

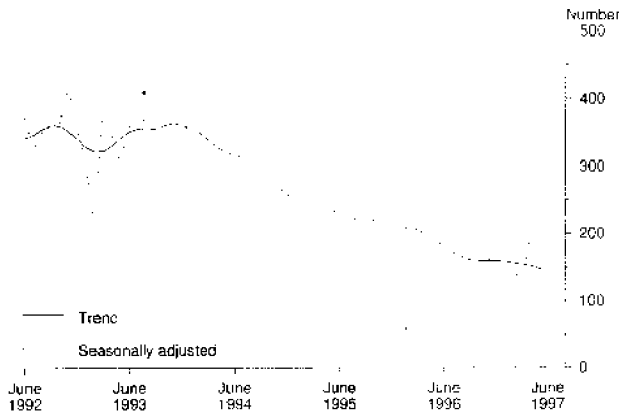
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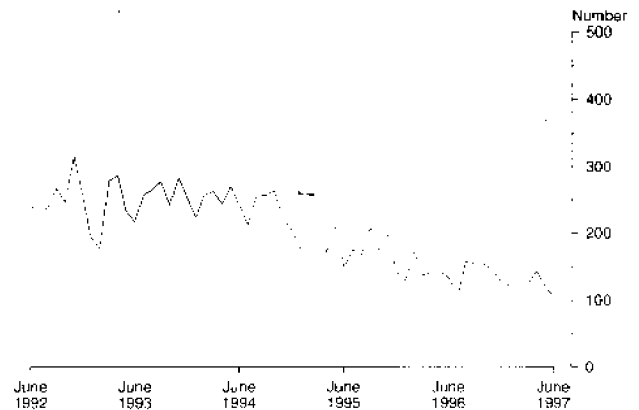
## BUILDING APPROVALS, TASMANIA, JUNE 1997

### MAIN FEATURES

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES



#### Residential building

- The trend for the total number of dwelling units approved has been declining since late 1993 and has fallen by 23.7% over the last year.
- In original terms the total number of dwelling units approved fell to 118, of which 104 were private sector houses.
- There were 11 private sector houses approved in the Municipality of Sorell followed by the Municipality of Kingborough and the City of Launceston each with 10.

- The value of new residential building approved was \$9.5 million.
- In 1996-97 1,861 dwellings were approved, 26.9% less than the 2,546 in 1995-96.

#### Non-residential building

- The value of non-residential building jobs approved in June was \$13.6 million. Other business premises accounted for \$7.4 million of this total with a new cool store in the City of Devonport being a large contributor to this category. Health (\$2.9 million) and Hotels (\$1.3 million) were the other significant contributors to the total.

#### INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7585 or any ABS State Office.
- for information about other ABS statistics and services please refer to the back of this publication.

TABLE 1. DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)			Trend estimate	
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total		
												1994-95
1995-96	1,917	21	1,938	448	153	601	7	2,372	174	2,546	..	
1996-97	1,575	18	1,593	194	57	251	17	1,781	80	1,861	..	
<b>1996</b>												
April	141		141	29	75	104	1	171	75	246	199	
May	143		143	32	—	32	—	175	—	175	190	
June	131	1	132	60	2	62	1	192	3	195	181	
July	104	4	108	13	—	13	—	117	4	121	173	
August	158	—	158	18	—	18	1	177	—	177	166	
September	154	2	156	4	—	4	—	158	2	160	161	
October	154	—	154	11	22	33	3	168	22	190	160	
November	145	1	146	18	4	22	—	163	5	168	160	
December	128	2	130	12	11	23	—	140	13	153	160	
<b>1997</b>												
January	117	1	118	25	—	25	10	147	6	153	159	
February	124	5	129	9	15	24	—	133	20	153	157	
March	123	2	125	—	—	—	—	123	2	125	155	
April	143	1	144	46	5	51	1	190	6	196	153	
May	121	—	121	25	—	25	1	147	—	147	149	
June	104	—	104	13	—	13	1	118	—	118	145	

(a) Includes Conversions, etc. See paragraphs 10-12 of the Explanatory Notes.

TABLE 2. VALUE OF BUILDING APPROVED  
(\$'000)

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
1994-95	210,842	510	211,352	29,696	3,575	33,271	240,537	4,085	244,623	39,963	117,984	161,567	397,901	446,152
1995-96	163,633	1,649	165,282	37,698	14,465	52,163	201,330	16,114	217,445	36,890	119,849	216,752	356,114	471,086
1996-97	135,511	1,763	137,274	14,346	5,808	20,154	149,856	7,572	157,428	35,323	121,490	158,970	305,728	351,720
<b>1996—</b>														
April	12,198	—	12,198	2,956	7,658	10,614	15,153	7,658	22,811	3,669	9,953	11,840	27,715	38,321
May	12,221	—	12,221	1,998	—	1,998	14,219	—	14,219	3,014	8,087	32,308	25,280	49,541
June	11,255	90	11,345	4,633	180	4,813	15,889	270	16,159	3,472	9,504	11,641	28,865	31,272
July	8,436	400	8,836	691	—	691	9,127	400	9,527	2,282	24,234	38,187	35,642	49,996
August	13,732	—	13,732	1,316	—	1,316	15,048	—	15,048	3,040	7,007	17,482	25,083	35,569
September	12,960	154	13,114	135	—	135	13,095	154	13,249	1,857	9,549	10,306	24,501	25,412
October	14,089	—	14,089	691	2,533	3,225	14,780	2,533	17,314	3,530	9,585	10,647	27,814	31,491
November	12,015	67	12,082	915	354	1,269	12,930	421	13,351	3,347	6,375	7,262	22,616	23,960
December	11,090	148	11,238	800	905	1,705	11,890	1,053	12,943	2,371	3,796	4,396	18,015	19,710
<b>1997—</b>														
January	10,492	66	10,558	1,683	—	1,683	12,174	66	12,241	3,513	9,258	10,878	24,578	26,632
February	11,161	600	11,761	660	1,281	1,941	11,821	1,881	13,702	3,253	8,862	12,507	23,925	29,461
March	10,712	210	10,922	—	—	—	10,712	210	10,922	3,719	7,861	10,140	22,292	24,781
April	11,068	118	11,186	4,979	735	5,714	16,047	853	16,900	3,165	4,758	5,454	23,971	25,520
May	10,821	—	10,821	1,947	—	1,947	12,768	—	12,768	2,723	16,913	18,091	32,009	33,582
June	8,936	—	8,936	528	—	528	9,464	—	9,464	2,523	13,294	13,619	25,280	25,606

TABLE 3. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP  
(\$'000)

Class of building	1994-95	1995-96	1996-97	1997			
				March	April	May	June
PRIVATE SECTOR							
New houses	210,842	163,633	135,511	10,712	11,068	10,821	8,936
New other residential buildings	29,696	37,698	14,346	—	4,979	1,947	528
<i>Total new residential building</i>	<i>240,537</i>	<i>201,330</i>	<i>149,856</i>	<i>10,712</i>	<i>16,047</i>	<i>12,768</i>	<i>9,464</i>
Alterations and additions to residential buildings	39,379	34,935	34,381	3,719	3,165	2,328	2,523
Hotels, etc.	4,933	13,965	6,389	60	—	202	1,325
Shops	29,874	29,289	15,258	160	3,218	522	785
Factories	11,841	19,168	37,455	315	795	9,196	138
Offices	14,288	10,794	14,063	1,280	150	3,875	100
Other business premises	14,957	16,756	20,024	666	465	1,583	7,356
Educational	11,682	7,768	4,770	105	—	150	435
Religious	432	1,820	555	—	—	65	180
Health	17,317	12,203	14,881	3,975	130	900	2,863
Entertainment and recreational	9,922	2,141	4,819	818	—	280	—
Miscellaneous	2,739	5,944	3,277	482	—	140	112
<i>Total non-residential building</i>	<i>117,984</i>	<i>119,849</i>	<i>121,490</i>	<i>7,861</i>	<i>4,758</i>	<i>16,913</i>	<i>13,294</i>
<b>Total</b>	<b>397,901</b>	<b>356,114</b>	<b>305,728</b>	<b>22,292</b>	<b>23,971</b>	<b>32,009</b>	<b>25,280</b>
PUBLIC SECTOR							
New houses	510	1,649	1,763	210	118	—	—
New other residential buildings	3,575	14,465	5,808	—	735	—	—
<i>Total new residential building</i>	<i>4,085</i>	<i>16,114</i>	<i>7,572</i>	<i>210</i>	<i>853</i>	—	—
Alterations and additions to residential buildings	584	1,954	941	—	—	395	—
Hotels, etc.	—	414	200	—	—	—	—
Shops	—	3,375	598	—	—	—	—
Factories	95	600	520	—	450	—	—
Offices	7,367	6,599	13,097	270	165	998	246
Other business premises	935	6,340	1,337	400	—	—	—
Educational	12,830	25,165	10,577	—	—	—	—
Religious	—	—	—	—	—	—	—
Health	9,370	30,383	1,233	580	—	—	—
Entertainment and recreational	320	12,798	2,632	100	81	—	—
Miscellaneous	12,666	11,229	7,289	929	—	180	80
<i>Total non-residential building</i>	<i>43,582</i>	<i>96,903</i>	<i>37,479</i>	<i>2,279</i>	<i>696</i>	<i>1,178</i>	<i>326</i>
<b>Total</b>	<b>48,251</b>	<b>114,972</b>	<b>45,992</b>	<b>2,489</b>	<b>1,549</b>	<b>1,572</b>	<b>326</b>
TOTAL							
New houses	211,352	165,282	137,274	10,922	11,186	10,821	8,936
New other residential buildings	33,271	52,163	20,154	—	5,714	1,947	528
<i>Total new residential building</i>	<i>244,623</i>	<i>217,445</i>	<i>157,428</i>	<i>10,922</i>	<i>16,900</i>	<i>12,768</i>	<i>9,464</i>
Alterations and additions to residential buildings	39,963	36,890	35,323	3,719	3,165	2,723	2,523
Hotels, etc.	4,933	14,379	6,589	60	—	202	1,325
Shops	29,874	32,664	15,853	160	3,218	522	785
Factories	11,935	19,768	37,975	315	1,245	9,196	138
Offices	21,655	17,393	27,159	1,550	315	4,873	346
Other business premises	15,892	23,096	21,361	1,066	465	1,583	7,356
Educational	24,512	32,933	15,347	105	—	150	435
Religious	432	1,820	555	—	—	65	180
Health	26,686	42,586	16,114	4,555	130	900	2,863
Entertainment and recreational	10,242	14,939	7,451	918	81	280	—
Miscellaneous	15,405	17,173	10,566	1,411	—	320	192
<i>Total non-residential building</i>	<i>161,567</i>	<i>216,752</i>	<i>158,970</i>	<i>10,140</i>	<i>5,454</i>	<i>18,091</i>	<i>13,619</i>
<b>Total</b>	<b>446,152</b>	<b>471,086</b>	<b>351,720</b>	<b>24,781</b>	<b>25,520</b>	<b>33,582</b>	<b>25,606</b>

**TABLE 4. NON-RESIDENTIAL BUILDING JOBS APPROVED, BY CLASS OF BUILDING AND VALUE SIZE GROUPS**

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$'000)	No.	Value (\$'000)	No.	Value (\$'000)	No.	Value (\$'000)	No.	Value (\$'000)	No.	Value (\$'000)
<b>HOTELS, ETC.</b>												
1997 April												
May	2	202					1	1,000			4	1,325
June	3	325										
<b>SHOPS</b>												
1997 April	2	218					1	3,000			3	3,218
May	3	222	1	300							4	522
June	2	160	2	625							4	785
<b>FACTORIES</b>												
1997 April	5	420	2	825							7	1,245
May	3	456							1	8,740	4	9,196
June	2	138									2	138
<b>OFFICES</b>												
1997 April	3	315									3	315
May	5	456	4	800	2	1,216	1	2,400			12	4,873
June	3	346									3	346
<b>OTHER BUSINESS PREMISES</b>												
1997 April	2	165	1	300							3	465
May	1	100	1	300	2	1,183					4	1,583
June	2	188			1	550			1	6,618	4	7,356
<b>EDUCATIONAL</b>												
1997 April												
May	2	150									2	150
June	1	50	1	385							2	435
<b>RELIGIOUS</b>												
1997 April												
May	1	65									1	65
June	1	180									1	180
<b>HEALTH</b>												
1997 April	2	130									2	130
May					1	900					1	900
June			1	213			1	2,650			2	2,863
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1997 April	1	81									1	81
May	1	70	1	210							2	280
June												
<b>MISCELLANEOUS</b>												
1997 April												
May	2	320									2	320
June	2	192									2	192
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1997 April	15	1,329	3	1,125			1	3,000			19	5,454
May	20	2,041	7	1,610	5	3,299	1	2,400	1	8,740	34	18,091
June	16	1,579	4	1,223	1	550	2	3,650	1	6,618	24	13,619

TABLE 5: NUMBER OF NEW HOUSES (a) APPROVED BY MATERIAL OF OUTER WALLS (b)

Period	Material of outer walls					Total
	Double brick	Brick veneer	Fibre cement	Timber	Other and not stated	
1994-95	129	1,865	89	428	59	2,570
1995-96	248	1,104	94	335	157	1,938
1996-97	108	997	60	278	150	1,593
1996:						
April	37	68	6	17	13	141
May	57	42	5	28	11	143
June	59	32	4	23	14	132
July	20	54	5	19	10	108
August	16	88	8	31	15	158
September	11	105	2	30	8	156
October	12	94	3	24	21	154
November	32	53	12	18	31	146
December	2	93	5	18	12	130
1997:						
January	5	82	—	23	8	118
February	2	93	4	23	7	129
March	4	83	3	23	12	125
April	2	88	9	34	11	144
May	—	89	4	18	10	121
June	2	75	5	17	5	104

(a) Excludes Conversions etc. (b) From July 1990 includes only those approvals valued at \$10,000 and over.

TABLE 6: VALUE OF BUILDING APPROVED IN STATISTICAL DIVISIONS (a)  
(\$'000)

Period	Greater Hobart		Southern		Northern		Mersey-Lyell		Tasmania	
	New residential building	All building (b)	New residential building	All building (b)	New residential building	All building (b)	New residential building	All building (b)	New residential building	All building (b)
1994-95	101,301	206,436	22,687	30,302	69,151	115,780	51,483	93,633	244,623	446,152
1995-96	105,158	243,553	19,934	29,637	49,298	110,219	43,056	87,678	217,445	471,086
1996-97	67,238	143,367	14,365	21,233	41,812	101,014	32,295	86,105	155,710	351,721
1996:										
April	10,146	12,432	877	1,111	6,922	16,277	4,867	8,501	22,812	38,321
May	5,243	28,372	1,831	2,064	3,819	12,424	3,325	6,682	14,219	49,541
June	9,037	19,236	2,321	2,813	2,786	5,580	2,015	3,643	16,159	31,272
July	4,864	18,065	1,092	1,407	1,688	18,890	1,883	11,633	9,527	49,996
August	6,136	19,915	1,326	1,586	4,996	10,310	2,589	3,758	15,048	35,569
September	5,729	9,076	950	1,502	3,603	8,211	2,967	6,622	13,249	25,412
October	6,413	14,793	938	1,533	3,342	7,607	4,901	7,558	15,594	31,491
November	5,890	8,533	913	1,668	3,901	7,494	2,647	6,265	13,351	23,960
December	5,685	9,604	770	863	3,880	5,606	2,609	3,637	12,943	19,710
1997:										
January	5,717	13,500	1,685	2,209	2,099	5,650	2,740	5,274	12,241	26,633
February	5,400	11,331	1,979	4,326	3,737	6,866	2,586	6,939	13,702	29,462
March	4,351	12,115	650	1,280	3,395	5,955	2,527	5,431	10,922	24,781
April	8,510	10,471	1,345	1,521	4,709	9,508	2,337	4,019	16,901	25,519
May	4,765	9,927	1,565	1,811	4,011	8,676	2,426	13,168	12,768	33,582
June	3,778	6,037	1,152	1,527	2,451	6,241	2,083	11,801	9,464	25,606

(a) See explanatory notes, paragraphs 3 -- 6. (b) Includes new residential buildings specified in the previous column. The items comprising 'All building' are specified in Table 8.

TABLE 7. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, JUNE 1997

Statistical region sectors and statistical local areas (a)	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>GREATER HOBART-SOUTHERN STATISTICAL DIVISIONS</b>										
Brighton (M)	7	—	600	—	—	—	40	—	—	640
Central Highlands (M)	1	—	115	—	—	—	15	180	180	310
Clarence (C)	8	—	614	—	—	—	478	—	—	1,093
Derwent Valley Pt A & B	1	—	113	—	—	—	—	—	—	113
Glamorgan/Spring Bay (M)	2	—	120	2	—	110	12	95	95	337
Glenorchy (C)	3	—	220	2	—	95	261	738	738	1,314
Hobart (C) — Inner & Remainder	2	—	325	—	—	—	426	100	186	937
Huon Valley (M)	4	—	267	—	—	—	20	—	—	287
Kingborough (M) Pt A & B	10	—	1,035	—	—	—	151	—	—	1,186
Sorell (M) Pt A & B	11	—	1,056	—	—	—	—	—	—	1,056
Southern Midlands (M)	2	—	110	—	—	—	15	—	—	125
Tasman (M)	1	—	150	—	—	—	18	—	—	168
<b>Greater Hobart-Southern (SDs)</b>	<b>52</b>	<b>—</b>	<b>4,725</b>	<b>4</b>	<b>—</b>	<b>205</b>	<b>1,435</b>	<b>1,113</b>	<b>1,199</b>	<b>7,564</b>
<b>NORTHERN STATISTICAL DIVISION</b>										
Break O' Day (M)	3	—	158	—	—	—	20	—	—	178
Dorset (M)	2	—	133	—	—	—	—	150	150	283
Flinders (M)	3	—	241	—	—	—	12	—	—	253
George Town (M) Pt A & B	—	—	—	3	—	105	21	—	—	126
Launceston (C) Inner, Pt B & Pt C	10	—	844	—	—	—	196	351	511	1,550
Meander Valley (M) Pt A & B	7	—	544	2	—	80	16	—	—	641
Northern Midlands (M) Pt A & B	2	—	122	—	—	—	16	—	—	138
West Tamar (M) Pt A & B	3	—	323	—	—	—	199	2,650	2,650	3,072
<b>Northern (SD)</b>	<b>30</b>	<b>—</b>	<b>2,266</b>	<b>5</b>	<b>—</b>	<b>185</b>	<b>480</b>	<b>3,151</b>	<b>3,311</b>	<b>6,241</b>
<b>MERSEY-LYELL STATISTICAL DIVISION</b>										
Burnie (C) Pt A & B	3	—	200	4	—	138	91	485	485	914
Central Coast (M) Pt A & B	2	—	85	—	—	—	67	—	—	152
Circular Head (M)	4	—	317	—	—	—	20	385	385	722
Devonport (C)	3	—	315	—	—	—	261	6,668	6,668	7,244
Kentish (M)	1	—	85	—	—	—	20	—	—	105
King Island (M)	—	—	—	—	—	—	10	80	80	90
Latrobe (M) Pt A & B	3	—	285	—	—	—	10	300	300	595
Waratah/Wynyard (M) Pt A & B	5	—	633	—	—	—	129	1,112	1,192	1,954
West Coast (M)	1	—	25	—	—	—	—	—	—	25
<b>Mersey-Lyell (SD)</b>	<b>22</b>	<b>—</b>	<b>1,945</b>	<b>4</b>	<b>—</b>	<b>138</b>	<b>608</b>	<b>9,030</b>	<b>9,110</b>	<b>11,801</b>

For footnote, see end of table.

TABLE 7. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, JUNE 1997 *continued*

Statistical region sectors and statistical local areas (a)	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>STATISTICAL DIVISIONS AND SUBDIVISIONS</b>										
Greater Hobart (SD)	39	-	3,683	2	-	95	1,336	838	924	6,037
Southern (SD)	13	-	1,042	2	-	110	100	275	275	1,527
Greater Launceston (SSD)	17	-	1,400	5	-	185	437	3,001	3,161	5,182
Central North (SSD)	5	-	334	-	-	-	11	-	-	345
North-Eastern (SSD)	8	-	532	-	-	-	32	150	150	714
Northern (SD)	30	-	2,266	5	-	185	480	3,151	3,311	6,241
Burnie-Devonport (SSD)	14	-	1,396	4	-	138	546	7,565	7,565	9,645
North-Western Rural (SSD)	7	-	524	-	-	-	62	1,465	1,545	2,131
Lyell (SSD)	1	-	25	-	-	-	-	-	-	25
Mersey-Lyell (SD)	22	-	1,945	4	-	138	608	9,030	9,110	11,801
<b>Tasmania</b>	<b>104</b>	<b>-</b>	<b>8,936</b>	<b>13</b>	<b>-</b>	<b>528</b>	<b>2,523</b>	<b>13,294</b>	<b>13,619</b>	<b>25,606</b>

(a) Statistics are presented in terms of statistical local areas aggregated to their equivalent legal local government areas. (b) Excludes Conversions, etc.

TABLE 8. VALUE OF BUILDING APPROVALS IN STATISTICAL DIVISIONS BY CLASS OF BUILDING, JUNE 1997  
(\$'000)

Class of building	Greater Hobart	Southern	Northern	Mersey-Lyell	Tasmania
New houses	3,683	1,042	2,266	1,945	8,936
New other residential building	95	110	185	138	528
<b>Total new residential building</b>	<b>3,778</b>	<b>1,152</b>	<b>2,451</b>	<b>2,083</b>	<b>9,464</b>
Alterations and additions to residential buildings	1,336	100	480	608	2,523
Hotels etc.	-	95	150	1,080	1,325
Shops	-	-	-	785	785
Factories	50	-	88	-	138
Offices	186	-	160	-	346
Other business premises	688	-	-	6,668	7,356
Educational	-	-	50	385	435
Religious	-	180	-	-	180
Health	-	-	2,863	-	2,863
Entertainment and recreational	-	-	-	-	-
Miscellaneous	-	-	-	192	192
<b>Total non-residential building</b>	<b>924</b>	<b>275</b>	<b>3,311</b>	<b>9,110</b>	<b>13,619</b>
<b>Total building</b>	<b>6,037</b>	<b>1,527</b>	<b>6,241</b>	<b>11,801</b>	<b>25,606</b>

TABLE 9. VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES (a)  
(\$ million)

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1993-94	200.5	204.0	58.9	262.9	33.3	80.6	144.9	370.8	441.0
1994-95	172.7	173.1	32.1	205.2	32.7	115.6	158.3	351.7	396.3
1995-96	130.8	132.2	49.6	181.7	29.5	115.9	209.5	313.4	420.8
<b>1995—</b>									
Dec. qtr.	35.7	36.1	9.8	45.9	7.3	31.2	39.6	81.7	92.8
<b>1996—</b>									
Mar. qtr.	29.3	29.9	16.0	45.9	7.9	33.4	65.8	85.1	119.6
June qtr.	28.5	28.6	16.5	45.1	8.1	26.5	53.8	72.2	107.1
Sept. qtr.	28.1	28.5	2.0	30.5	5.8	39.3	63.5	75.7	99.8
Dec. qtr.	29.7	29.9	5.9	35.8	7.3	19.0	21.4	58.8	64.5
<b>1997—</b>									
Mar. qtr.	25.9	26.5	-	-	-	-	-	-	-

TABLE 10. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION  
JUNE 1997

Statistical division	New other residential building									Total new residential building
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Greater Hobart	39	2	—	2	—	—	—	—	2	41
Southern	13	2	—	2	—	—	—	—	2	15
Northern	30	2	—	2	3	—	—	3	5	35
Mersey-Lyell	22	4	—	4	—	—	—	—	4	26
<b>Tasmania</b>	<b>104</b>	<b>10</b>	<b>—</b>	<b>10</b>	<b>3</b>	<b>—</b>	<b>—</b>	<b>3</b>	<b>13</b>	<b>117</b>
VALUE (\$'000)										
Greater Hobart	3,683	95	—	95	—	—	—	—	95	3,778
Southern	1,042	110	—	110	—	—	—	—	110	1,152
Northern	2,266	80	—	80	105	—	—	105	185	2,451
Mersey-Lyell	1,945	138	—	138	—	—	—	—	138	2,083
<b>Tasmania</b>	<b>8,936</b>	<b>423</b>	<b>—</b>	<b>423</b>	<b>105</b>	<b>—</b>	<b>—</b>	<b>105</b>	<b>528</b>	<b>9,464</b>

(a) Excludes Conversions, etc.



## EXPLANATORY NOTES

### Introduction

This publication contains monthly details of building work approved.

2. For purposes of comparison, it should be noted that statistics of building approvals are affected from month to month by large projects (e.g. blocks of flats, multi-storey office buildings) approved in particular months and also by the administrative arrangements of government authorities.

### Scope and Coverage

3. Statistics of building work approved are compiled from:

- (a) permits issued by local authorities in areas subject to building control by those authorities;
- (b) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities;
- (c) major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites).

4. The statistics relate to building activity which includes construction of new buildings, and alterations and additions to existing buildings. Construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks etc.) is excluded from this publication, but can be found in the ABS publication *Engineering Construction Survey* (8762.0).

5. In relation to work carried out on existing buildings, the statistics include details of non-structural renovation and refurbishment work and the installation of integral building fixtures for which building approval was obtained.

6. From July 1990, the statistics cover:

- (a) all approved new residential building jobs valued at \$10,000 or more (previously \$5,000 or more)
- (b) approved alterations and additions to residential buildings valued at \$10,000 or more
- (c) all approved non-residential building jobs valued at \$50,000 or more (previously \$30,000 or more).

These changes in coverage do not have a statistically significant effect on broad building approvals aggregate data. However, care should be taken in interpreting data for specific classes of non-residential building.

### Definitions

7. A *building* is defined as a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design, to satisfy its intended use, is the provision for regular access by persons.

8. 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. The value of units of this type is included in the appropriate category of non-residential buildings' approved.

9. A *residential building* is defined as a building predominantly consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.

- (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 caretaker's 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. includes townhouses, duplexes, apartment buildings etc.).

10. From the January 1995 issue of this publication, the number of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building is shown separately in Table 1 under the heading of 'Conversions, etc.', and is included in the total number of dwelling units shown in these tables. Previously, such dwellings were only included as a footnote.

11. In addition, from the January 1995 issue, the trend estimates for the number of dwelling units approved, shown in Table 1, include these conversions, etc. Previously, only dwelling units approved as part of the construction of new residential buildings were included in these estimates.

12. The value of new residential building approved continues to exclude the value of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building. Approved building work represented by these conversions, etc. jobs continues to be included in the value of alterations and additions to residential buildings or in the value of non-residential building as appropriate.

13. Value data are derived by aggregation of the estimated value (when completed) of building work (excluding value of land and landscaping but including site preparation) as reported on approval documents. For 'houses', these estimates are usually a reliable indicator of the completed value of the building. However, for 'other residential buildings' and 'non-residential buildings' these estimates can differ significantly from the completed value of the building.

### Building Classification

14. *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.

15. *Functional classification of buildings:* a building is classified according to its intended major function. Hence a building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to Offices, a detached canteen building to Shops, while factory buildings

would be classified to Factories. An exception to this rule is the treatment of group accommodation buildings e.g. a student accommodation building on a university campus would be classified to Educational.

### Estimates at Constant Prices

16. Estimates of the quarterly value of building approvals at average 1989–90 prices are presented in Table 9. (Note: monthly value data at constant prices are not available.)

17. Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The deflators used to revalue the current price estimates are derived from the same price data underlying the deflators compiled for the dwelling and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

18. Estimates at constant prices are subject to a number of approximations and assumptions. Further information on the nature and concepts of constant price estimates is contained in Chapter 4 of *Australian National Accounts: Concepts, Sources and Methods* (5216.0).

### Trend Estimates

19. Table 1 shows the trend estimates for total dwellings. These are obtained by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted time series. For further information, see *A Guide to Interpreting Time Series: Monitoring 'Trends': an Overview* (1348.0).

20. While the smoothing technique described in paragraph 19 enables trend estimates to be produced for the latest few months, it does result in revisions to the trend estimates as new data become available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

### Australian Standard Geographical Classification (ASGC)

21. Area statistics are now being classified to the *Australian Standard Geographical Classification, 1996 Edition* (1216.0), effective from 1 July 1996, and ASGC terminology has been adopted in the presentation of building statistics. Further details are:

- (a) The boundaries of Latrobe (M)–Pt A and Latrobe (M)–Pt B were amended by the transfer of part of Latrobe (M)–Pt B to Latrobe (M)–Pt A. There are consequential changes to the Burnie–Devonport and North Western Rural SSDs and the Burnie–Devonport Statistical District.
- (b) The municipal area of New Norfolk has been renamed the municipal area of Derwent Valley. As a result New Norfolk (M)–Pt A and New Norfolk (M)–Pt B have been renamed Derwent Valley (M)–Pt A and Derwent Valley (M)–Pt B respectively.

### Unpublished Data and Related Publications

22. The ABS can also make available certain building approvals 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.

23. Other ABS publications which may be of interest include:

*Building Approvals, Australia* (8731.0) – issued monthly  
*Building Activity, Australia: Dwelling Unit Commencements, Preliminary* (8750.0) – issued monthly  
*Building Activity, Tasmania* (8752.6) – issued quarterly

24. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia* (1101.0). The ABS also issues, on Tuesdays and Fridays, a *Release Advice* (1105.0) which lists publications to be released in the next few days. The Catalogue and Release Advice are available from any ABS office.

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— nil or rounded to zero (including null cells)  
 r figure or series revised since previous issue  
 n.a. not available  
 n.y.a. not yet available

25. Where figures have been rounded, discrepancies may occur between sums of the component items and totals.

**Dennis W. Rogers**  
 Regional Director



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