

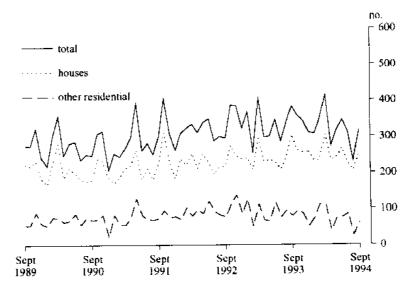
EMBARGOED UNTIL 11.30 A.M. 7 DECEMBER 1994

DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES, TASMANIA, SEPTEMBER 1994

MAIN FEATURES

- There were 318 new dwelling units commenced in September 1994, a 37 per cent increase on the 233 new dwelling units commenced in August 1994, but a 17 per cent decrease on the September 1993 figure of 383.
- For the twelve months ended September 1994 there were 3879 new dwelling units commenced, a five per cent decrease on the 4078 recorded for the twelve months ended September 1993.
- The Greater Hobart Statistical Division recorded 38 per cent of the new dwelling units commenced in September 1994, followed by the Northern Statistical Division with 35 per cent; the Mersey-Lyell Statistical Division recorded 16 per cent while the Southern Statistical Division made up the balance with 11 per cent.
- The City of Launceston recorded 41 new dwelling unit commencements in September 1994, followed by the City of Clarence with 31, and the cities of Hobart and Glenorchy and the Municipality of West Tamar each with 23.

NEW DWELLING COMMENCEMENTS



WILLIAM P.McREYNOLDS Deputy Commonwealth Statistician and Statistician of the State of Tasmania

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- about these statistics and the availability of other unpublished data, telephone Eddie Oakford on Hobart (002) 20 5878.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 1st 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

Period	Double brick	Brick veneer	Fibre cemens	Timher	Other and not stated	Total
		PRIVAT	E SECTOR			
1991-92 1992-93 1993-94	238 277 306	1 773 1 905 2 073	67 103 103	498 447 44 0	78 65 79	2 654 2 797 3 001
1993: July August September October November December	28 32 46 33 24 15	142 174 188 176 176 163	5 6 9 9 10 7	34 23 54 37 39 46	1 5 5 4 7 16	210 240 302 259 256 247
1994: January February March April May June July August September	15 23 18 22 28 22 15 14	160 163 208 164 172 187 168 156	4 3 17 9 10 14 9 5	35 39 46 32 24 31 25 26 32	4 6 8 8 6 9 9 5 3	218 234 297 235 240 263 226 206 255
		PUBLIC	C SECTOR			
1991-92 1992-93 1993-94		93 28 47	- - -	2 1	: : :	95 28 48
July August September October November December 1994:	- - - - -	1 3 1 12	- - - - -	- - - - - -	- - -	1 3 1 12
Jamary February March April May June July August September	- - - - - - -	1 7 - 2 5 -	- - - - - - -	- 1 - - - - -	- - - - - - -	1 8 - 2 5 -
		T)	DTAL			
1991-92 1992-93 1993-94	238 277 306	1 866 1 933 2 120	67 103 103	500 447 441	78 65 79	2 749 2 825 3 049
July August September October November December	28 32 46 33 24 15	142 174 189 179 177 175	5 6 9 9 10 7	34 23 54 37 39 46	1 5 5 4 7 16	210 240 303 262 257 259
1994; January February March April May June July August September	15 23 18 22 28 22 15 14 21	175 164 215 164 174 192 168 156	4 3 17 9 10 14 9 5	35 39 47 32 24 31 25 26 32	4 6 8 8 6 9 9 5	233 235 305 235 242 268 226 206 255

TABLE 2. NUMBER OF NEW HOUSES COMMENCED IN STATISTICAL DIVISIONS BY MATERIAL OF OUTER WALLS AND OWNERSHIP SEPTEMBER 1994

Statistical division/ subdivision	Double brick	Brick veneer	Fibre cement	Timber	Other and not stated	Total
		PRIVATE SEC	TOR		<u> </u>	
Greater Hobart Southern	16 2	70 12	3 1	10 15	2	99 32
Greater Launceston Central North North-Eastern Northern	1 1 - 2	48 13 13 74	2 2 4	1 2 - 3	ī 1	52 17 15 84
Burnie-Devonport North-Western Rural Lyell	1 -	24 8 	3	2 2 - 4	- - - -	27 13 - 40
Mersey-Lyell Tasmania	21	188	11	32	3	255
		PUBLIC SECT	TOR			
Greater Hobart Southern	<u>-</u>	- - -	- -	-	- -	-
Greater Launceston Central North North-Eastern Northern	- - - -	- - - -	: : :	- - -	- - - -	- - -
Burnic-Devonport North-Western Rural Lyell Mersey-Lyell	- - -	- - -	- -	- - -	:	- - -
Tasmania	-			-	<u>-</u>	-
		TOTAL				
Greater Hobart Southern	16 2	70 12	3 [10 15	2	99 32
Greater Launceston Central North North-Eastern Northern	1 1 2	48 13 13 74	2 2 4	1 2 - 3	1	52 17 15 84
Burnie-Devonport North-Western Rural Lyell Mersey-Lyeli	1 - - 1	24 8 - 32	- 3 - 3	2 2 4	- - -	27 13 - 40
Mersey-Lyen Tasmania	21	188	11	32	3	255

TABLE 3. NUMBER AND VALUE OF NEW DWELLING UNITS COMMENCED BY TYPE OF RESIDENTIAL BUILDING IN STATISTICAL LOCAL AREAS, SEPTEMBER 1994

			Private sector		Total (b)			
Statistical region sectors and statistical local areas (a)		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	929	13	13	929	
Central Highlands	(M)	1	1	25	l 25	1	25	
Clarence	(C)	25	31	2 601	25	31 13	2 601 837	
Glamorgan/Spring Bay	(M)	11	13	837	11 17	23	1 441	
Glenorchy	(<u>C</u>)	17	21 23	1 331 2 024	17	23	2 024	
Hobart	(C)	17 9	10	635	9	10	635	
Huon Valley	(M)	19	20	1 624	19	20	1 624	
Kingborough	(M) (M)	2	20	134	ĺź	2	134	
New Norfolk Sorell	(M) (M)	11	13	832	ιĺ	וֿ ז	832	
Soren Southern Midlands	(M)	3	3	190	1	3	190	
Southern Witthanus Fasman	(M)	3	3	151	3	.3	151	
Greater Hobart-Southern	(141)	131	153	11 313	131	155	11 423	
Break O'Day	(M)	11	11	826	11 4	11 4	826 310	
Dorset	(M)	4	4	310	7	- T		
Flinders	(M)	-	- I	120	1	1	120	
George Town	(M)	18	32	2 173	18	41	2 875	
Launceston Mandan Valley	(C) (M)	24	26	2 170	24	26	2 170	
Meander Valley Northern Midlands	(M)	5	5	529	5	5	529	
West Tamar	(M)	21	23	2 004	21	23	2 004	
Northern	(111)	84	102	8 132	84	III	8 834	
Burnie	(C)	4	6	591 654	4 8	6 8	591 654	
Central Coast	(M)	8 3	8 3	215	3	3	215	
Circular Head	(M) (C)	10	18	1 325	10	18	1 325	
Devonport Vantish	(M)	5	5	286	5	5	286	
Kentish King Island	(M)	· ·	•	-	-	-	-	
Latrobe	(M)	5	5	420	5	5	420	
Waratah/Wynyard	(M)	5	7	596	5	7	596	
West Coast	(M)	-	-	-	-	-		
Mersey-Lyell	(,	40	52	4 087	40	52	4 087	
Tasmania		255	307	23 531	255	318	24 343	
Statistical Division and Stati	istical Su	bdivision						
Greater Hobart		99	117	9 048	99	119	9 158	
Southern		32	36	2 265	32	36	2 265	
Greater Launceston		52	68	5 327	52	77	6 029	
Central North		17	19	1 669	17	19	1 669	
North-Eastern		15	15	1 136	15	15	1 136	
Northern		84	102	8 132	84 37	111	<i>8 834</i> 3 2 51	
Burnie-Devonport		27	39	3 251	27	39 13	3 231 836	
North-Western Rural		13	13	836	13	1.3	630	
Lyell <i>Mersey-Lyell</i>		40	52	4 087	40	52	4 087	
Tasmania		255	307	23 531	255	318	24 343	

⁽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

		Private secto	r		Public sector			Total	
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
Period	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 3 049	1 129 973	3 954 4 022
1993-94	3 001	923	3 924	48	50	98	, 11 4.3	713	4022
1993:									205
July	210	77_	287	-	-	-	210	77	287 337
August	240	97	337		-	-	240	97 80	337 383
September	302	80	382	1	-	1	303	95	363 357
October	259	95	354	3	-	3	262 257	95 87	344
November	256	87	343	12	-	12	259	52	311
December	247	52	299	12	-	12	239	2,5	311
1994:	218	56	274	15	19	34	233	75	308
January 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

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.

2874160009948 ISSN 0814-1630