



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

MAIN FEATURES

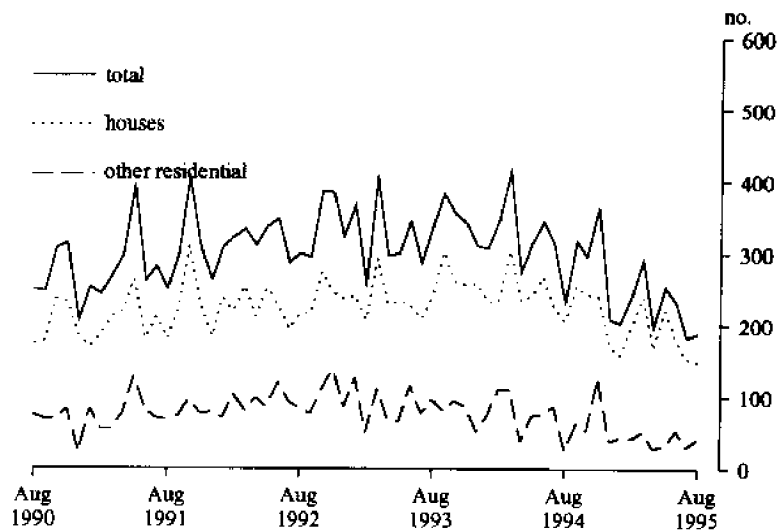
● There were 189 new dwelling units commenced in August 1995, a three per cent increase on the 183 new dwelling units commenced in July 1995, but a 19 per cent decrease on the August 1994 figure of 233.

● For the twelve months ended August 1995 there were 2976 new dwelling units commenced, a 25 per cent decrease on the 3944 recorded for the twelve months ended August 1994.

● The Greater Hobart Statistical Division recorded 47 per cent of the new dwelling units commenced in August 1995, followed by the Mersey-Lyell Statistical Division with 22 per cent, the Northern Statistical Division with 20 per cent while the Southern Statistical Division made up the balance with 11 per cent.

● The City of Hobart recorded 24 new dwelling unit commencements in August 1995, followed by the Municipality of Sorell with 22, the City of Clarence with 19 and the Municipality of Central Coast with 17.

NEW DWELLING COMMENCEMENTS



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Acting Deputy Commonwealth Statistician

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● *about these statistics and the availability of other unpublished data*, telephone David Verrier on Hobart (002) 20 5878.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						
1992-93	277	1 905	103	447	65	2 797
1993-94	306	2 073	103	440	79	3 001
1994-95	132	1 813	93	401	62	2 501
1994:						
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	134	5	38	9	199
March	6	167	5	54	8	240
April	13	111	6	35	3	168
May	14	156	11	36	4	221
June	3	127	11	31	6	178
July	5	106	2	37	2	152
August	3	108	6	29	1	147
PUBLIC SECTOR						
1992-93	-	28	-	-	-	28
1993-94	-	47	-	1	-	48
1994-95	-	3	-	1	-	4
1994:						
June	-	5	-	-	-	5
July	-	-	-	-	-	-
August	-	-	-	-	-	-
September	-	-	-	-	-	-
October	-	1	-	-	-	1
November	-	1	-	-	-	1
December	-	-	-	-	-	-
1995:						
January	-	1	-	1	-	2
February	-	-	-	-	-	-
March	-	-	-	-	-	-
April	-	-	-	-	-	-
May	-	-	-	-	-	-
June	-	-	-	-	-	-
July	-	1	-	-	-	1
August	-	1	-	-	-	1
TOTAL						
1992-93	277	1 933	103	447	65	2 825
1993-94	306	2 120	103	441	79	3 049
1994-95	132	1 816	93	402	62	2 505
1994:						
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	134	5	38	9	199
March	6	167	5	54	8	240
April	13	111	6	35	3	168
May	14	156	11	36	4	221
June	3	127	11	31	6	178
July	5	107	2	37	2	153
August	3	109	6	29	1	148

TABLE 2. NUMBER OF NEW HOUSES COMMENCED IN STATISTICAL DIVISIONS BY MATERIAL OF OUTER WALLS AND OWNERSHIP
AUGUST 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>	1	45	-	14	-	60
<i>Southern</i>	-	10	1	9	-	20
Greater Launceston	1	19	-	1	-	21
Central North	-	4	-	1	-	5
North-Eastern	1	4	4	1	-	10
<i>Northern</i>	2	27	4	3	-	36
Burnie-Devonport	-	20	-	1	-	21
North-Western Rural	-	6	1	2	1	10
Lyell	-	-	-	-	-	-
<i>Mersey-Lyell</i>	-	26	1	3	1	31
Tasmania	3	108	6	29	1	147
PUBLIC SECTOR						
<i>Greater Hobart</i>	-	1	-	-	-	1
<i>Southern</i>	-	-	-	-	-	-
Greater Launceston	-	-	-	-	-	-
Central North	-	-	-	-	-	-
North-Eastern	-	-	-	-	-	-
<i>Northern</i>	-	-	-	-	-	-
Burnie-Devonport	-	-	-	-	-	-
North-Western Rural	-	-	-	-	-	-
Lyell	-	-	-	-	-	-
<i>Mersey-Lyell</i>	-	-	-	-	-	-
Tasmania	-	1	-	-	-	1
TOTAL						
<i>Greater Hobart</i>	1	46	-	14	-	61
<i>Southern</i>	-	10	1	9	-	20
Greater Launceston	1	19	-	1	-	21
Central North	-	4	-	1	-	5
North-Eastern	1	4	4	1	-	10
<i>Northern</i>	2	27	4	3	-	36
Burnie-Devonport	-	20	-	1	-	21
North-Western Rural	-	6	1	2	1	10
Lyell	-	-	-	-	-	-
<i>Mersey-Lyell</i>	-	26	1	3	1	31
Tasmania	3	109	6	29	1	148

TABLE 3. NUMBER AND VALUE OF NEW DWELLING UNITS COMMENCED BY TYPE OF RESIDENTIAL BUILDING IN STATISTICAL LOCAL AREAS, AUGUST 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)	1	1	60	2	2	121
Central Highlands	(M)	-	-	-	-	-	-
Clarence	(C)	15	19	1 955	15	19	1 955
Glamorgan/Spring Bay	(M)	4	6	200	4	6	200
Glenorchy	(C)	11	12	1 119	11	12	1 119
Hobart	(C)	15	24	2 655	15	24	2 665
Huon Valley	(M)	9	9	676	9	9	676
Kingborough	(M)	11	13	1 247	11	13	1 247
New Norfolk	(M)	1	1	49	1	1	49
Sorell	(M)	11	22	1 367	11	22	1 367
Southern Midlands	(M)	-	-	-	-	-	-
Tasman	(M)	2	2	127	2	2	127
<i>Greater Hobart-Southern</i>		<i>80</i>	<i>109</i>	<i>9 454</i>	<i>81</i>	<i>110</i>	<i>9 515</i>
Break O'Day	(M)	4	4	230	4	4	230
Dorset	(M)	2	2	85	2	2	85
Flinders	(M)	4	4	343	4	4	343
George Town	(M)	3	3	204	3	3	204
Launceston	(C)	7	7	600	7	7	600
Meander Valley	(M)	5	5	301	5	5	301
Northern Midlands	(M)	4	6	422	4	6	422
West Tamar	(M)	7	7	628	7	7	628
<i>Northern</i>		<i>36</i>	<i>38</i>	<i>2 813</i>	<i>36</i>	<i>38</i>	<i>2 813</i>
Burnie	(C)	2	4	295	2	4	295
Central Coast	(M)	12	17	1 042	12	17	1 042
Circular Head	(M)	-	-	-	-	-	-
Devonport	(C)	7	8	831	7	8	831
Kentish	(M)	1	1	100	1	1	100
King Island	(M)	-	-	-	-	-	-
Launceston	(M)	6	8	570	6	8	570
Waratah/Wynyard	(M)	3	3	380	3	3	380
West Coast	(M)	-	-	-	-	-	-
<i>Mersey-Lyell</i>		<i>31</i>	<i>41</i>	<i>3 219</i>	<i>31</i>	<i>41</i>	<i>3 219</i>
Tasmania		147	188	15 486	148	189	15 547
<i>Statistical Division and Statistical Subdivision</i>							
<i>Greater Hobart</i>		<i>60</i>	<i>87</i>	<i>7 999</i>	<i>61</i>	<i>88</i>	<i>8 060</i>
<i>Southern</i>		<i>20</i>	<i>22</i>	<i>1 455</i>	<i>20</i>	<i>22</i>	<i>1 455</i>
Greater Launceston		21	23	1 895	21	23	1 895
Central North		5	5	260	5	5	260
North-Eastern		10	10	658	10	10	658
<i>Northern</i>		<i>36</i>	<i>38</i>	<i>2 813</i>	<i>36</i>	<i>38</i>	<i>2 813</i>
Burnie-Devonport		21	31	2 286	21	31	2 286
North-Western Rural		10	10	932	10	10	932
Lyell		-	-	-	-	-	-
<i>Mersey-Lyell</i>		<i>31</i>	<i>41</i>	<i>3 219</i>	<i>31</i>	<i>41</i>	<i>3 219</i>
Tasmania		147	188	15 486	148	189	15 547

(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
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
1994-95	2 501	605	3 106	4	40	44	2 505	645	3 150
1994:									
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	199	42	241	-	-	-	199	42	241
March	240	42	282	-	10	10	240	52	292
April	168	23	191	-	6	6	168	29	197
May	221	30	251	-	2	2	221	32	253
June	178	53	231	-	-	-	178	53	231
July	152	16	168	1	14	15	153	30	183
August	147	41	188	1	-	1	148	41	189

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.

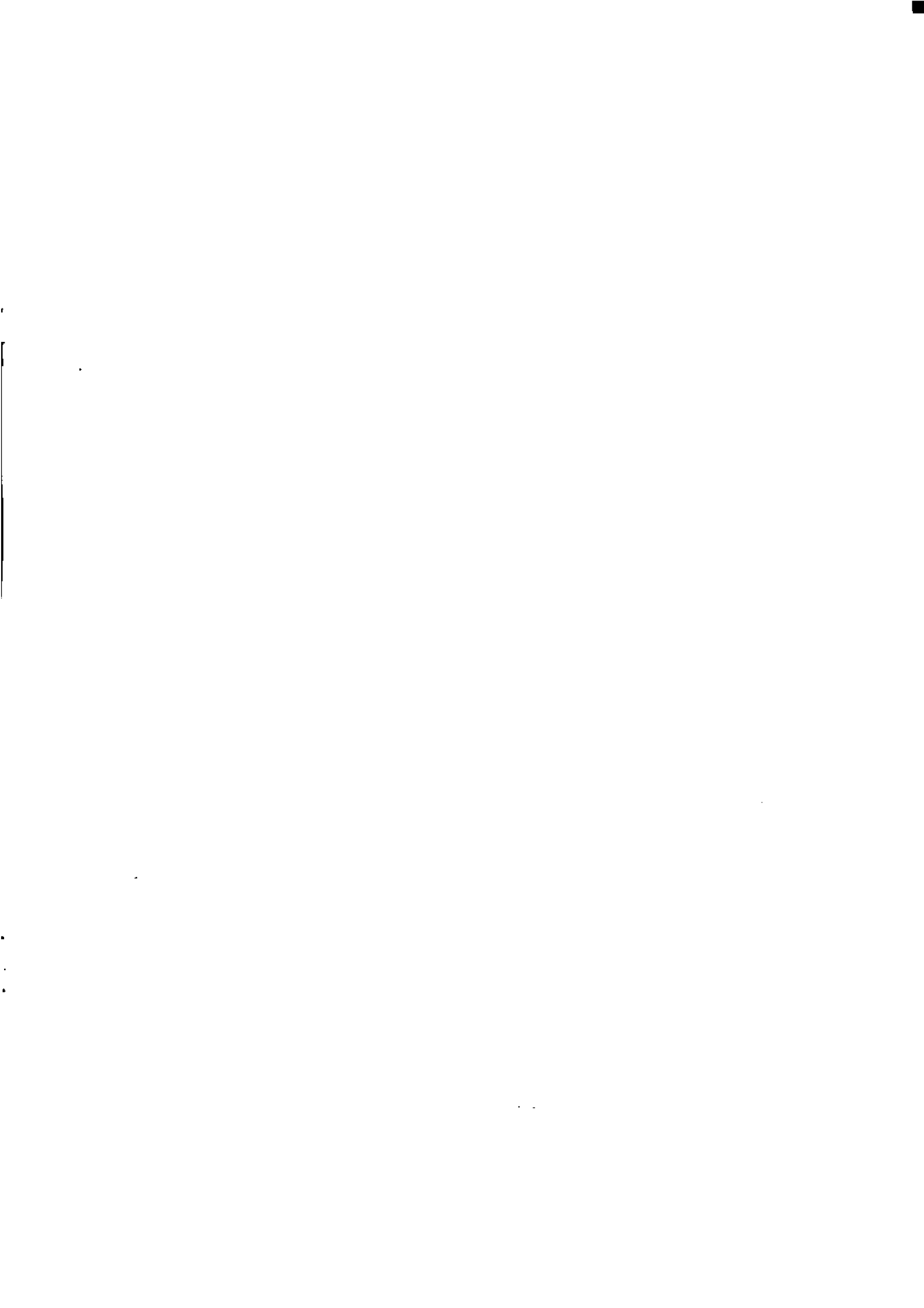
11. Users may also wish to refer to the following priced building and construction publications which are available:

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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