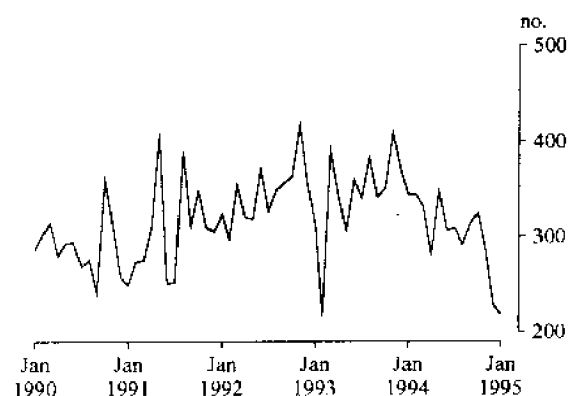


BUILDING APPROVALS, TASMANIA, JANUARY 1995

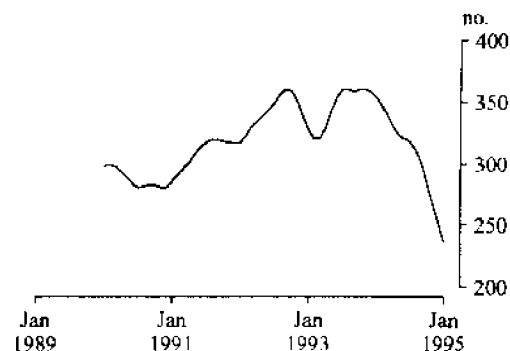
MAIN FEATURES

- There were 218 new dwelling units approved in January 1995, a four per cent decrease on the 228 approved in December 1994, and a 37 per cent decrease on January 1994 (344).
- For the 12 months ended January 1995 there were 3576 new dwelling units approved, 14 per cent below the 4156 recorded for the 12 months ended January 1994.
- The latest trend estimate available for the number of new dwelling units approved shows fifteen consecutive months of decline.
- The highest number of dwelling units approved in January 1995 was recorded by the Municipality of Kingborough with 21, followed by the City of Glenorchy with 20 and the cities of Launceston and Clarence each with 16.
- The value of new residential building approved, at current prices, in January 1995 was \$17.3m, compared with \$18.2m in December 1994 and \$26.0m in January 1994.
- The value of new residential building approved, at average 1989-90 prices, in December quarter 1994 was \$54.6m, compared with \$58.1m in September quarter 1994 and \$73.7m in December quarter 1993.

NUMBER OF DWELLING UNITS APPROVED



RESIDENTIAL BUILDING APPROVALS,
TASMANIA
TREND SERIES



WILLIAM P. McREYNOLDS
Deputy Commonwealth Statistician and
Government Statistician of Tasmania

INQUIRIES

For inquiries concerning these statistics and other unpublished data, telephone David Verrier on Hobart (002)20 5878.

For other inquiries including copies of publications, telephone the Information Officer on Hobart (002)20 5800.

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 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	
1991-92	2,774	95	2,869	965	69	1,034	9	3,748	164	3,912	..
1992-93	2,928	28	2,956	1,023	115	1,138	11	3,962	143	4,105	..
1993-94	3,065	48	3,113	973	61	1,034	11	4,048	110	4,158	..
1993-94											
July-January	1,794	41	1,835	659	46	705	7	2,459	88	2,547	..
1994-95											
July-January	1,590	5	1,595	363	11	374	10	1,963	16	1,979	..
1993—											
November	282	—	282	128	—	128	1	411	—	411	360
December	251	25	276	95	—	95	3	348	26	374	358
1994—											
January	223	10	233	65	46	111	1	289	56	345	354
February	257	—	257	83	4	87	—	340	4	344	347
March	261	5	266	53	11	64	3	317	16	333	339
April	243	—	243	36	—	36	1	280	—	280	330
May	269	2	271	77	—	77	—	346	2	348	323
June	241	—	241	65	—	65	—	306	—	306	320
July	212	—	212	95	2	97	2	309	2	311	318
August	257	—	257	32	2	34	1	290	2	292	312
September	255	1	256	53	4	57	2	310	5	315	300
October	263	2	265	57	3	60	5	325	5	330	285
November	222	—	222	63	—	63	—	285	—	285	268
December	204	1	205	23	—	23	—	227	1	228	252
1995 —											
January	177	1	178	40	—	40	—	217	1	218	236

(a) Includes Conversions, etc. See paragraphs 9-11 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					
1991-92	201,224	7,154	208,378	47,379	4,538	51,917	248,604	11,692	260,296	32,637	68,980	105,941	350,181	398,873
1992-93	214,890	2,098	216,989	50,783	7,490	58,273	265,674	9,588	275,262	33,050	62,416	103,107	360,929	411,419
1993-94	237,881	4,190	242,071	55,619	4,273	59,892	293,499	8,463	301,963	39,522	81,251	145,922	413,933	487,407
1993—														
November	21,222	—	21,222	12,221	—	12,221	33,444	—	33,444	3,309	8,551	29,656	45,304	66,409
December	19,335	2,221	21,556	5,187	—	5,187	24,523	2,221	26,743	3,521	4,461	10,385	32,505	40,649
1994—														
January	18,412	775	19,187	3,570	3,235	6,805	21,982	4,010	25,992	3,095	10,492	11,816	35,515	40,902
February	19,293	—	19,293	4,330	180	4,510	23,623	180	23,803	2,722	3,687	6,173	30,032	32,699
March	21,673	463	22,136	2,494	858	3,352	24,167	1,321	25,488	4,094	3,135	6,737	31,396	36,319
April	18,641	—	18,641	1,808	—	1,808	20,449	—	20,449	3,740	9,620	10,799	33,792	34,988
May	20,325	139	20,465	4,163	—	4,163	24,488	139	24,627	4,337	6,555	13,264	35,210	42,228
June	20,038	—	20,038	3,289	—	3,289	23,327	—	23,327	3,098	7,519	11,612	33,884	38,037
July	15,754	—	15,754	4,984	145	5,129	20,738	145	20,883	3,213	6,161	7,121	30,112	31,217
August	21,240	—	21,240	1,813	110	1,923	23,052	110	23,162	3,454	11,251	12,028	37,706	38,643
September	20,987	70	21,057	3,187	260	3,447	24,174	330	24,504	4,451	6,195	7,763	34,806	36,719
October	22,071	220	22,291	3,195	200	3,395	25,266	420	25,686	3,963	7,981	9,340	37,069	38,988
November	17,564	—	17,564	3,600	—	3,600	21,163	—	21,163	3,429	4,889	18,104	29,415	42,696
December	17,142	35	17,177	1,070	—	1,070	18,212	35	18,247	2,609	26,814	27,374	47,635	48,230
1995—														
January	14,718	85	14,803	2,490	—	2,490	17,208	85	17,293	2,868	5,391	13,761	25,285	33,921

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

Class of building	1992-93	1993-94	July-January		1994		1995
			1993-94	1994-95	November	December	January
PRIVATE SECTOR							
New houses	214,890	237,881	137,910	129,475	17,564	17,142	14,718
New other residential buildings	50,783	55,619	39,535	20,338	3,600	1,070	2,490
<i>Total new residential building</i>	<i>265,674</i>	<i>293,499</i>	<i>177,445</i>	<i>149,813</i>	<i>21,163</i>	<i>18,212</i>	<i>17,208</i>
Alterations and additions to residential buildings	32,839	39,182	21,439	23,533	3,363	2,609	2,687
Hotels, etc.	4,047	3,869	2,654	2,648	470	230	275
Shops	9,422	11,432	7,422	23,030	513	12,379	2,179
Factories	10,276	15,289	7,135	8,538	483	650	1,120
Offices	9,967	13,512	9,064	9,100	1,539	2,630	690
Other business premises	7,656	7,083	3,638	9,645	1,595	2,995	982
Educational	4,765	1,983	1,233	9,031	230	7,270	50
Religious	1,235	767	767	250	—	—	—
Health	11,063	20,025	12,449	4,221	60	60	95
Entertainment and recreational	2,581	1,403	1,203	1,661	—	600	—
Miscellaneous	1,406	5,888	5,171	960	—	—	—
<i>Total non-residential building</i>	<i>62,416</i>	<i>81,251</i>	<i>50,735</i>	<i>68,682</i>	<i>4,889</i>	<i>26,814</i>	<i>5,391</i>
Total	360,929	413,933	249,618	242,028	29,415	47,635	25,285
PUBLIC SECTOR							
New houses	2,098	4,190	3,588	410	—	35	85
New other residential buildings	7,490	4,273	3,235	715	—	—	—
<i>Total new residential building</i>	<i>9,588</i>	<i>8,463</i>	<i>6,823</i>	<i>1,125</i>	—	35	85
Alterations and additions to residential buildings	311	340	92	453	66	—	181
Hotels, etc.	1,430	300	—	—	—	—	—
Shops	114	—	—	—	—	—	—
Factories	—	2,381	2,381	95	—	95	—
Offices	8,919	4,668	3,361	4,111	90	—	2,500
Other business premises	150	3,979	1,709	495	150	200	—
Educational	13,429	26,338	14,531	11,208	6,868	75	1,870
Religious	—	—	—	—	—	—	—
Health	8,596	22,763	21,300	4,505	107	—	4,000
Entertainment and recreational	1,005	1,533	1,463	320	—	190	—
Miscellaneous	8,478	2,709	1,857	6,075	6,000	—	—
<i>Total non-residential building</i>	<i>40,691</i>	<i>64,671</i>	<i>46,602</i>	<i>26,808</i>	<i>13,215</i>	<i>560</i>	<i>8,370</i>
Total	50,490	73,474	53,517	28,385	13,281	595	8,636
TOTAL							
New houses	216,989	242,071	141,499	129,885	17,564	17,177	14,803
New other residential buildings	58,273	59,892	42,770	21,053	3,600	1,070	2,490
<i>Total new residential building</i>	<i>275,262</i>	<i>301,963</i>	<i>184,268</i>	<i>150,938</i>	<i>21,163</i>	<i>18,247</i>	<i>17,293</i>
Alterations and additions to residential buildings	33,050	39,522	21,531	23,985	3,429	2,609	2,868
Hotels, etc.	4,047	4,169	2,654	2,648	470	230	275
Shops	9,536	11,432	7,422	23,030	513	12,379	2,179
Factories	10,276	17,670	9,516	8,233	483	745	1,120
Offices	18,886	18,180	12,425	13,210	1,629	2,630	3,190
Other business premises	7,806	11,062	5,346	10,140	1,745	3,195	982
Educational	18,194	28,321	15,764	20,239	7,098	7,345	1,920
Religious	1,235	767	767	250	—	—	—
Health	19,658	42,788	33,749	8,725	167	60	4,095
Entertainment and recreational	3,586	2,936	2,666	1,981	—	790	—
Miscellaneous	9,884	8,597	7,028	7,035	6,000	—	—
<i>Total non-residential building</i>	<i>103,107</i>	<i>145,922</i>	<i>97,336</i>	<i>95,490</i>	<i>18,104</i>	<i>27,374</i>	<i>13,761</i>
Total	411,419	487,407	303,135	270,414	42,696	48,230	33,921

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)
HOTELS, ETC.												
1994 November	2	170	1	300	—	—	—	—	—	—	3	470
December	2	230	—	—	—	—	—	—	—	—	2	230
1995 January	2	275	—	—	—	—	—	—	—	—	2	275
SHOPS												
1994 November	6	513	—	—	—	—	—	—	—	—	6	513
December	2	179	1	300	—	—	—	—	1	11,900	4	12,379
1995 January	7	670	2	509	—	—	1	1,000	—	—	10	2,179
FACTORIES												
1994 November	6	483	—	—	—	—	—	—	—	—	6	483
December	3	295	1	450	—	—	—	—	—	—	4	745
1995 January	4	320	1	300	1	500	—	—	—	—	6	1,120
OFFICES												
1994 November	5	650	3	979	—	—	—	—	—	—	8	1,629
December	—	—	—	—	—	—	2	2,630	—	—	2	2,630
1995 January	4	340	1	350	—	—	1	2,500	—	—	6	3,190
OTHER BUSINESS PREMISES												
1994 November	6	595	2	450	1	700	—	—	—	—	9	1,745
December	4	325	2	570	1	800	1	1,500	—	—	8	3,195
1995 January	5	682	1	300	—	—	—	—	—	—	6	982
EDUCATIONAL												
1994 November	3	298	—	—	—	—	—	—	1	6,800	4	7,098
December	2	145	1	300	1	900	—	—	1	6,000	5	7,345
1995 January	4	270	—	—	—	—	1	1,650	—	—	5	1,920
RELIGIOUS												
1994 November	—	—	—	—	—	—	—	—	—	—	—	—
December	—	—	—	—	—	—	—	—	—	—	—	—
1995 January	—	—	—	—	—	—	—	—	—	—	—	—
HEALTH												
1994 November	2	167	—	—	—	—	—	—	—	—	2	167
December	1	60	—	—	—	—	—	—	—	—	1	60
1995 January	1	95	—	—	—	—	1	4,000	—	—	2	4,095
ENTERTAINMENT AND RECREATIONAL												
1994 November	—	—	—	—	—	—	—	—	—	—	—	—
December	1	190	2	600	—	—	—	—	—	—	3	790
1995 January	—	—	—	—	—	—	—	—	—	—	—	—
MISCELLANEOUS												
1994 November	1	100	—	—	—	—	—	—	1	5,900	2	6,000
December	—	—	—	—	—	—	—	—	—	—	—	—
1995 January	—	—	—	—	—	—	—	—	—	—	—	—
TOTAL NON-RESIDENTIAL BUILDING												
1994 November	31	2,975	6	1,729	1	700	—	—	2	12,700	40	18,104
December	15	1,424	7	2,220	2	1,700	3	4,130	2	17,900	29	27,374
1995 January	27	2,652	5	1,459	1	500	4	9,150	—	—	37	13,761

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

Period	Material of outer walls					Other and not stated	Total
	Double brick	Brick veneer	Fibre cement	Timber			
1986-87	152	2,016	93	332	54	2,647	
1987-88	98	2,048	37	404	85	2,672	
1988-89	130	2,248	54	374	84	2,890	
1989-90	139	1,943	83	384	114	2,663	
1990-91	177	1,758	76	467	77	2,555	
1991-92	256	1,937	72	515	89	2,869	
1992-93	293	1,999	119	476	69	2,956	
1993-94	302	2,176	105	441	89	3,113	
1993:							
November	26	187	6	55	8	282	
December	1	199	11	51	14	276	
1994:							
January	26	163	3	34	7	233	
February	23	181	6	41	6	257	
March	25	188	13	34	6	266	
April	22	177	7	27	10	243	
May	27	183	17	34	10	271	
June	16	183	11	25	6	241	
July	10	147	8	40	7	212	
August	21	185	14	35	2	257	
September	19	194	12	27	4	256	
October	13	202	9	37	4	265	
November	9	159	7	43	4	222	
December	4	162	5	30	4	205	
1995:							
January	10	134	8	21	5	178	

(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)
1986-87	74,904	155,272	19,342	24,309	50,706	128,963	38,070	73,206	183,022	381,750
1987-88	79,070	154,886	21,074	27,704	52,115	119,131	40,523	86,978	192,782	388,699
1988-89	88,215	204,554	23,731	30,180	72,931	126,685	50,967	100,238	235,845	461,657
1989-90	88,156	173,760	23,416	29,823	79,631	118,360	46,182	76,085	237,385	398,028
1990-91	94,266	190,545	25,998	34,220	78,257	112,342	43,755	69,571	242,276	406,678
1991-92	105,027	173,652	28,412	35,994	84,619	118,574	42,238	70,653	260,296	398,873
1992-93	114,154	182,266	27,818	32,593	82,656	116,014	50,634	80,546	275,262	411,419
1993-94	139,703	210,890	34,132	44,022	79,617	127,615	48,511	104,880	301,963	487,407
1993:										
November	19,896	24,328	2,850	3,167	5,531	11,780	5,166	27,134	33,444	66,409
December	12,324	21,599	3,286	3,550	6,151	8,649	4,983	6,852	26,743	40,649
1994:										
January	11,543	14,377	2,648	2,735	7,958	13,900	3,843	9,890	25,992	40,902
February	10,685	12,916	2,304	2,524	6,312	10,135	4,502	7,124	23,803	32,699
March	11,284	17,910	2,207	2,732	9,091	11,193	2,908	4,485	25,488	36,319
April	6,381	14,639	3,141	3,313	6,431	10,860	4,496	6,177	20,449	34,988
May	8,664	15,651	3,757	4,291	7,320	12,523	4,887	9,763	24,627	42,228
June	10,983	16,596	2,957	5,035	6,371	7,654	3,016	8,753	23,327	38,037
July	7,721	11,237	2,735	3,098	6,572	9,743	3,854	7,139	20,883	31,217
August	9,374	14,762	2,090	2,628	6,699	8,581	4,999	12,673	23,162	38,643
September	9,232	14,433	1,917	2,719	8,879	12,968	4,477	6,599	24,504	36,719
October	10,768	17,157	2,000	2,326	7,400	9,898	5,518	9,607	25,686	38,988
November	9,235	25,982	2,532	3,344	4,514	5,746	4,884	7,623	21,163	42,696
December	6,677	31,160	1,829	2,137	5,838	7,807	3,903	7,126	18,247	48,230
1995:										
January	7,419	13,452	1,205	1,493	4,030	7,381	4,638	11,595	17,293	33,921

(a) See explanatory notes, paragraph 4.

(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, JANUARY 1995

Statistical region sectors and statistical local areas (a)	New residential buildings (b)						Non-residential building			Total building (\$'000)
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Private sector (\$'000)	Total (\$'000)	
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
GREATER HOBART-SOUTHERN STATISTICAL DIVISIONS										
Brighton (M)	10	1	810	2	—	80	—	—	—	890
Central Highlands (M)	1	—	35	—	—	—	—	—	—	35
Clarence (C)	14	—	1,403	2	—	124	289	260	260	2,076
Glamorgan/Spring Bay (M)	3	—	143	—	—	—	55	—	—	293
Glenorchy (C)	18	—	1,409	2	—	110	69	210	2,785	4,372
Hobart (C) — Inner & Remainder	11	—	1,453	—	—	—	711	1,624	1,624	3,788
Huon Valley (M)	1	—	106	—	—	—	83	—	—	189
Kingborough (M) Pt A & B	15	—	1,536	6	—	220	196	—	—	1,952
New Norfolk (M) Pt A & B	3	—	194	—	—	—	55	50	50	299
Sorell (M) Pt A & B	11	—	552	—	—	—	50	—	—	602
Southern Midlands (M)	5	—	450	—	—	—	—	—	—	450
Tasman (M)	—	—	—	—	—	—	—	—	—	—
Greater Hobart-Southern (SDs)	92	1	8,091	12	—	534	1,506	2,144	4,814	14,945
NORTHERN STATISTICAL DIVISION										
Break O' Day (M)	—	—	—	—	—	—	—	—	—	—
Dorset (M)	2	—	160	—	—	—	102	70	70	332
Flinders (M)	1	—	20	—	—	—	—	—	—	20
George Town (M) Pt A & B	2	—	67	—	—	—	—	—	—	67
Launceston (C) Inner, Pt B & Pt C	13	—	1,270	3	—	160	556	1,957	1,957	3,942
Meander Valley (M) Pt A & B	9	—	624	—	—	—	10	75	75	709
Northern Midlands (M) Pt A & B	6	—	389	2	—	76	75	120	120	660
West Tamar (M) Pt A & B	14	—	1,265	—	—	—	87	300	300	1,652
Northern (SD)	47	—	3,794	5	—	236	830	2,522	2,522	7,381
MERSEY-LYELL STATISTICAL DIVISION										
Burnie (C) Pt A & B	7	—	734	—	—	—	55	80	1,780	2,569
Central Coast (M) Pt A & B	3	—	410	2	—	170	165	—	—	745
Circular Head (M)	5	—	222	—	—	—	37	—	—	259
Devonport (C)	4	—	350	9	—	490	87	420	4,420	5,347
Kentish (M)	1	—	12	—	—	—	24	—	—	36
King Island (M)	—	—	—	—	—	—	—	—	—	—
Latrobe (M) Pt A & B	9	—	630	2	—	150	18	80	80	878
Waratah/Wynyard (M) Pt A & B	7	—	495	8	—	860	131	—	—	1,486
West Coast (M)	2	—	65	2	—	50	15	145	145	275
Mersey-Lyell (SD)	38	—	2,918	23	—	1,720	532	725	6,425	11,595

For footnote, see end of table.

TABLE 7. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, JANUARY 1995—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)				
STATISTICAL DIVISIONS AND SUBDIVISIONS										
Greater Hobart (SD)	75	1	6,885	12	—	534	1,314	2,144	4,719	13,452
Southern (SD)	17	—	1,205	—	—	—	193	—	95	1,493
Greater Launceston (SSD)	34	—	2,894	5	—	236	568	2,257	2,257	5,954
Central North (SSD)	10	—	720	—	—	—	160	195	195	1,075
North-Eastern (SSD)	3	—	180	—	—	—	102	70	70	352
Northern (SD)	47	—	3,794	5	—	236	830	2,522	2,522	7,381
Burnie-Devonport (SSD)	25	—	2,209	21	—	1,670	398	500	6,200	10,477
North-Western Rural (SSD)	11	—	644	—	—	—	119	80	80	843
Lyell (SSD)	2	—	65	2	—	50	15	145	145	275
Mersey-Lyell (SD)	38	—	2,918	23	—	1,720	532	725	6,425	11,595
Tasmania	177	1	14,803	40	—	2,490	2,868	5,391	13,761	33,921

(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, JANUARY 1995 (\$'000)

Class of building	Greater Hobart	Southern	Northern	Mersey-Lyell	Tasmania
New houses	6,885	1,205	3,794	2,918	14,803
New other residential building	534	—	236	1,720	2,490
Total new residential building	7,419	1,205	4,030	4,638	17,293
Alterations and additions to residential buildings	1,314	193	830	532	2,868
Hotels etc.	—	—	130	145	275
Shops	1,624	—	475	80	2,179
Factories	110	—	930	80	1,120
Offices	2,710	—	480	—	3,190
Other business premises	150	—	412	420	982
Educational	125	95	—	1,700	1,920
Religious	—	—	—	—	—
Health	—	—	95	4,000	4,095
Entertainment and recreational	—	—	—	—	—
Miscellaneous	—	—	—	—	—
Total non-residential building	4,719	95	2,522	6,425	13,761
Total building	13,452	1,493	7,381	11,595	33,921

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							
1991-92	181.6	188.2	51.0	239.2	29.5	68.5	105.2	327.2	373.9
1992-93	187.4	189.3	57.6	246.9	28.8	62.4	103.0	329.9	378.7
1993-94	200.5	204.0	58.9	262.9	33.3	80.6	144.9	370.8	441.0
1993—									
Sept. qtr.	51.5	51.6	13.5	65.1	6.9	24.2	40.8	96.6	112.8
Dec. qtr.	49.5	51.8	21.9	73.7	8.7	15.8	44.2	96.6	126.7
1994—									
Mar. qtr.	50.1	51.1	14.4	65.5	8.3	17.2	24.5	86.1	98.3
June qtr.	49.4	49.5	9.1	58.5	9.4	23.4	35.3	91.5	103.2
Sept. qtr.	47.8	47.9	10.2	58.1	9.2	23.3	26.5	90.6	93.8
Dec. qtr.	46.6	46.8	7.8	54.6	8.2	39.1	54.0	102.1	116.8

(a) See paragraphs 18 and 19 of the Explanatory Notes. Constant price estimates are subject to revisions each quarter as more up to date information on prices and commodity compositions becomes available.

TABLE 10. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION
JANUARY 1995

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			
NUMBER OF DWELLING UNITS										
Greater Hobart	76	12	—	12	—	—	—	—	12	88
Southern	17	—	—	—	—	—	—	—	—	17
Northern	47	5	—	5	—	—	—	—	5	52
Mersey-Lyell	38	23	—	23	—	—	—	—	23	61
Tasmania	178	40	—	40	—	—	—	—	40	218
VALUE (\$'000)										
Greater Hobart	6,885	534	—	534	—	—	—	—	534	7,419
Southern	1,205	—	—	—	—	—	—	—	—	1,205
Northern	3,794	236	—	236	—	—	—	—	236	4,030
Mersey-Lyell	2,918	1,720	—	1,720	—	—	—	—	1,720	4,638
Tasmania	14,803	2,490	—	2,490	—	—	—	—	2,490	17,293

(a) Excludes Conversions, etc.

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved. From 1985 there has been a change in terminology used by the ABS in presenting building statistics. The terms 'residential buildings', and 'non-residential building' have replaced 'dwellings' and 'other building' respectively and 'other residential buildings' replaces 'other dwellings'. It should be noted that these are only changes in terminology and do not affect the classification of the various types of buildings or the statistics.

Scope and coverage

2. 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 (construction of roads, bridges, railways, earthworks etc.) is excluded.

3. The statistics include details of non-structural renovation and refurbishing work and the installation of integral building fixtures for which building approval was obtained.

4. Statistics of building work approved are compiled from:

- permits issued by local government authorities in areas subject to building control by those authorities and
- contracts let, or day labour work authorised, by Federal, State, semi-government and local government authorities.

Major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites) is also included.

5. From July 1990, the statistics cover:

- all approved new residential building jobs valued at \$10 000 or more (previously \$5000 or more);
- approved alterations and additions to residential buildings valued at \$10 000 or more and
- all approved non-residential building jobs valued at \$50 000 or more (previously \$30 000 or more).

These changes mainly affect non-residential building data. In particular, care should be taken in interpreting data for specific classes of non-residential building.

Definitions

6. 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.

7. 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 building' approved.

8. 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 associated with non-residential buildings (such as caretaker's residences) 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 (includes townhouses, duplexes, apartment buildings etc.).

9. From the January 1995 issue of this publication the number of dwelling units created as part of alterations and additions to existing buildings (including conversions of non-residential buildings to dwelling units) and as part of the construction of non-residential building are shown separately in Table 1 under the heading of "Conversions, etc.", and are included in the total number of dwelling units shown in the table. Previously such dwellings were only included as a footnote.

10. 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.

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

12. **Values** are derived from approval documents and represent the estimated value, when completed, of building work (excluding the value of land and landscaping). Site preparation costs are included.

Building classification

13. **Ownership.** The ownership of a building is classified at the time of approval as either private sector or public sector according to expected ownership of the completed building. Residential buildings being constructed by private sector

EXPLANATORY NOTES - continued

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.

14. **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, and a detached cafeteria building to Shops, while factory buildings would be classified to Factories. An exception to this rule is in the treatment of group accommodation buildings where, for example, a student accommodation building on a university campus would be classified to Educational.

15. For Building Approvals from July 1992 an expanded functional classification of buildings based on the Dwelling Structure Classification (DSC) has been introduced by the ABS to provide a standard classification of residential buildings.

16. The DSC is a classification recently developed by the ABS to provide a standard classification of the different types of dwelling structures (houses, flats, townhouses, etc.). The DSC has been used in the 1990 Survey of Income and Housings Costs and Amenities and the 1991 Census of Population and Housing. It will be implemented across all major collections of housing data in the ABS. The DSC has the same overall scope as the classification used in previous Censuses and household surveys but provides more categories than previously to reflect the current need to provide separate details on medium to high density housing.

17. In particular, for Building Approvals, DSC allows new other residential building to be classified as follows:

(a) Semi-detached, row or terrace houses, townhouses, etc. (dwellings having their own private grounds and no other dwellings above or below) with:

- one storey;
- two or more storeys.

(b) Flats, units or apartments, etc. (dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell) in a building of:

- one or two storeys;
- three stores;
- four or more storeys.

18. More details on the DSC are contained in the ABS Information Paper, Dwelling Structure Classification (DSC) (1296.0).

General

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

Constant Price Estimates

20. 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 dwellings and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'. (Note: monthly value data at constant prices are not available.)

21. 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).

22. 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, Edition 4).

Unpublished data and related publications

23. The ABS can also make available certain build approvals data which are not published. Where it is practicable to provide the required information by teleph data can be provided in the following forms: microf photocopy, computer printout and clerically extr tabulation. A charge may be made for pro unpublished information in these forms.

Users may wish to refer to the following priced publications which are available.

- Building Activity, Tasmania* (8752.6), quarterly.
- Dwelling Unit Commencements Reported by Approving Authorities, Tasmania* (8741.6), monthly.
- Building Approvals, Australia* (8731.0), monthly.
- Building Activity, Australia: Dwelling Unit Commencements Preliminary* (8750.0), quarterly.
- Engineering Construction Survey Australia*. (8762.0), quarterly.
- Building Activity, Australia* (8752.0), quarterly.
- Construction Industry Survey - Private Sector Construction Establishments, Details of Operations, Tasmania, 1984-85* (8772.6), five-yearly.

EXPLANATORY NOTES - continued

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-	nil or rounded to zero.
n.a.	not available
n.y.a.	not yet available
r	figure or series revised since previous issue.



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