

**DWELLING UNIT COMMENCEMENTS REPORTED BY
APPROVING AUTHORITIES, TASMANIA, MAY 1994**

MAIN FEATURES

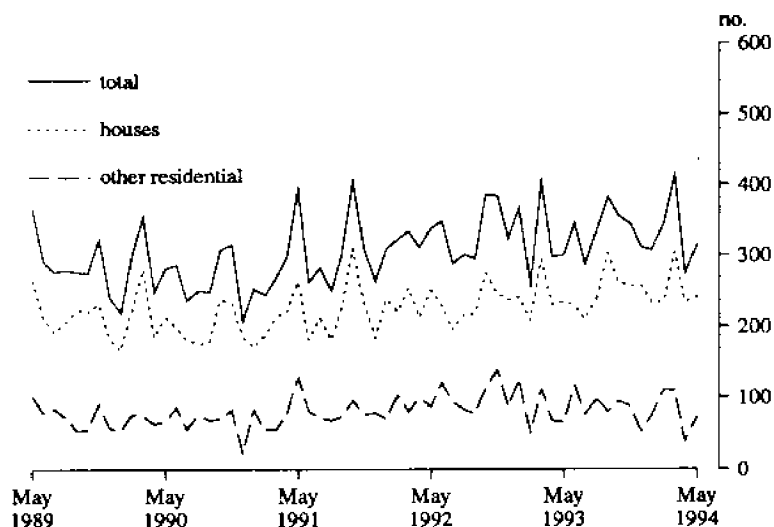
● There were 315 new dwelling units commenced in May 1994, a 15 per cent increase on the 274 new dwelling units commenced in April 1994, and a five per cent increase on the May 1993 figure of 300.

● For the twelve months ended May 1994 there were 4023 new dwelling units commenced, a two per cent increase on the 3956 recorded for the twelve months ended May 1993.

● The Greater Hobart Statistical Division recorded 35 per cent of the new dwelling units commenced in May 1994, followed by the Northern Statistical Division with 34 per cent; the Mersey-Lyell Statistical Division accounted for 20 per cent while the Southern Statistical Division made up the balance with 11 per cent.

● The City of Launceston and the Municipality of Kingborough each recorded 36 new dwelling unit commencements in May 1994, followed by the City of Clarence with 35 and the Municipality of Meander Valley with 28.

NEW DWELLING COMMENCEMENTS



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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- *about these statistics and the availability of other unpublished data* — contact David Verrier on Hobart (002) 20 5878.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 vener</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
1993:						
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
December	15	163	7	46	16	247
1994:						
January	15	160	4	35	4	218
February	23	163	3	39	6	234
March	18	208	17	46	8	297
April	22	164	9	32	8	235
May	28	172	10	24	6	240
PUBLIC SECTOR						
1990-91	1	89	-	1	-	91
1991-92	-	93	-	2	-	95
1992-93	-	28	-	-	-	28
1993:						
March	-	1	-	-	-	1
April	-	-	-	-	-	-
May	-	-	-	-	-	-
June	-	-	-	-	-	-
July	-	-	-	-	-	-
August	-	-	-	-	-	-
September	-	1	-	-	-	1
October	-	3	-	-	-	3
November	-	1	-	-	-	1
December	-	12	-	-	-	12
1994:						
January	-	15	-	-	-	15
February	-	1	-	-	-	1
March	-	7	-	1	-	8
April	-	-	-	-	-	-
May	-	2	-	-	-	2
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
1993:						
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
December	15	175	7	46	16	259
1994:						
January	15	175	4	35	4	233
February	23	164	3	39	6	235
March	18	215	17	47	8	305
April	22	164	9	32	8	235
May	28	174	10	24	6	242

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

<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>	22	56	-	10	2	90
<i>Southern</i>	3	19	2	5	1	30
Greater Launceston	1	45	1	2	1	50
Central North	-	6	2	3	1	12
North-Eastern	-	8	1	-	1	10
<i>Northern</i>	1	59	4	5	3	72
Burnie-Devonport	-	24	2	1	-	27
North-Western Rural	2	14	2	3	-	21
Lyell	-	-	-	-	-	-
<i>Mersey-Lyell</i>	2	38	4	4	-	48
<i>Tasmania</i>	28	172	10	24	6	240
PUBLIC SECTOR						
<i>Greater Hobart</i>	-	-	-	-	-	-
<i>Southern</i>	-	-	-	-	-	-
Greater Launceston	-	2	-	-	-	2
Central North	-	-	-	-	-	-
North-Eastern	-	-	-	-	-	-
<i>Northern</i>	-	2	-	-	-	2
Burnie-Devonport	-	-	-	-	-	-
North-Western Rural	-	-	-	-	-	-
Lyell	-	-	-	-	-	-
<i>Mersey-Lyell</i>	-	-	-	-	-	-
<i>Tasmania</i>	-	2	-	-	-	2
TOTAL						
<i>Greater Hobart</i>	22	56	-	10	2	90
<i>Southern</i>	3	19	2	5	1	30
Greater Launceston	1	47	1	2	1	50
Central North	-	6	2	3	1	12
North-Eastern	-	8	1	-	1	10
<i>Northern</i>	1	61	4	5	3	74
Burnie-Devonport	-	24	2	1	-	27
North-Western Rural	2	14	2	3	-	21
Lyell	-	-	-	-	-	-
<i>Mersey-Lyell</i>	2	38	4	4	-	48
<i>Tasmania</i>	28	174	10	24	6	242

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

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	905	12	12	905	
Central Highlands (M)	1	1	20	1	1	20	
Clarence (C)	25	35	2 928	25	35	2 928	
Glamorgan/Spring Bay (M)	-	-	-	-	-	-	
Glenorchy (C)	9	12	794	9	12	794	
Hobart (C)	6	6	507	6	6	507	
Huon Valley (M)	9	11	741	9	11	741	
Kingborough (M)	26	36	3 436	26	36	3 436	
New Norfolk (M)	7	7	618	7	7	618	
Sorell (M)	15	15	943	15	15	943	
Southern Midlands (M)	5	5	384	5	5	384	
Tasman (M)	5	5	225	5	5	225	
<i>Greater Hobart-Southern</i>	<i>120</i>	<i>145</i>	<i>11 500</i>	<i>120</i>	<i>145</i>	<i>11 500</i>	
Break O'Day (M)	7	7	506	7	7	506	
Dorset (M)	3	7	314	3	7	314	
Flinders (M)	-	-	-	-	-	-	
George Town (M)	5	5	318	5	5	318	
Launceston (C)	16	32	2 245	18	36	2 540	
Meander Valley (M)	24	28	2 013	24	28	2 013	
Northern Midlands (M)	10	10	843	10	10	843	
West Tamar (M)	7	14	955	7	14	955	
<i>Northern</i>	<i>72</i>	<i>103</i>	<i>7 194</i>	<i>74</i>	<i>107</i>	<i>7 489</i>	
Burnie (C)	5	11	811	5	11	811	
Central Coast (M)	15	15	1 092	15	15	1 092	
Circular Head (M)	6	6	440	6	6	440	
Devonport (C)	8	15	1 021	8	15	1 021	
Kentish (M)	3	3	249	3	3	249	
King Island (M)	-	-	-	-	-	-	
Latrobe (M)	7	9	542	7	9	542	
Waratah/Wynyard (M)	4	4	365	4	4	365	
West Coast (M)	-	-	-	-	-	-	
<i>Mersey-Lyell</i>	<i>48</i>	<i>63</i>	<i>4 520</i>	<i>48</i>	<i>63</i>	<i>4 520</i>	
Tasmania	240	311	23 213	242	315	23 509	
<i>Statistical Division and Statistical Subdivision</i>							
<i>Greater Hobart</i>	<i>90</i>	<i>110</i>	<i>9 151</i>	<i>90</i>	<i>110</i>	<i>9 151</i>	
<i>Southern</i>	<i>30</i>	<i>35</i>	<i>2 349</i>	<i>30</i>	<i>35</i>	<i>2 349</i>	
Greater Launceston	50	77	5 730	52	81	6 025	
Central North	12	12	644	12	12	644	
North-Eastern	10	14	820	10	14	820	
<i>Northern</i>	<i>72</i>	<i>103</i>	<i>7 194</i>	<i>74</i>	<i>107</i>	<i>7 489</i>	
Burnie-Devonport	27	42	3 034	27	42	3 034	
North-Western Rural	21	21	1 486	21	21	1 486	
Lyell	-	-	-	-	-	-	
<i>Mersey-Lyell</i>	<i>48</i>	<i>63</i>	<i>4 520</i>	<i>48</i>	<i>63</i>	<i>4 520</i>	
Tasmania	240	311	23 213	242	315	23 509	

(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
1993:									
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
December	247	52	299	12	-	12	259	52	311
1994:									
January	218	56	274	15	19	34	233	75	308
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

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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