205	1,045
Lyell (SSD)	—	—	—	—	—	—	10	—	—	10
Mersey-Lyell (SD)	26	—	2,203	3	4	444	923	2,165	2,695	6,265
Tasmania	145	1	12,082	18	4	1,269	3,347	6,375	7,262	23,960

(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, NOVEMBER 1996 (\$'000)

Class of building	Greater Hobart	Southern	Northern	Mersey-Lyell	Tasmania
New houses	5,530	913	3,436	2,203	12,082
New other residential building	360	—	465	444	1,269
Total new residential building	5,890	913	3,901	2,647	13,351
Alterations and additions to residential buildings	1,153	132	1,138	923	3,347
Hotels etc.	—	150	200	—	350
Shops	940	153	334	780	2,207
Factories	—	60	130	1,150	1,340
Offices	384	260	649	—	1,293
Other business premises	—	—	210	215	425
Educational	—	—	—	—	—
Religious	—	—	—	—	—
Health	—	—	—	475	475
Entertainment and recreational	105	—	880	75	1,060
Miscellaneous	60	—	53	—	113
Total non-residential building	1,489	623	2,455	2,695	7,262
Total building	8,533	1,668	7,494	6,265	23,960

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

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1993-94	200.5	204.0	58.9	262.9	33.3	80.6	144.9	370.8	441.0
1994-95	172.7	173.1	32.1	205.2	32.7	115.6	158.3	351.7	396.3
1995-96	130.8	132.2	49.6	181.7	29.5	115.9	209.5	313.4	420.8
1995—									
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	31.2	39.6	81.7	92.8
1996—									
Mar. qtr.	29.3	29.9	16.0	45.9	7.9	33.4	65.8	85.1	119.6
June qtr.	28.5	28.6	16.5	45.1	8.1	26.5	53.8	72.2	107.1
Sept. qtr.	28.1	28.5	2.0	30.5	5.8	39.2	63.5	75.7	99.7

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

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	Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			
NUMBER OF DWELLING UNITS										
Greater Hobart	58	7	—	7	—	—	—	—	7	65
Southern	20	—	—	—	—	—	—	—	—	20
Northern	42	8	—	8	—	—	—	—	8	50
Mersey-Lyell	26	7	—	7	—	—	—	—	7	33
Tasmania	146	22	—	22	—	—	—	—	22	168
VALUE (\$'000)										
Greater Hobart	5,530	360	—	360	—	—	—	—	360	5,890
Southern	913	—	—	—	—	—	—	—	—	913
Northern	3,436	465	—	465	—	—	—	—	465	3,901
Mersey-Lyell	2,203	444	—	444	—	—	—	—	444	2,647
Tasmania	12,082	1,269	—	1,269	—	—	—	—	1,269	13,351

(a) Excludes Conversions, etc.

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

2. For purposes of comparison, it should be noted that statistics of building approvals are affected from month to month by large projects (e.g. blocks of flats, multi-storey office buildings) approved in particular months and also by the administrative arrangements of government authorities.

Scope and Coverage

3. Statistics of building work approved are compiled from:

- (a) permits issued by local authorities in areas subject to building control by those authorities;
- (b) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities;
- (c) major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites).

4. The statistics relate to building activity which includes construction of new buildings, and alterations and additions to existing buildings. Construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks etc.) is excluded from this publication, but can be found in the ABS publication *Engineering Construction Survey* (8762.0).

5. In relation to work carried out on existing buildings, the statistics include details of non-structural renovation and refurbishment work and the installation of integral building fixtures for which building approval was obtained.

6. From July 1990, the statistics cover:

- (a) all approved new residential building jobs valued at \$10,000 or more (previously \$5,000 or more)
- (b) approved alterations and additions to residential buildings valued at \$10,000 or more
- (c) all approved non-residential building jobs valued at \$50,000 or more (previously \$30,000 or more).

These changes in coverage do not have a statistically significant effect on broad building approvals aggregate data. However, care should be taken in interpreting data for specific classes of non-residential building.

Definitions

7. A *building* is defined as a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design, to satisfy its intended use, is the provision for regular access by persons.

8. A *dwelling unit* is defined as a self-contained suite of rooms, including cooking and bathing facilities and intended for long term residential use. Units (whether self-contained or not) within buildings offering institutional care such as hospitals or temporary accommodation, such as motels, hostels and holiday apartments are not defined as dwelling units. The value of units of this type is included in the appropriate category of non-residential buildings' approved.

9. A *residential building* is defined as a building predominantly consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.

(a) A *house* is defined as a detached building predominantly used for long term residential purposes and consisting of only one dwelling unit. Thus detached granny flats and detached dwelling units such as caretaker's residences associated with non-residential buildings are defined as houses for the purpose of these statistics.

(b) An *other residential building* is defined as a building which is predominantly used for long term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes townhouses, duplexes, apartment buildings etc.).

10. From the January 1995 issue of this publication, the number of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building is shown separately in Table 1 under the heading of 'Conversions, etc.', and is included in the total number of dwelling units shown in these tables. Previously, such dwellings were only included as a footnote.

11. In addition, from the January 1995 issue, the trend estimates for the number of dwelling units approved, shown in Table 1, include these conversions, etc. Previously, only dwelling units approved as part of the construction of new residential buildings were included in these estimates.

12. The value of new residential building approved continues to exclude the value of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building. Approved building work represented by these conversions, etc. jobs continues to be included in the value of alterations and additions to residential buildings or in the value of non-residential building as appropriate.

13. Value data are derived by aggregation of the estimated value (when completed) of building work (excluding value of land and landscaping but including site preparation) as reported on approval documents. For 'houses', these estimates are usually a reliable indicator of the completed value of the building. However, for 'other residential buildings' and 'non-residential buildings' these estimates can differ significantly from the completed value of the building.

Building Classification

14. *Ownership of a building* is classified as either Public Sector or Private Sector according to the sector of the intended owner of the completed building as evident at the time of approval. Residential buildings being constructed by private sector builders under government housing authority schemes whereby the authority has contracted, or intends to contract, to purchase the buildings on or before completion, are classified as public sector.

15. *Functional classification of buildings:* a building is classified according to its intended major function. Hence a building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to Offices, a detached cafeteria building to Shops, while factory buildings

would be classified to Factories. An exception to this rule is the treatment of group accommodation buildings e.g. a student accommodation building on a university campus would be classified to Educational.

Estimates at Constant Prices

16. Estimates of the quarterly value of building approvals at average 1989-90 prices are presented in Table 9. (Note: monthly value data at constant prices are not available.)

17. Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The deflators used to revalue the current price estimates are derived from the same price data underlying the deflators compiled for the dwelling and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

18. Estimates at constant prices are subject to a number of approximations and assumptions. Further information on the nature and concepts of constant price estimates is contained in Chapter 4 of *Australian National Accounts: Concepts, Sources and Methods* (5216.0).

Trend Estimates

19. Table 1 shows the trend estimates for total dwellings. These are obtained by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted time series. For further information, see *A Guide to Interpreting Time Series - Monitoring 'Trends': an Overview* (1348.0).

20. While the smoothing technique described in paragraph 19 enables trend estimates to be produced for the latest few months, it does result in revisions to the trend estimates as new data become available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

Australian Standard Geographical Classification (ASGC)

21. Area statistics are now being classified to the *Australian Standard Geographical Classification, 1996 Edition* (1216.0), effective from 1 July 1996, and ASGC terminology has been adopted in the presentation of building statistics. Further details are:

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

Unpublished Data and Related Publications

22. The ABS can also make available certain building approvals data which are not published. Where it is not practicable to provide the required information by telephone, data can be provided in the following forms: microfiche, photocopy, computer printout and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

23. Other ABS publications which may be of interest include:

Building Approvals, Australia (8731.0) - issued monthly
Dwelling Unit Commencements Reported by Approving Authorities, Tasmania (8741.6) - issued monthly
Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0) - issued monthly
Building Activity, Tasmania (8752.6) - issued quarterly

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

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— nil or rounded to zero (including null cells)
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25. Where figures have been rounded, discrepancies may occur between sums of the component items and totals.

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