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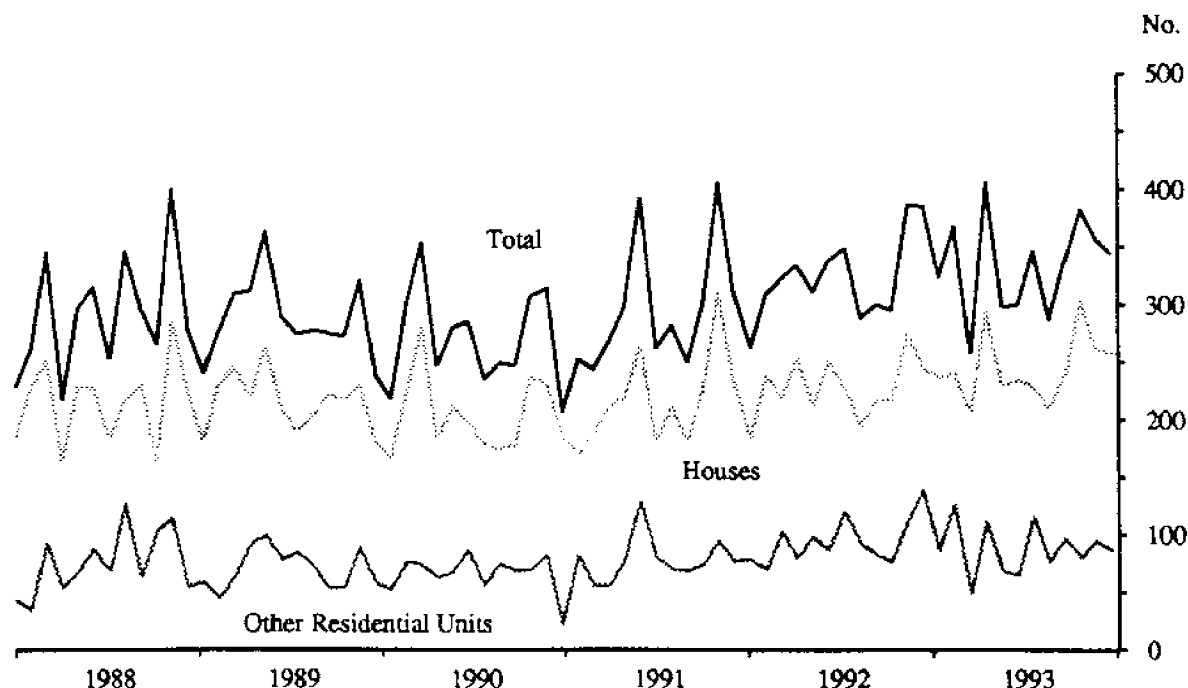
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DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES, TASMANIA, NOVEMBER 1993

MAIN FEATURES

- There were 344 new dwelling units commenced in November 1993, a four per cent decrease on the 357 commenced in October 1993, and an eleven per cent decrease on the November 1992 figure of 385.
- For the twelve months ended November 1993 there were 4007 new dwelling units commenced, a three per cent increase on the 3882 recorded for the twelve months ended November 1992.
- The Greater Hobart Statistical Division recorded 40.1 per cent of the new dwelling units commenced in November 1993, followed by the Northern Statistical Division with 30.2; the Mersey-Lyell Statistical Division accounted for 16.9 per cent while the Southern Statistical Division made up the balance with 12.8 per cent.
- The City of Launceston recorded 41 new dwelling unit commencements in November 1993, followed by the City of Hobart with 34 and the City of Clarence and the Municipality of Kingborough each with 31.

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- *about these statistics and the availability of other unpublished data* — contact David Verrier on Hobart (002) 20 5878.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 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

<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						
1990-91	153	1 620	75	401	85	2 334
1991-92	238	1 773	67	498	78	2 654
1992-93	277	1 905	103	447	65	2 797
1992:						
September	20	143	11	37	7	218
October	34	176	13	40	7	270
November	29	168	8	31	2	238
December	25	143	15	41	9	233
1993:						
January	23	149	11	49	6	238
February	27	134	7	36	4	208
March	33	202	7	43	8	293
April	17	166	5	38	4	230
May	15	176	4	39	1	235
June	15	175	9	20	10	229
July	28	142	5	34	1	210
August	32	174	6	23	5	240
September	46	188	9	54	5	302
October	33	176	9	37	4	259
November	24	176	10	39	7	256
PUBLIC SECTOR						
1990-91	1	89	-	1	-	91
1991-92	-	93	-	2	-	95
1992-93	-	28	-	-	-	28
1992:						
September	-	-	-	-	-	-
October	-	5	-	-	-	5
November	-	8	-	-	-	8
December	-	4	-	-	-	4
1993:						
January	-	3	-	-	-	3
February	-	-	-	-	-	-
March	-	1	-	-	-	1
April	-	-	-	-	-	-
May	-	-	-	-	-	-
June	-	-	-	-	-	-
July	-	-	-	-	-	-
August	-	-	-	-	-	-
September	-	1	-	-	-	1
October	-	3	-	-	-	3
November	-	1	-	-	-	1
TOTAL						
1990-91	154	1 709	75	402	85	2 425
1991-92	238	1 866	67	500	78	2 749
1992-93	277	1 933	103	447	65	2 825
1992:						
September	20	143	11	37	7	218
October	34	181	13	40	7	275
November	29	176	8	31	2	246
December	25	147	15	41	9	237
1993:						
January	23	152	11	49	6	241
February	27	134	7	36	4	208
March	33	203	7	43	8	294
April	17	166	5	38	4	230
May	15	176	4	39	1	235
June	15	175	9	20	10	229
July	28	142	5	34	1	210
August	32	174	6	23	5	240
September	46	189	9	54	5	303
October	33	179	9	37	4	262
November	24	177	10	39	7	257

TABLE 2. NUMBER OF NEW HOUSES COMMENCED IN STATISTICAL DIVISIONS BY MATERIAL OF OUTER WALLS AND OWNERSHIP
NOVEMBER 1993

<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>	17	73	4	10	-	104
<i>Southern</i>	2	16	3	16	3	40
<i>Greater Launceston</i>	-	38	1	4	3	46
<i>Central North</i>	2	8	-	-	-	10
<i>North-Eastern</i>	-	8	2	4	-	14
<i>Northern</i>	2	54	3	8	3	70
<i>Burnie-Devonport</i>	2	27	-	2	-	31
<i>North-Western Rural</i>	1	6	-	3	1	11
<i>Lyell</i>	-	-	-	-	-	-
<i>Mersey-Lyell</i>	3	33	-	5	1	42
<i>Tasmania</i>	24	176	10	39	7	256
PUBLIC SECTOR						
<i>Greater Hobart</i>	-	1	-	-	-	1
<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>	-	1	-	-	-	1
TOTAL						
<i>Greater Hobart</i>	17	74	4	10	-	105
<i>Southern</i>	2	16	3	16	3	40
<i>Greater Launceston</i>	-	38	1	4	3	46
<i>Central North</i>	2	8	-	-	-	10
<i>North-Eastern</i>	-	8	2	4	-	14
<i>Northern</i>	2	54	3	8	3	70
<i>Burnie-Devonport</i>	2	27	-	2	-	31
<i>North-Western Rural</i>	1	6	-	3	1	11
<i>Lyell</i>	-	-	-	-	-	-
<i>Mersey-Lyell</i>	3	33	-	5	1	42
<i>Tasmania</i>	24	177	10	39	7	257

TABLE 3. NUMBER AND VALUE OF NEW DWELLING UNITS COMMENCED BY TYPE OF RESIDENTIAL BUILDING IN STATISTICAL LOCAL AREAS, NOVEMBER 1993

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)	12	12	866	12	12	866
Central Highlands	(M)	5	5	136	5	5	136
Clarence	(C)	24	31	2 723	24	31	2 723
Glamorgan/Spring Bay	(M)	5	5	237	5	5	237
Glenorchy	(C)	9	13	991	9	13	991
Hobart	(C)	22	34	2 148	22	34	2 148
Huon Valley	(M)	12	16	967	12	16	967
Kingborough	(M)	25	31	2 565	25	31	2 565
New Norfolk	(M)	4	4	329	4	4	329
Sorell	(M)	20	24	1 330	20	24	1 330
Southern Midlands	(M)	4	4	214	4	4	214
Tasman	(M)	2	2	135	2	2	135
Greater Hobart-Southern		144	181	12 641	145	182	12 753
Break O'Day	(M)	7	11	600	7	11	600
Dorset	(M)	7	7	533	7	7	533
Flinders	(M)	-	-	-	-	-	-
George Town	(M)	4	4	282	4	4	282
Launceston	(C)	16	41	2 574	16	41	2 574
Meander Valley	(M)	16	16	1 171	16	16	1 171
Northern Midlands	(M)	9	11	641	9	11	641
West Tamar	(M)	11	14	1 038	11	14	1 038
Northern		70	104	6 839	70	104	6 839
Burnie	(C)	9	9	582	9	9	582
Central Coast	(M)	13	23	1 725	13	23	1 725
Circular Head	(M)	1	1	120	1	1	120
Devonport	(C)	8	9	682	8	9	682
Kentish	(M)	3	3	192	3	3	192
King Island	(M)	1	7	438	1	7	438
Latrobe	(M)	4	-	-	4	-	-
West Coast	(M)	-	3	205	-	3	205
Waratah/Wynyard	(M)	3	3	4 184	3	3	4 184
Mersey-Lyell		42	58	-	42	58	-
Tasmania		256	343	23 663	257	344	23 775
Statistical Division and Statistical Subdivision							
Greater Hobart		104	137	10 089	105	138	10 201
Southern		40	44	2 552	40	44	2 552
Greater Launceston		46	76	4 974	46	76	4 974
Central North		10	10	731	10	10	731
North-Eastern		14	18	1 133	14	18	1 133
Northern		70	104	6 838	70	104	6 838
Burnie-Devonport		31	45	3 150	31	45	3 150
North-Western Rural		11	13	1 034	11	13	1 034
Lyell		-	-	-	-	-	-
Mersey-Lyell		42	58	4 184	42	58	4 184
Tasmania		256	343	23 663	257	344	23 775

(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
1990-91	2 334	762	3 096	91	96	187	2 425	858	3 283
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
1992:									
September	218	77	295	-	-	-	218	77	295
October	270	104	374	5	8	13	275	112	387
November	238	115	353	8	24	32	246	139	385
December	233	65	298	4	21	25	237	86	323
1993:									
January	238	93	331	3	34	37	241	127	368
February	208	48	256	-	2	2	208	50	258
March	293	112	405	1	-	1	294	112	406
April	230	68	298	-	-	-	230	68	298
May	235	65	300	-	-	-	235	65	300
June	229	117	346	-	-	-	229	117	346
July	210	77	287	-	-	-	210	77	287
August	240	97	337	-	-	-	240	97	337
September	302	80	382	1	-	1	303	80	383
October	259	95	354	3	-	3	262	95	357
November	256	87	343	1	-	1	257	87	344

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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