

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

MAIN FEATURES

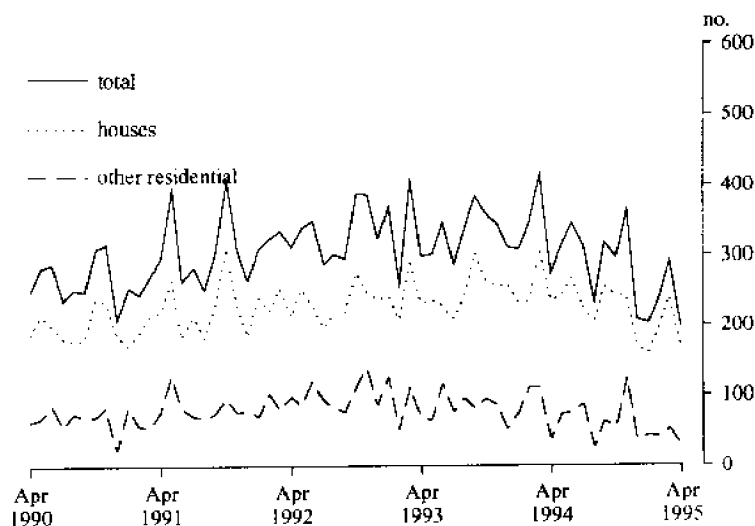
● There were 197 new dwelling units commenced in April 1995, a 33 per cent decrease on the 292 new dwelling units commenced in March 1995, and a 28 per cent decrease on the April 1994 figure of 274.

● For the twelve months ended April 1995 there were 3325 new dwelling units commenced, a 17 per cent decrease on the 4008 recorded for the twelve months ended April 1994.

● The Greater Hobart Statistical Division recorded 36 per cent of the new dwelling units commenced in April 1995, followed by the Northern Statistical Division with 30 per cent; the Mersey-Lyell Statistical Division recorded 22 per cent while the Southern Statistical Division made up the balance with 12 per cent.

● The City of Hobart recorded 17 new dwelling unit commencements in April 1995, followed by the City of Launceston with 16, the Municipality of West Tamar with 15 and the City of Clarence and the municipalities of Kingborough and Sorell each with 13.

NEW DWELLING COMMENCEMENTS



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PHONE INQUIRIES

● *about these statistics and the availability of other unpublished data*, telephone David Verrier on Hobart (002) 20 5878.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
1994:						
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
March	6	167	5	54	8	240
April	13	111	6	35	3	168
PUBLIC SECTOR						
1991-92	-	93	-	2	-	95
1992-93	-	28	-	-	-	28
1993-94	-	47	-	1	-	48
1994:						
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	-	-	-	-	-	-
March	-	-	-	-	-	-
April	-	-	-	-	-	-
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
1994:						
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
March	6	167	5	54	8	240
April	13	111	6	35	3	168

TABLE 2. NUMBER OF NEW HOUSES COMMENCED IN STATISTICAL DIVISIONS BY MATERIAL OF OUTER WALLS AND OWNERSHIP
APRIL 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>	7	40	1	14	1	63
<i>Southern</i>	-	11	2	7	1	21
Greater Launceston	1	23	-	6	-	30
Central North	-	3	-	-	-	3
North-Eastern	2	4	2	4	-	12
<i>Northern</i>	3	30	2	10	-	45
Burnie-Devonport	2	22	-	-	-	24
North-Western Rural	1	8	1	4	1	15
Lyell	-	-	-	-	-	-
<i>Mersey-Lyell</i>	3	30	1	4	1	39
<i>Tasmania</i>	13	111	6	35	3	168
PUBLIC SECTOR						
<i>Greater Hobart</i>	-	-	-	-	-	-
<i>Southern</i>	-	-	-	-	-	-
Greater Launceston	-	-	-	-	-	-
Central North	-	-	-	-	-	-
North-Eastern	-	-	-	-	-	-
<i>Northern</i>	-	-	-	-	-	-
Burnie-Devonport	-	-	-	-	-	-
North-Western Rural	-	-	-	-	-	-
Lyell	-	-	-	-	-	-
<i>Mersey-Lyell</i>	-	-	-	-	-	-
<i>Tasmania</i>	-	-	-	-	-	-
TOTAL						
<i>Greater Hobart</i>	7	40	1	14	1	63
<i>Southern</i>	-	11	2	7	1	21
Greater Launceston	1	23	-	6	-	30
Central North	-	3	-	-	-	3
North-Eastern	2	4	2	4	-	12
<i>Northern</i>	3	30	2	10	-	45
Burnie-Devonport	2	22	-	-	-	24
North-Western Rural	1	8	1	4	1	15
Lyell	-	-	-	-	-	-
<i>Mersey-Lyell</i>	3	30	1	4	1	39
<i>Tasmania</i>	13	111	6	35	3	168

TABLE 3. NUMBER AND VALUE OF NEW DWELLING UNITS COMMENCED BY TYPE OF RESIDENTIAL BUILDING IN STATISTICAL LOCAL AREAS, APRIL 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)	7	7	612	7	7	612
Central Highlands	(M)	1	1	23	1	1	23
Clarence	(C)	13	13	1 392	13	13	1 392
Glamorgan/Spring Bay	(M)	1	3	130	1	3	130
Glenorchy	(C)	7	9	653	7	9	653
Hobart	(C)	17	17	1 210	17	17	1 210
Huon Valley	(M)	9	9	643	9	9	643
Kingborough	(M)	11	13	1 276	11	13	1 276
New Norfolk	(M)	1	1	70	1	1	70
Sorell	(M)	9	13	625	9	13	625
Southern Midlands	(M)	3	3	244	3	3	244
Tasman	(M)	5	5	196	5	5	196
<i>Greater Hobart-Southern</i>		84	94	7 074	84	94	7 074
Break O'Day	(M)	3	3	115	3	3	115
Dorset	(M)	7	7	457	7	7	457
Flinders	(M)	2	2	120	2	2	120
George Town	(M)	2	2	284	2	2	284
Launceston	(C)	9	16	1 242	9	16	1 242
Meander Valley	(M)	9	9	771	9	9	771
Northern Midlands	(M)	4	4	226	4	6	374
West Tamar	(M)	9	15	1 198	9	15	1 198
<i>Northern</i>		45	58	4 413	45	60	4 561
Burnie	(C)	5	5	522	5	5	522
Central Coast	(M)	10	10	753	10	10	753
Circular Head	(M)	8	8	387	8	8	387
Devonport	(C)	6	6	579	6	6	579
Kentish	(M)	3	3	125	3	3	125
King Island	(M)	-	-	-	-	-	-
Latrobe	(M)	5	5	447	5	5	447
Waratah/Wynyard	(M)	2	2	94	2	2	94
West Coast	(M)	-	-	-	-	4	348
<i>Mersey-Lyell</i>		39	39	2 907	39	43	3 255
Tasmania		168	191	14 394	168	197	14 890
<i>Statistical Division and Statistical Subdivision</i>							
<i>Greater Hobart</i>		63	71	5 718	63	71	5 718
<i>Southern</i>		21	23	1 356	21	23	1 356
Greater Launceston		30	43	3 486	30	45	3 634
Central North		3	3	235	3	3	235
North-Eastern		12	12	692	12	12	692
<i>Northern</i>		45	58	4 413	45	60	4 561
Burnie-Devonport		24	24	2 112	24	24	2 112
North-Western Rural		15	15	795	15	15	795
Lyell		-	-	-	-	4	348
<i>Mersey-Lyell</i>		39	39	2 907	39	43	3 255
Tasmania		168	191	14 394	168	197	14 890

(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
1994:									
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
March	240	42	282	-	10	10	240	52	292
April	168	23	191	-	6	6	168	29	197

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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