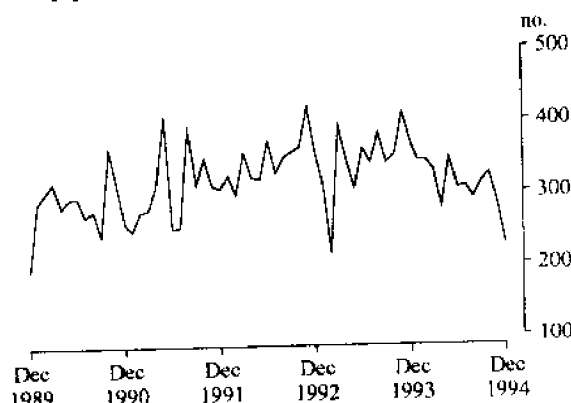


**BUILDING APPROVALS, TASMANIA, DECEMBER 1994**

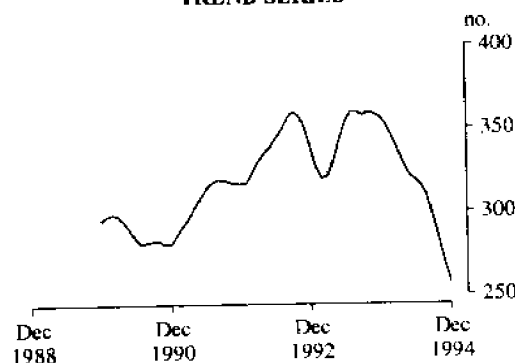
**MAIN FEATURES**

- There were 228 new dwelling units approved in December 1994, a 20 per cent decrease on the 285 approved in November 1994, and a 39 per cent decrease on December 1993 (371).
- For the 12 months ended December 1994 there were 3702 new dwelling units approved, ten per cent below the 4123 recorded for the 12 months ended December 1993.
- The latest trend estimate available for the number of new dwelling units approved shows fourteen consecutive months of decline.
- The highest number of dwelling units approved in December 1994 was recorded by the Municipality of Meander Valley with 36, followed by the Municipality of Sorell with 23, the City of Launceston with 21 and the Municipality of Kingborough with 16.
- The value of new residential building approved, at current prices, in December 1994 was \$18.2m, compared with \$21.2m in November 1994 and \$26.7m in December 1993.
- The value of all building approvals, at current prices, for December 1994 was \$48.2m, compared with \$42.7m in November 1994 and \$40.6m in December 1993.

**NUMBER OF DWELLING UNITS APPROVED**



**RESIDENTIAL BUILDING APPROVALS, TASMANIA TREND SERIES**



**WILLIAM P. McREYNOLDS**  
Deputy Commonwealth Statistician and  
Statistician of the State 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*For inquiries concerning these statistics and other unpublished data, telephone David Verrier on Hobart (002)20 5878.*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 IN NEW RESIDENTIAL BUILDINGS

Period	Private sector			Public sector			Total			
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	
									Original	Trend estimate(a)
1991-92	2,774	965	3,739	95	69	164	2,869	1,034	3,903	..
1992-93	2,928	1,023	3,951	28	115	143	2,956	1,138	4,094	..
1993-94	3,065	973	4,038	48	61	109	3,113	1,034	4,147	..
1993-94										
July-December	1,571	594	2,165	31		31	1,602	594	2,196	..
1994-95										
July-December	1,413	323	1,736	4	11	15	1,417	334	1,751	..
1993—										
October	242	104	346	5		5	247	104	351	360
November	282	128	410	—		—	282	128	410	359
December	251	95	346	25		25	276	95	371	357
1994										
January	223	65	288	10	46	56	233	111	344	352
February	257	83	340	—	4	4	257	87	344	346
March	261	53	314	5	11	16	266	64	330	338
April	243	36	279	—		—	243	36	279	329
May	269	77	346	2	—	2	271	77	348	322
June	241	65	306	—		—	241	65	306	319
July	212	95	307	—	2	2	212	97	309	316
August	257	32	289	—	2	2	257	34	291	310
September	255	53	308	1	4	5	256	57	313	298
October	263	57	320	2	3	5	265	60	325	284
November	222	63	285	—		—	222	63	285	269
December	204	23	227	1		1	205	23	228	257

(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average. Trend estimates for the most recent months are provisional and can be revised as data for additional months become available. NOTE: The number of self-contained dwelling units approved as part of the construction of non-residential building and alterations and additions to existing buildings (including conversions to dwelling units) are excluded from this table. There were no such dwelling units approved in December 1994.

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—														
October	18,120	543	18,663	4,893	—	4,893	23,013	543	23,556	3,510	2,913	4,430	29,396	31,495
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

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

Class of building	1992-93		July-December		1994		
	1992-93	1993-94	1993-94	1994-95	October	November	December
<b>PRIVATE SECTOR</b>							
New houses	214,890	237,881	119,498	114,757	22,071	17,564	17,142
New other residential buildings	50,783	55,619	35,965	17,848	3,195	3,600	1,070
<i>Total new residential building</i>	<i>265,674</i>	<i>293,499</i>	<i>155,463</i>	<i>132,606</i>	<i>25,266</i>	<i>21,163</i>	<i>18,212</i>
Alterations and additions to residential buildings	32,839	39,182	18,397	20,846	3,823	3,363	2,609
Hotels, etc.	4,047	3,869	2,654	2,373	539	470	230
Shops	9,422	11,432	6,470	20,851	2,375	513	12,379
Factories	10,276	15,289	5,755	7,018	2,346	483	650
Offices	9,967	13,512	3,894	8,410	751	1,539	2,630
Other business premises	7,656	7,083	3,573	8,663	386	1,595	2,995
Educational	4,765	1,983	1,233	8,981	758	230	7,270
Religious	1,235	767	717	250	---	---	---
Health	11,063	20,025	9,574	4,126	752	60	60
Entertainment and recreational	2,581	1,403	1,203	1,661	75	---	600
Miscellaneous	1,406	5,888	5,171	960	---	---	---
<i>Total non-residential building</i>	<i>62,416</i>	<i>81,251</i>	<i>40,243</i>	<i>63,292</i>	<i>7,981</i>	<i>4,889</i>	<i>26,814</i>
<b>Total</b>	<b>360,929</b>	<b>413,933</b>	<b>214,103</b>	<b>216,743</b>	<b>37,069</b>	<b>29,415</b>	<b>47,635</b>
<b>PUBLIC SECTOR</b>							
New houses	2,098	4,190	2,814	325	220	---	35
New other residential buildings	7,490	4,273	---	715	200	---	---
<i>Total new residential building</i>	<i>9,588</i>	<i>8,463</i>	<i>2,814</i>	<i>1,040</i>	<i>420</i>	<i>---</i>	<i>35</i>
Alterations and additions to residential buildings	211	340	39	272	140	66	---
Hotels, etc.	1,430	300	---	---	---	---	---
Shops	114	---	---	---	---	---	---
Factories	---	2,381	2,381	95	---	---	95
Offices	8,919	4,668	3,361	1,611	1,239	90	---
Other business premises	150	3,979	544	495	70	150	200
Educational	13,429	26,338	14,531	9,338	---	6,868	75
Religious	---	---	---	---	---	---	---
Health	8,596	22,763	21,300	505	50	107	---
Entertainment and recreational	1,005	1,533	1,463	320	---	---	190
Miscellaneous	8,478	2,709	1,697	6,075	---	6,000	---
<i>Total non-residential building</i>	<i>40,691</i>	<i>64,671</i>	<i>45,277</i>	<i>18,438</i>	<i>1,359</i>	<i>13,215</i>	<i>560</i>
<b>Total</b>	<b>50,490</b>	<b>73,474</b>	<b>48,130</b>	<b>19,750</b>	<b>1,919</b>	<b>13,281</b>	<b>595</b>
<b>TOTAL</b>							
New houses	216,989	242,071	122,312	115,082	22,291	17,564	17,177
New other residential buildings	58,273	59,892	35,965	18,563	3,395	3,600	1,070
<i>Total new residential building</i>	<i>275,262</i>	<i>301,963</i>	<i>158,277</i>	<i>133,646</i>	<i>25,686</i>	<i>21,163</i>	<i>18,247</i>
Alterations and additions to residential buildings	33,050	39,522	18,436	21,118	3,963	3,429	2,609
Hotels, etc.	4,047	4,169	2,654	2,373	539	470	230
Shops	9,536	11,432	6,470	20,851	2,375	513	12,379
Factories	10,276	17,670	8,136	7,113	2,346	483	745
Offices	18,886	18,180	7,255	10,020	1,989	1,629	2,630
Other business premises	7,806	11,062	4,117	9,158	456	1,745	3,195
Educational	18,194	28,321	15,764	18,319	758	7,098	7,345
Religious	1,235	767	717	250	---	---	---
Health	19,658	42,788	30,874	4,631	802	167	60
Entertainment and recreational	3,586	2,936	2,666	1,981	75	---	790
Miscellaneous	9,884	8,597	6,868	7,035	---	6,000	---
<i>Total non-residential building</i>	<i>103,107</i>	<i>145,922</i>	<i>85,520</i>	<i>81,730</i>	<i>9,340</i>	<i>18,104</i>	<i>27,374</i>
<b>Total</b>	<b>411,419</b>	<b>487,407</b>	<b>262,233</b>	<b>236,493</b>	<b>38,988</b>	<b>42,696</b>	<b>48,230</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>												
1994 October	2	259	1	280	—	—	—	—	—	—	3	539
November	2	170	1	300	—	—	—	—	—	—	3	470
December	2	230	—	—	—	—	—	—	—	—	2	230
<b>SHOPS</b>												
1994 October	5	425	4	1,200	1	750	—	—	—	—	10	2,375
November	6	513	—	—	—	—	—	—	—	—	6	513
December	2	179	1	300	—	—	—	—	1	11,900	4	12,379
<b>FACTORIES</b>												
1994 October	7	746	1	200	2	1,400	—	—	—	—	10	2,346
November	6	483	—	—	—	—	—	—	—	—	6	483
December	3	295	1	450	—	—	—	—	—	—	4	745
<b>OFFICES</b>												
1994 October	3	320	5	1,669	—	—	—	—	—	—	8	1,989
November	5	650	3	979	—	—	—	—	—	—	8	1,629
December	—	—	—	—	—	—	2	2,630	—	—	2	2,630
<b>OTHER BUSINESS PREMISES</b>												
1994 October	3	250	1	206	—	—	—	—	—	—	4	456
November	6	595	2	450	1	700	—	—	—	—	9	1,745
December	4	325	2	570	1	800	1	1,500	—	—	8	3,195
<b>EDUCATIONAL</b>												
1994 October	1	125	2	633	—	—	—	—	—	—	3	758
November	3	298	—	—	—	—	—	—	1	6,800	4	7,098
December	2	145	1	300	1	900	—	—	1	6,000	5	7,345
<b>RELIGIOUS</b>												
1994 October	—	—	—	—	—	—	—	—	—	—	—	—
November	—	—	—	—	—	—	—	—	—	—	—	—
December	—	—	—	—	—	—	—	—	—	—	—	—
<b>HEALTH</b>												
1994 October	2	125	2	677	—	—	—	—	—	—	4	802
November	2	167	—	—	—	—	—	—	—	—	2	167
December	1	60	—	—	—	—	—	—	—	—	1	60
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1994 October	1	75	—	—	—	—	—	—	—	—	1	75
November	—	—	—	—	—	—	—	—	—	—	—	—
December	1	190	2	600	—	—	—	—	—	—	3	790
<b>MISCELLANEOUS</b>												
1994 October	—	—	—	—	—	—	—	—	—	—	—	—
November	1	100	—	—	—	—	—	—	1	5,900	2	6,000
December	—	—	—	—	—	—	—	—	—	—	—	—
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1994 October	24	2,325	16	4,865	3	2,150	—	—	—	—	43	9,340
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

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

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:							
October	23	181	9	28		6	247
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

(a) 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:										
October	10,502	13,756	1,993	2,658	7,203	8,671	3,858	6,410	23,556	31,495
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

(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, DECEMBER 1994

Statistical region sectors and statistical local areas (a)	New residential buildings						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)	13	1	966	—	—	—	—	—	—	966
Central Highlands (M)	3	—	125	—	—	—	35	—	—	160
Clarence (C)	13	—	1,311	2	—	130	259	450	525	2,225
Glamorgan/Spring Bay (M)	3	—	215	—	—	—	50	—	—	265
Glenorchy (C)	5	—	328	—	—	—	15	13,765	13,765	14,108
Hobart (C) — Inner & Remainder	10	—	1,441	—	—	—	350	8,904	8,904	10,695
Huon Valley (M)	5	—	389	—	—	—	117	—	—	506
Kingborough (M) Pt A & B	16	—	1,280	—	—	—	165	430	430	1,875
New Norfolk (M) Pt A & B	4	—	261	—	—	—	—	—	—	261
Sorell (M) Pt A & B	23	—	1,413	—	—	—	90	—	—	1,503
Southern Midlands (M)	6	—	474	—	—	—	—	—	—	474
Tasman (M)	4	—	175	—	—	—	86	—	—	261
<b>Greater Hobart-Southern (SDs)</b>	<b>105</b>	<b>1</b>	<b>8,376</b>	<b>2</b>	<b>—</b>	<b>130</b>	<b>1,167</b>	<b>23,549</b>	<b>23,624</b>	<b>33,297</b>
<b>NORTHERN STATISTICAL DIVISION</b>										
Break O'Day (M)	4	—	235	—	—	—	—	180	180	415
Dorset (M)	1	—	100	—	—	—	16	—	—	116
Flinders (M)	—	—	—	—	—	—	—	—	—	—
George Town (M) Pt A & B	—	—	—	—	—	—	—	—	—	—
Launceston (C) Inner, Pt B & Pt C	16	—	1,377	5	—	235	281	920	920	2,813
Meander Valley (M) Pt A & B	27	—	2,136	9	—	290	244	—	—	2,670
Northern Midlands (M) Pt A & B	2	—	108	—	—	—	118	—	—	226
West Tamar (M) Pt A & B	12	—	1,357	—	—	—	66	50	145	1,568
<b>Northern (SD)</b>	<b>62</b>	<b>—</b>	<b>5,313</b>	<b>14</b>	<b>—</b>	<b>525</b>	<b>725</b>	<b>1,150</b>	<b>1,245</b>	<b>7,807</b>
<b>MERSEY-LYELL STATISTICAL DIVISION</b>										
Burnie (C) Pt A & B	5	—	437	—	—	—	—	125	125	562
Central Coast (M) Pt A & B	10	—	945	—	—	—	226	—	—	1,171
Circular Head (M)	2	—	60	—	—	—	85	—	190	335
Devonport (C)	7	—	783	1	—	25	178	1,990	1,990	2,976
Kentish (M)	3	—	270	—	—	—	35	—	—	305
King Island (M)	3	—	238	—	—	—	74	—	—	312
Latrobe (M) Pt A & B	3	—	185	4	—	240	80	—	—	505
Waratah/Wynyard (M) Pt A & B	4	—	570	2	—	150	40	—	200	960
West Coast (M)	—	—	—	—	—	—	—	—	—	—
<b>Mersey-Lyell (SD)</b>	<b>37</b>	<b>—</b>	<b>3,488</b>	<b>7</b>	<b>—</b>	<b>415</b>	<b>718</b>	<b>2,115</b>	<b>2,505</b>	<b>7,126</b>

For footnote, see end of table.

TABLE 7. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, DECEMBER 1994—continued

Statistical region sectors and statistical local areas (a)	New residential buildings						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)	78	1	6,547	2	—	130	859	23,549	23,624	31,160
Southern (SD)	27	—	1,829	—	—	—	308	—	—	2,137
Greater Launceston (SSD)	43	—	3,972	14	—	525	524	970	1,065	6,085
Central North (SSD)	14	—	1,006	—	—	—	185	—	—	1,191
North-Eastern (SSD)	5	—	335	—	—	—	16	180	180	531
Northern (SD)	62	—	5,313	14	—	525	725	1,150	1,245	7,807
Burnie-Devonport (SSD)	25	—	2,582	7	—	415	440	2,115	2,315	5,752
North-Western Rural (SSD)	12	—	906	—	—	—	278	—	190	1,374
Lyell (SSD)	—	—	—	—	—	—	—	—	—	—
Mersey-Lyell (SD)	37	—	3,488	7	—	415	718	2,115	2,505	7,126
<b>Tasmania</b>	<b>204</b>	<b>1</b>	<b>17,177</b>	<b>23</b>	<b>—</b>	<b>1,070</b>	<b>2,609</b>	<b>26,814</b>	<b>27,374</b>	<b>48,230</b>

(a) Statistics are presented in terms of statistical local areas aggregated to their equivalent legal local government areas.

TABLE 8. VALUE OF BUILDING APPROVALS IN STATISTICAL DIVISIONS BY CLASS OF BUILDING, DECEMBER 1994 (\$'000)

Class of building	Greater Hobart	Southern	Northern	Mersey-Lyell	Tasmania
New houses	6,547	1,829	5,313	3,488	17,177
New other residential building	130	—	525	415	1,070
<b>Total new residential building</b>	<b>6,677</b>	<b>1,829</b>	<b>5,838</b>	<b>3,903</b>	<b>18,247</b>
Alterations and additions to residential buildings	859	308	725	718	2,609
Hotels etc.	50	—	180	—	230
Shops	12,254	—	—	125	12,379
Factories	450	—	145	150	745
Offices	2,630	—	—	—	2,630
Other business premises	565	—	850	1,780	3,195
Educational	7,275	—	70	—	7,345
Religious	—	—	—	—	—
Health	—	—	—	60	60
Entertainment and recreational	400	—	—	390	790
Miscellaneous	—	—	—	—	—
<b>Total non-residential building</b>	<b>23,624</b>	<b>—</b>	<b>1,245</b>	<b>2,505</b>	<b>27,374</b>
<b>Total building</b>	<b>31,160</b>	<b>2,137</b>	<b>7,807</b>	<b>7,126</b>	<b>48,230</b>

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

<i>Period</i>	<i>New residential building</i>				<i>Alterations and additions to residential buildings</i>	<i>Non-residential building</i>		<i>Total building</i>	
	<i>Houses</i>		<i>Other residential buildings</i>	<i>Total</i>		<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>
	<i>Private sector</i>	<i>Total</i>							
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	80.7	144.9	370.9	441.1
<i>1993—</i>									
<i>June qtr.</i>	47.0	47.0	15.2	62.2	7.0	13.3	27.0	82.8	96.3
<i>Sept. qtr.</i>	51.5	51.6	13.5	65.1	6.9	24.2	40.8	96.6	112.8
<i>Dec. qtr.</i>	49.5	51.8	21.9	73.7	8.7	15.8	44.2	96.6	126.7
<i>1994—</i>									
<i>Mar. qtr.</i>	50.1	51.1	14.4	65.5	8.3	17.2	24.5	86.1	98.3
<i>June qtr.</i>	49.4	49.5	9.1	58.5	9.4	23.5	35.4	91.6	103.3
<i>Sept. qtr.</i>	47.8	47.9	10.2	58.1	9.2	23.3	26.6	90.6	93.9

(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 APPROVED, BY TYPE AND STATISTICAL DIVISION**  
**DECEMBER 1994**

<i>Statistical division</i>	<i>Other residential building</i>								<i>Total residential building</i>	
	<i>Houses</i>	<i>Semi-detached, row or terrace houses, townhouses, etc. of</i>			<i>Flats, units or apartments in a building of</i>			<i>Total</i>		
		<i>1 storey</i>	<i>2 or more storeys</i>	<i>Total</i>	<i>1-2 storeys</i>	<i>3 storeys</i>	<i>4 or more storeys</i>			<i>Total</i>
<b>NUMBER OF DWELLING UNITS</b>										
Greater Hobart	79	—	—	—	2	—	—	2	2	81
Southern	27	—	—	—	—	—	—	—	—	27
Northern	62	14	—	14	—	—	—	—	14	76
Mersey-Lyell	37	7	—	7	—	—	—	—	7	44
<b>Tasmania</b>	<b>205</b>	<b>21</b>	<b>—</b>	<b>21</b>	<b>2</b>	<b>—</b>	<b>—</b>	<b>2</b>	<b>23</b>	<b>228</b>
<b>VALUE (\$'000)</b>										
Greater Hobart	6,547	—	—	—	130	—	—	130	130	6,677
Southern	1,829	—	—	—	—	—	—	—	—	1,829
Northern	5,313	525	—	525	—	—	—	—	525	5,838
Mersey-Lyell	3,488	415	—	415	—	—	—	—	415	3,903
<b>Tasmania</b>	<b>17,177</b>	<b>940</b>	<b>—</b>	<b>940</b>	<b>130</b>	<b>—</b>	<b>—</b>	<b>130</b>	<b>1,070</b>	<b>18,247</b>



## 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:

(a) permits issued by local government authorities in areas subject to building control by those authorities and

(b) 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:

(a) all approved new residential building jobs valued at \$10 000 or more (previously \$5000 or more);

(b) approved alterations and additions to residential buildings valued at \$10 000 or more and

(c) 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. The number of dwelling units created by alterations and additions to existing buildings, and through the construction of new non-residential buildings, is not included in the tables but is shown as a footnote to Table 1.

10. **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

11. **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 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.

12. **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.

## EXPLANATORY NOTES - continued

13. 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.

14. 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.

15. 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.

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

### General

17. 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

18. 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.)

19. 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).

20. 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

21. 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.

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.

All publications produced by the ABS are listed in the annual *Catalogue of Publications* (1101.0) which is available from any ABS Office.

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

### Symbols and Other Usages

-	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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