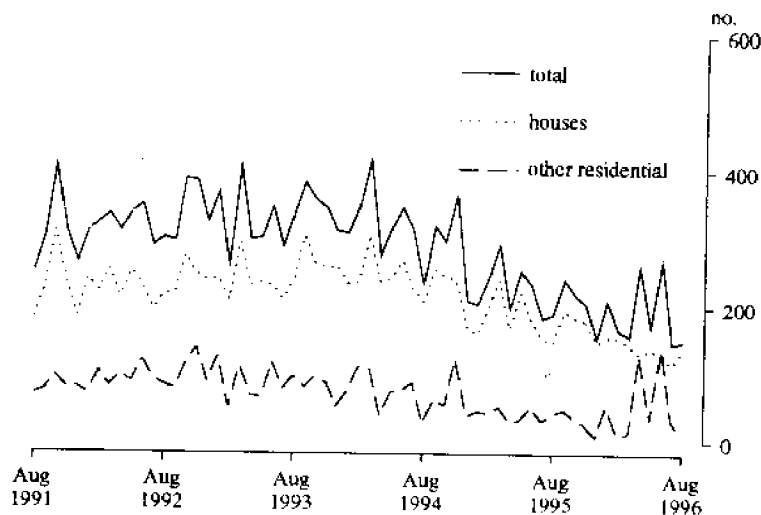


**DWELLING UNIT COMMENCEMENTS REPORTED BY  
APPROVING AUTHORITIES, TASMANIA, AUGUST 1996**

**MAIN FEATURES**

- There were 151 new dwelling units commenced in August 1996, a 3 per cent increase on the 146 new dwelling units commenced in July 1996, and a 20 per cent decrease on the August 1995 figure of 189.
- For the 12 months ended August 1996 there were 2352 new dwelling units commenced, a 21 per cent decrease on the 2976 recorded for the 12 months ended August 1995.
- The Greater Hobart Statistical Division recorded 42 per cent of the new dwelling units commenced in August 1996, followed by the Northern Statistical Division with 25 per cent and the Southern and Mersey-Lyell statistical divisions each with 17 per cent.
- The City of Glenorchy recorded 19 new dwelling unit commencements in August 1996, followed by the Municipality of Kingborough with 16 and the municipalities of Brighton, Northern Midlands and Sorell each with 10.

**NEW DWELLING COMMENCEMENTS**



**Denis W. Rogers**  
Regional Director, Tasmania

**PHONE INQUIRIES**

- about these statistics and the availability of other unpublished data, telephone David Verrier on Hobart (03) 6220 5878.
- for other general inquiries including copies of publications, telephone the Information Officer on Hobart (03) 6220 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>
<b>PRIVATE SECTOR</b>						
1993-94	306	2 073	103	440	79	3 001
1994-95	132	1 813	93	401	62	2 501
1995-96	224	1 145	79	311	80	1 839
1995:						
June	3	127	11	31	6	178
July	5	106	2	37	2	152
August	3	108	6	29	1	147
September	8	133	11	34	1	187
October	18	128	9	24	4	183
November	17	116	7	33	5	178
December	13	100	4	22	7	146
1996:						
January	18	103	7	18	9	155
February	13	97	11	21	12	154
March	25	77	6	20	14	142
April	24	71	7	23	6	131
May	36	66	4	27	6	139
June	43	40	5	23	13	124
July	37	46	3	19	10	115
August	25	65	13	25	12	140
<b>PUBLIC SECTOR</b>						
1993-94	-	47	-	1	-	48
1994-95	-	3	-	1	-	4
1995-96	-	15	-	-	6	21
1995:						
June	-	-	-	-	-	-
July	-	1	-	-	-	1
August	-	1	-	-	-	1
September	-	7	-	-	-	7
October	-	1	-	-	-	1
November	-	1	-	-	-	1
December	-	1	-	-	-	1
1996:						
January	-	1	-	-	-	1
February	-	1	-	-	-	1
March	-	1	-	-	-	1
April	-	-	-	-	-	-
May	-	-	-	-	-	-
June	-	-	-	-	6	6
July	-	-	-	-	-	-
August	-	1	-	-	-	1
<b>TOTAL</b>						
1993-94	306	2 120	103	441	79	3 049
1994-95	132	1 816	93	402	62	2 505
1995-96	224	1 160	79	311	86	1 860
1995:						
June	3	127	11	31	6	178
July	5	107	2	37	2	153
August	3	109	6	29	1	148
September	8	140	11	34	1	194
October	18	129	9	24	4	184
November	17	117	7	33	5	179
December	13	101	4	22	7	147
1996:						
January	18	104	7	18	9	156
February	13	98	11	21	12	155
March	25	78	6	20	14	143
April	24	71	7	23	6	131
May	36	66	4	27	6	139
June	43	40	5	23	19	130
July	37	46	3	19	10	115
August	25	66	13	25	12	141

TABLE 2. NUMBER OF NEW HOUSES COMMENCED IN STATISTICAL DIVISIONS BY MATERIAL OF OUTER WALLS AND OWNERSHIP  
AUGUST 1996

<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>
<b>PRIVATE SECTOR</b>						
<i>Greater Hobart</i>	12	33	2	8	4	59
<i>Southern</i>	6	7	3	5	1	22
<i>Greater Launceston</i>	3	13	2	3	2	23
<i>Central North</i>	-	3	1	1	1	6
<i>North-Eastern</i>	3	1	1	2	-	7
<i>Northern</i>	6	17	4	6	3	36
<i>Burnie-Devonport</i>	1	6	1	2	1	11
<i>North-Western Rural</i>	-	2	3	4	2	11
<i>Lyell</i>	-	-	-	-	1	1
<i>Mersey-Lyell</i>	1	8	4	6	4	23
<b><i>Tasmania</i></b>	<b>25</b>	<b>65</b>	<b>13</b>	<b>25</b>	<b>12</b>	<b>140</b>
<b>PUBLIC SECTOR</b>						
<i>Greater Hobart</i>	-	-	-	-	-	-
<i>Southern</i>	-	-	-	-	-	-
<i>Greater Launceston</i>	-	1	-	-	-	1
<i>Central North</i>	-	-	-	-	-	-
<i>North-Eastern</i>	-	-	-	-	-	-
<i>Northern</i>	-	1	-	-	-	1
<i>Burnie-Devonport</i>	-	-	-	-	-	-
<i>North-Western Rural</i>	-	-	-	-	-	-
<i>Lyell</i>	-	-	-	-	-	-
<i>Mersey-Lyell</i>	-	-	-	-	-	-
<b><i>Tasmania</i></b>	<b>-</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1</b>
<b>TOTAL</b>						
<i>Greater Hobart</i>	12	33	2	8	4	59
<i>Southern</i>	6	7	3	5	1	22
<i>Greater Launceston</i>	3	14	2	3	2	24
<i>Central North</i>	-	3	1	1	1	6
<i>North-Eastern</i>	3	1	1	2	-	7
<i>Northern</i>	6	18	4	6	3	37
<i>Burnie-Devonport</i>	1	6	1	2	1	11
<i>North-Western Rural</i>	-	2	3	4	2	11
<i>Lyell</i>	-	-	-	-	1	1
<i>Mersey-Lyell</i>	1	8	4	6	4	23
<b><i>Tasmania</i></b>	<b>25</b>	<b>66</b>	<b>13</b>	<b>25</b>	<b>12</b>	<b>141</b>

TABLE 3. NUMBER AND VALUE OF NEW DWELLING UNITS COMMENCED BY TYPE OF RESIDENTIAL BUILDING IN STATISTICAL LOCAL AREAS, AUGUST 1996

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)	10	10	812	10	10	812
Central Highlands	(M)	2	2	116	2	2	116
Clarence	(C)	5	5	628	5	5	628
Derwent Valley	(M)	4	4	377	4	4	377
Glamorgan/Spring Bay	(M)	1	1	150	1	1	150
Glenorchy	(C)	14	19	1 413	14	19	1 413
Hobart	(C)	7	7	616	7	7	616
Huon Valley	(M)	5	5	316	5	5	316
Kingborough	(M)	16	16	1 530	16	16	1 530
Sorell	(M)	10	10	850	10	10	850
Southern Midlands	(M)	4	4	316	4	4	316
Tasman	(M)	3	6	128	3	6	128
<i>Greater Hobart-Southern</i>		<i>81</i>	<i>89</i>	<i>2 252</i>	<i>81</i>	<i>89</i>	<i>2 252</i>
Break O'Day	(M)	3	3	318	3	3	318
Dorset	(M)	3	3	163	3	3	163
Flinders	(M)	1	1	110	1	1	110
George Town	(M)	1	1	60	1	1	60
Launceston	(C)	7	7	675	8	8	765
Meander Valley	(M)	4	4	314	4	4	314
Northern Midlands	(M)	10	10	559	10	10	559
West Tamar	(M)	7	7	518	7	7	518
<i>Northern</i>		<i>36</i>	<i>36</i>	<i>2 717</i>	<i>37</i>	<i>37</i>	<i>2 807</i>
Burnie	(C)	2	2	155	2	2	155
Central Coast	(M)	4	4	365	4	4	365
Circular Head	(M)	6	6	378	6	6	378
Devonport	(C)	4	6	655	4	6	655
Kentish	(M)	1	1	40	1	1	40
King Island	(M)	-	-	-	-	-	-
Latrobe	(M)	3	3	294	3	3	294
Waratah/Wynyard	(M)	2	2	152	2	2	152
West Coast	(M)	1	1	61	1	1	61
<i>Mersey-Lyell</i>		<i>23</i>	<i>25</i>	<i>2 100</i>	<i>23</i>	<i>25</i>	<i>2 100</i>
<b>Tasmania</b>		<b>140</b>	<b>150</b>	<b>12 068</b>	<b>141</b>	<b>151</b>	<b>12 158</b>
<i>Statistical Division and Statistical Subdivision</i>							
<i>Greater Hobart</i>		<i>59</i>	<i>64</i>	<i>5 568</i>	<i>59</i>	<i>64</i>	<i>5 568</i>
<i>Southern</i>		<i>22</i>	<i>25</i>	<i>1 684</i>	<i>22</i>	<i>25</i>	<i>1 684</i>
Greater Launceston		23	23	1 850	24	24	1 940
Central North		6	6	275	6	6	275
North-Eastern		7	7	591	7	7	591
<i>Northern</i>		<i>36</i>	<i>36</i>	<i>2 717</i>	<i>37</i>	<i>37</i>	<i>2 807</i>
Burnie-Devonport		11	13	1 300	11	13	1 300
North-Western Rural		11	11	739	11	11	739
Lyell		1	1	61	1	1	61
<i>Mersey-Lyell</i>		<i>23</i>	<i>25</i>	<i>2 100</i>	<i>23</i>	<i>25</i>	<i>2 100</i>
<b>Tasmania</b>		<b>140</b>	<b>150</b>	<b>12 068</b>	<b>141</b>	<b>151</b>	<b>12 158</b>

(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
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
1995-96	1 839	401	2 240	21	167	188	1 860	568	2 428
1995:									
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
September	187	27	214	7	20	27	194	47	241
October	183	35	218	1	-	1	184	35	219
November	178	26	204	1	-	1	179	26	205
December	146	7	153	1	-	1	147	7	154
1996:									
January	155	20	175	1	34	35	156	54	210
February	154	5	159	1	6	7	155	11	166
March	142	12	154	1	2	3	143	14	157
April	131	130	261	-	-	-	131	130	261
May	139	32	171	-	-	-	139	32	171
June	124	50	174	6	91	97	130	141	271
July	115	31	146	-	-	-	115	31	146
August	140	10	150	1	-	1	141	10	151

## 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.

