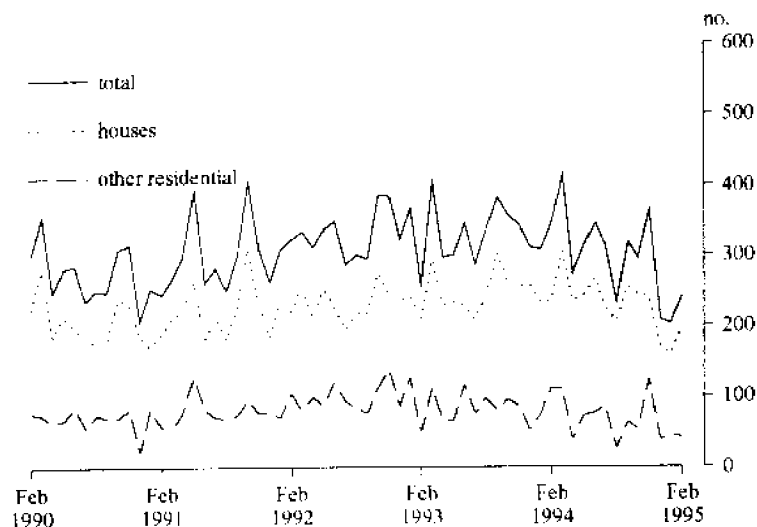


**DWELLING UNIT COMMENCEMENTS REPORTED BY
APPROVING AUTHORITIES, TASMANIA, FEBRUARY 1995**

MAIN FEATURES

- There were 240 new dwelling units commenced in February 1995, an 18 per cent increase on the 203 new dwelling units commenced in January 1995, but a 31 per cent decrease on the February 1994 figure of 346.
- For the twelve months ended February 1995 there were 3525 new dwelling units commenced, a 12 per cent decrease on the 4023 recorded for the twelve months ended February 1994.
- The Greater Hobart Statistical Division recorded 43 per cent of the new dwelling units commenced in February 1995, followed by the Northern Statistical Division with 26 per cent; the Mersey-Lyell Statistical Division recorded 27 per cent while the Southern Statistical Division made up the balance with 10 per cent.
- The City of Clarence recorded 29 new dwelling unit commencements in February 1995, followed by the City of Glenorchy and the Municipality of Sorell each with 19 and the Municipality of Meander Valley with 18.

NEW DWELLING COMMENCEMENTS



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PHONE INQUIRIES

- *about these statistics and the availability of other unpublished data*, telephone Eddie Oakford on Hobart (002) 20 5878.
- *for other general inquiries including copies of publications*, telephone the Information Officer on Hobart (002) 20 5800.

OTHER INQUIRIES

- *for counter inquiries*, 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 NEW HOUSES COMMENCED BY MATERIAL OF OUTER WALLS AND OWNERSHIP, TASMANIA

<i>Period</i>	<i>Double brick</i>	<i>Brick veneer</i>	<i>Fibre cement</i>	<i>Timber</i>	<i>Other and not stated</i>	<i>Total</i>
PRIVATE SECTOR						
1991-92	238	1 773	67	498	78	2 654
1992-93	277	1 905	103	447	65	2 797
1993-94	306	2 073	103	440	79	3 001
1993:						
December	15	163	7	46	16	247
1994:						
January	15	160	4	35	4	218
February	23	163	3	39	6	234
March	18	208	17	46	8	297
April	22	164	9	32	8	235
May	28	172	10	24	6	240
June	22	187	14	31	9	263
July	15	168	9	25	9	226
August	14	156	5	26	5	206
September	21	188	11	32	3	255
October	11	181	10	35	5	242
November	11	181	10	34	3	239
December	6	116	6	36	6	170
1995:						
January	5	128	4	19	1	157
February	13	133	5	38	9	198
PUBLIC SECTOR						
1991-92	-	93	-	2	-	95
1992-93	-	28	-	-	-	28
1993-94	-	47	-	1	-	48
1993:						
December	-	12	-	-	-	12
1994:						
January	-	15	-	-	-	15
February	-	1	-	-	-	1
March	-	7	-	1	-	8
April	-	-	-	-	-	-
May	-	2	-	-	-	2
June	-	5	-	-	-	5
July	-	-	-	-	-	-
August	-	-	-	-	-	-
September	-	-	-	-	-	-
October	-	1	-	-	-	1
November	-	1	-	-	-	1
December	-	-	-	-	-	-
1995:						
January	-	1	-	1	-	2
February	-	-	-	-	-	-
TOTAL						
1991-92	238	1 866	67	500	78	2 749
1992-93	277	1 933	103	447	65	2 825
1993-94	306	2 120	103	441	79	3 049
1993:						
December	15	175	7	46	16	259
1994:						
January	15	175	4	35	4	233
February	23	164	3	39	6	235
March	18	215	17	47	8	305
April	22	164	9	32	8	235
May	28	174	10	24	6	242
June	22	192	14	31	9	268
July	15	168	9	25	9	226
August	14	156	5	26	5	206
September	21	188	11	32	3	255
October	11	182	10	35	5	243
November	11	182	10	34	3	240
December	6	116	6	36	6	170
1995:						
January	5	129	4	20	1	159
February	13	133	5	38	9	198

TABLE 2. NUMBER OF NEW HOUSES COMMENCED IN STATISTICAL DIVISIONS BY MATERIAL OF OUTER WALLS AND OWNERSHIP
FEBRUARY 1995

<i>Statistical division/ subdivision</i>	<i>Double brick</i>	<i>Brick veneer</i>	<i>Fibre cement</i>	<i>Timber</i>	<i>Other and not stated</i>	<i>Total</i>
PRIVATE SECTOR						
<i>Greater Hobart</i>	11	59	-	15	2	87
<i>Southern</i>	-	11	2	8	4	25
<i>Greater Launceston</i>	-	23	-	6	-	29
<i>Central North</i>	1	1	-	2	-	4
<i>North-Eastern</i>	-	6	-	3	-	9
<i>Northern</i>	1	30	-	11	-	42
<i>Burnie-Devonport</i>	1	24	-	3	1	29
<i>North-Western Rural</i>	-	8	2	1	2	13
<i>Lyell</i>	-	1	1	-	-	2
<i>Mersey-Lyell</i>	1	33	3	4	3	44
<i>Tasmania</i>	13	133	5	38	9	198
PUBLIC SECTOR						
<i>Greater Hobart</i>	-	-	-	-	-	-
<i>Southern</i>	-	-	-	-	-	-
<i>Greater Launceston</i>	-	-	-	-	-	-
<i>Central North</i>	-	-	-	-	-	-
<i>North-Eastern</i>	-	-	-	-	-	-
<i>Northern</i>	-	-	-	-	-	-
<i>Burnie-Devonport</i>	-	-	-	-	-	-
<i>North-Western Rural</i>	-	-	-	-	-	-
<i>Lyell</i>	-	-	-	-	-	-
<i>Mersey-Lyell</i>	-	-	-	-	-	-
<i>Tasmania</i>	-	-	-	-	-	-
TOTAL						
<i>Greater Hobart</i>	11	59	-	15	2	87
<i>Southern</i>	-	11	2	8	4	25
<i>Greater Launceston</i>	-	23	-	6	-	29
<i>Central North</i>	1	1	-	2	-	4
<i>North-Eastern</i>	-	6	-	3	-	9
<i>Northern</i>	1	30	-	11	-	42
<i>Burnie-Devonport</i>	1	24	-	3	1	29
<i>North-Western Rural</i>	-	8	2	1	2	13
<i>Lyell</i>	-	1	1	-	-	2
<i>Mersey-Lyell</i>	1	33	3	4	3	44
<i>Tasmania</i>	13	133	5	38	9	198

TABLE 3. NUMBER AND VALUE OF NEW DWELLING UNITS COMMENCED BY TYPE OF RESIDENTIAL BUILDING IN STATISTICAL LOCAL AREAS, FEBRUARY 1995

Statistical region sectors and statistical local areas (a)		Private sector			Total (b)		
		Houses	Total dwelling units	Value of dwelling units	Houses	Total dwelling units	Value of dwelling units
		Number	Number	(\$'000)	Number	Number	(\$'000)
Brighton	(M)	13	13	895	13	13	895
Central Highlands	(M)	1	1	25	1	1	25
Clarence	(C)	25	29	3 070	25	29	3 070
Glamorgan/Spring Bay	(M)	2	2	108	2	2	108
Glenorchy	(C)	9	19	1 359	9	19	1 359
Hobart	(C)	17	17	1 791	17	17	1 791
Huon Valley	(M)	8	8	621	8	8	621
Kingborough	(M)	13	13	1 190	13	13	1 190
New Norfolk	(M)	5	5	395	5	5	395
Sorell	(M)	17	19	1 055	17	19	1 055
Southern Midlands	(M)	2	2	98	2	2	98
Tasman	(M)	-	-	-	-	-	-
<i>Greater Hobart-Southern</i>		112	128	10 607	112	128	1 607
Break O'Day	(M)	4	6	367	4	6	367
Dorset	(M)	5	5	325	5	5	325
Flinders	(M)	-	-	-	-	-	-
George Town	(M)	2	2	153	2	2	153
Launceston	(C)	5	8	571	5	8	571
Meander Valley	(M)	6	18	769	6	18	769
Northern Midlands	(M)	3	3	218	3	3	218
West Tamar	(M)	17	19	1 689	17	19	1 689
<i>Northern</i>		42	61	4 092	42	61	4 092
Burnie	(C)	4	4	434	4	4	434
Central Coast	(M)	11	13	1 235	11	13	1 235
Circular Head	(M)	5	5	227	5	5	227
Devonport	(C)	4	9	615	4	9	615
Kentish	(M)	3	3	178	3	3	178
King Island	(M)	-	-	-	-	-	-
Latrobe	(M)	6	6	434	6	6	434
Waratah/Wynyard	(M)	9	9	905	9	9	905
West Coast	(M)	2	2	65	2	2	65
<i>Mersey-Lyell</i>		44	51	4 093	44	51	4 093
Tasmania		198	240	18 792	198	240	18 792
<i>Statistical Division and Statistical Subdivision</i>							
<i>Greater Hobart</i>		87	103	8 961	87	103	8 961
<i>Southern</i>		25	25	1 646	25	25	1 646
Greater Launceston		29	46	3 158	29	46	3 158
Central North		4	4	242	4	4	242
North-Eastern		9	11	692	9	11	692
<i>Northern</i>		42	61	4 092	42	61	4 092
Burnie-Devonport		29	36	3 249	29	36	3 249
North-Western Rural		13	13	779	13	13	779
Lyell		2	2	65	2	2	65
<i>Mersey-Lyell</i>		44	51	4 093	44	51	4 093
Tasmania		198	240	18 792	198	240	18 792

(a) In this table, statistics are presented in terms of statistical local areas aggregated to their equivalent local government areas.
(b) Private sector plus public sector.

TABLE 4. NUMBER OF NEW DWELLING UNITS COMMENCED BY OWNERSHIP AND TYPE OF RESIDENTIAL BUILDING, TASMANIA

Period	Private sector			Public sector			Total		
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
	Number	Number of dwelling units	Number of dwelling units	Number	Number of dwelling units	Number of dwelling units	Number	Number of dwelling units	Number of dwelling units
1991-92	2 654	950	3 604	95	74	169	2 749	1 024	3 773
1992-93	2 797	1 027	3 824	28	102	130	2 825	1 129	3 954
1993-94	3 001	923	3 924	48	50	98	3 049	973	4 022
1993:									
December	247	52	299	12	-	12	259	52	311
1994:									
January	218	56	274	15	19	34	233	75	308
February	234	90	324	1	21	22	235	111	346
March	297	102	399	8	8	16	305	110	415
April	235	39	274	-	-	-	235	39	274
May	240	71	311	2	2	4	242	73	315
June	263	77	340	5	-	5	268	77	345
July	226	83	309	-	4	4	226	87	313
August	206	27	233	-	-	-	206	27	233
September	255	52	307	-	11	11	255	63	318
October	242	49	291	1	4	5	243	53	296
November	239	121	360	1	3	4	240	124	364
December	170	39	209	-	-	-	170	39	209
1995:									
January	157	44	201	2	-	2	159	44	203
February	198	42	240	-	-	-	198	42	240

EXPLANATORY NOTES

Introduction

1. This publication contains monthly details of the number of new dwelling units reported by approving authorities as having commenced in each local government area.

Scope and Coverage

2. The statistics were compiled from monthly reports, provided by local and other government authorities, of commencements of new houses and other new residential buildings for which:

(a) building permits were issued by local government authorities in areas subject to building control by those authorities; or

(b) contracts were let, or day labour work was authorised, by Commonwealth, State, semi-government and local government authorities.

Major residential building commencements in areas not subject to the normal administrative approval processes (e.g., buildings on remote mine sites) are included also.

3. The number of dwelling units created by alterations and additions to existing buildings, and through the construction of new non-residential buildings (i.e., buildings other than dwellings) is not included.

Definitions

4. 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.

5. A *residential building* is defined as a building predominantly consisting of one or more dwelling units. Dwellings can be either houses or other residential buildings as follows:

(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 caretakers' 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., townhouses, duplexes and apartment buildings).

6. **Commencements:** For the purposes of this statistical series, a residential building is regarded as being commenced on the date when:

(a) the building work is first inspected by a local government, or other government authority building inspector or surveyor, whether the work is passed or not (in general, the first inspection is undertaken at the foundations or footings stage of construction); or

(b) the building work is determined as commenced by a building inspector or surveyor.

7. **Ownership:** The 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.

Comparability of Statistics

8. Because of the difference in data sources, collection methodologies, and timing of notification of commencements, care should be exercised in comparing quarterly data derived from monthly dwelling unit commencements statistics with the quarterly dwelling unit commencements statistics from the Building Activity Survey, published in *Building Activity, Tasmania* (8752.6).

Australian Standard Geographical Classification

9. 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

10. The ABS can also make available certain dwelling unit commencement 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.

11. Users may also wish to refer to the following priced building and construction publications which are available:

Building Approvals, Tasmania (8731.6) monthly.
Building Activity, Tasmania (8752.6), quarterly.
Building Approvals, Australia (8731.0), monthly.
Building Activity Australia: Dwelling Unit Commencements, Preliminary (8750.0), quarterly.
Building Activity, Australia (8752.0), quarterly.
Engineering Construction Survey, Australia (8762.0), quarterly.
Construction Industry Survey - Private Sector Construction Establishments, Details of Operations, Tasmania, 1984-85 (8772.6).

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

Symbols and Other Usages

(M) Municipality
 (C) City
 (-) Nil or rounded to zero.





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