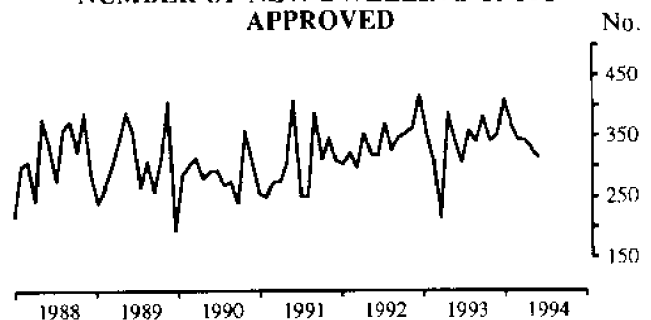


BUILDING APPROVALS, TASMANIA, APRIL 1994

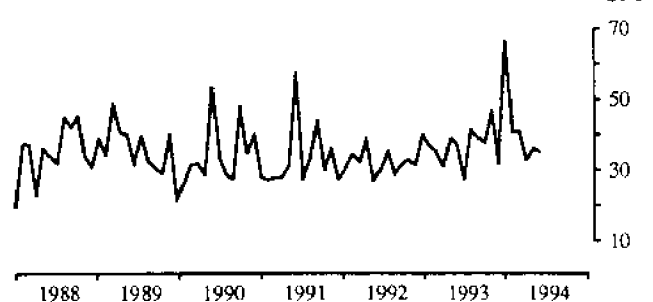
MAIN FEATURES

- There were 279 new dwelling units approved in April 1994, a decrease of 15 per cent on the 330 approved in March 1994, and a 19 per cent decrease on April 1993 (344).
- For the 12 months ended April 1994 there were 4159 new dwelling units approved, one per cent higher than the 4119 recorded for the 12 months ended April 1993.
- The latest trend estimates available for the number of new dwelling units approved show a decrease over the past five months.
- The highest number of dwelling units approved in April 1994 was recorded by the City of Clarence with 23, followed by the Municipality of Kingborough with 22, the City of Launceston with 21 and the Municipality of Central Coast with 19.
- The value of all buildings approved, at current prices, for April 1994 was \$35.0m, compared with \$36.3m in March 1994 and \$36.9m in April 1993.
- The value of all buildings approved, at average 1989-90 prices, in the March quarter 1994 was \$98.4m, 22 per cent below the December quarter 1993 figure of \$126.7m but one per cent above the March quarter 1993 figure of \$97.3m.

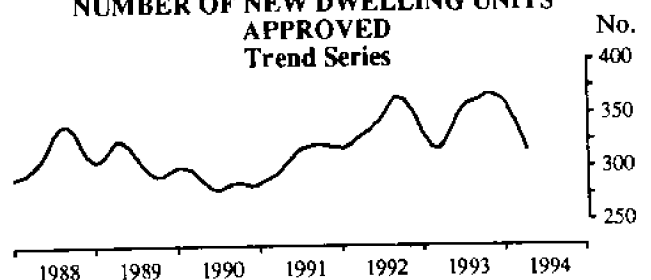
NUMBER OF NEW DWELLING UNITS APPROVED



VALUE OF ALL BUILDING APPROVED \$M



**NUMBER OF NEW DWELLING UNITS APPROVED
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For inquiries concerning these statistics and other unpublished data, telephone David Verrier on Hobart (002)20 5878.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)
1990-91	2,466	827	3,293	89	101	190	2,555	928	3,483	..
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	..
1992-93 July-April	2,478	807	3,285	28	115	143	2,506	922	3,428	..
1993-94 July-April	2,555	831	3,386	46	61	107	2,601	892	3,493	..
1993—										
February	178	34	212	1	2	3	179	36	215	319
March	277	101	378	—	13	13	277	114	391	317
April	286	58	344	—	—	—	286	58	344	324
May	233	73	306	—	—	—	233	73	306	336
June	217	143	360	—	—	—	217	143	360	350
July	255	85	340	—	—	—	255	85	340	358
August	264	119	383	—	—	—	264	119	383	361
September	277	63	340	1	—	1	278	63	341	363
October	242	104	346	5	—	5	247	104	351	367
November	282	128	410	—	—	—	282	128	410	367
December	251	95	346	25	—	25	276	95	371	364
1994—										
January	223	65	288	10	46	56	233	111	344	357
February	257	83	340	—	4	4	257	87	344	345
March	261	53	314	5	11	16	266	64	330	330
April	243	36	279	—	—	—	243	36	279	315

(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 was one such dwelling unit approved in April 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					
1990-91	186,346	6,413	192,760	43,288	6,228	49,516	229,635	12,641	242,276	28,565	102,950	135,837	361,038	406,678
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—														
February	14,037	50	14,087	1,751	154	1,905	15,788	204	15,992	2,235	3,243	12,552	21,265	30,779
March	20,870	—	20,870	5,198	494	5,692	26,068	494	26,562	2,809	4,638	9,588	33,515	38,959
April	21,723	—	21,723	3,137	—	3,137	24,859	—	24,859	2,996	4,366	9,094	32,221	36,949
May	17,275	—	17,275	4,424	—	4,424	21,699	—	21,699	2,189	2,822	3,369	26,710	27,257
June	15,899	—	15,899	7,790	—	7,790	23,689	—	23,689	3,037	6,126	14,627	32,762	41,353
July	19,360	—	19,360	4,344	—	4,344	23,704	—	23,704	2,305	8,654	13,222	34,663	39,231
August	20,991	—	20,991	6,028	—	6,028	27,019	—	27,019	2,704	5,519	7,901	35,242	37,624
September	20,470	50	20,520	3,291	—	3,291	23,761	50	23,811	3,086	10,146	19,927	36,993	46,824
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

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

Class of building	1991-92	1992-93	July-April		1994		
			1992-93	1993-94	February	March	April
PRIVATE SECTOR							
New houses	201,224	214,890	181,716	197,517	19,293	21,673	18,641
New other residential buildings	47,379	50,783	38,569	48,167	4,330	2,494	1,808
<i>Total new residential building</i>	<i>248,604</i>	<i>265,674</i>	<i>220,286</i>	<i>245,684</i>	<i>23,623</i>	<i>24,167</i>	<i>20,449</i>
Alterations and additions to residential buildings	32,597	32,839	27,703	31,978	2,722	4,094	3,723
Hotels, etc.	4,747	4,047	3,351	3,339	310	75	300
Shops	7,663	9,422	8,239	9,332	600	700	610
Factories	10,719	10,276	9,526	10,208	394	558	2,121
Offices	9,837	9,967	7,998	12,455	1,323	709	1,359
Other business premises	3,899	7,656	7,081	6,415	50	318	2,410
Educational	13,543	4,765	4,765	1,383	—	150	—
Religious	1,534	1,235	712	767	—	—	—
Health	8,303	11,063	8,689	16,187	293	625	2,820
Entertainment and recreational	4,271	2,581	2,302	1,203	—	—	—
Miscellaneous	4,465	1,406	806	5,888	717	—	—
<i>Total non-residential building</i>	<i>68,980</i>	<i>62,416</i>	<i>53,468</i>	<i>67,176</i>	<i>3,687</i>	<i>3,135</i>	<i>9,620</i>
Total	350,181	360,929	301,457	344,838	30,032	31,396	33,792
PUBLIC SECTOR							
New houses	7,154	2,098	2,098	4,051	—	463	—
New other residential buildings	4,538	7,490	7,490	4,273	180	858	—
<i>Total new residential building</i>	<i>11,692</i>	<i>9,588</i>	<i>9,588</i>	<i>8,324</i>	<i>180</i>	<i>1,321</i>	<i>—</i>
Alterations and additions to residential buildings	40	211	121	109	—	—	17
Hotels, etc.	—	—	—	—	—	—	—
Shops	100	114	114	—	—	—	—
Factories	2,117	—	—	2,381	—	—	—
Offices	3,027	8,919	7,624	3,997	—	394	243
Other business premises	548	150	150	3,979	—	2,270	—
Educational	15,634	13,429	10,033	17,612	2,134	390	557
Religious	—	—	—	—	—	—	—
Health	8,577	8,596	4,489	21,729	—	429	—
Entertainment and recreational	519	1,005	930	1,463	—	—	—
Miscellaneous	6,439	8,478	8,303	2,709	352	120	380
<i>Total non-residential building</i>	<i>36,961</i>	<i>40,691</i>	<i>31,643</i>	<i>53,870</i>	<i>2,486</i>	<i>3,603</i>	<i>1,180</i>
Total	48,693	50,490	41,352	62,303	2,666	4,924	1,197
TOTAL							
New houses	208,378	216,989	183,815	201,569	19,293	22,136	18,641
New other residential buildings	51,917	58,273	46,059	52,440	4,510	3,352	1,808
<i>Total new residential building</i>	<i>260,296</i>	<i>275,262</i>	<i>229,874</i>	<i>254,008</i>	<i>23,803</i>	<i>25,488</i>	<i>20,449</i>
Alterations and additions to residential buildings	32,637	33,050	27,824	32,087	2,722	4,094	3,740
Hotels, etc.	4,747	4,047	3,351	3,339	310	75	300
Shops	7,763	9,536	8,353	9,332	600	700	610
Factories	12,836	10,276	9,526	12,589	394	558	2,121
Offices	12,864	18,886	15,622	16,452	1,323	1,103	1,601
Other business premises	4,447	7,806	7,231	10,394	50	2,588	2,410
Educational	29,177	18,194	14,798	18,995	2,134	540	557
Religious	1,534	1,235	712	767	—	—	—
Health	16,881	19,658	13,178	37,916	293	1,054	2,820
Entertainment and recreational	4,789	3,586	3,232	2,666	—	—	—
Miscellaneous	10,903	9,884	9,109	8,597	1,069	120	380
<i>Total non-residential building</i>	<i>105,941</i>	<i>103,107</i>	<i>85,111</i>	<i>121,046</i>	<i>6,173</i>	<i>6,737</i>	<i>10,799</i>
Total	398,873	411,419	342,809	407,142	32,699	36,319	34,988

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 February	1	50	1	260	—	—	—	—	—	—	2	310
March	1	75	—	—	—	—	—	—	—	—	1	75
April	3	300	—	—	—	—	—	—	—	—	3	300
SHOPS												
1994 February	1	100	—	—	1	500	—	—	—	—	2	600
March	4	280	2	420	—	—	—	—	—	—	6	700
April	6	373	1	238	—	—	—	—	—	—	7	610
FACTORIES												
1994 February	4	394	—	—	—	—	—	—	—	—	4	394
March	3	313	1	245	—	—	—	—	—	—	4	558
April	7	801	3	720	1	600	—	—	—	—	11	2,121
OFFICES												
1994 February	2	180	1	250	1	893	—	—	—	—	4	1,323
March	3	415	2	688	—	—	—	—	—	—	5	1,103
April	4	400	1	243	1	959	—	—	—	—	6	1,601
OTHER BUSINESS PREMISES												
1994 February	1	50	—	—	—	—	—	—	—	—	1	50
March	4	318	—	—	1	770	1	1,500	—	—	6	2,588
April	2	210	—	—	—	—	1	2,200	—	—	3	2,410
EDUCATIONAL												
1994 February	1	174	—	—	—	—	1	1,960	—	—	2	2,134
March	3	340	1	200	—	—	—	—	—	—	4	540
April	—	—	2	557	—	—	—	—	—	—	2	557
HEALTH												
1994 February	2	293	—	—	—	—	—	—	—	—	2	293
March	2	210	3	844	—	—	—	—	—	—	5	1,054
April	1	120	—	—	—	—	1	2,700	—	—	2	2,820
MISCELLANEOUS												
1994 February	3	322	1	218	1	530	—	—	—	—	5	1,069
March	1	120	—	—	—	—	—	—	—	—	1	120
April	—	—	1	380	—	—	—	—	—	—	1	380
TOTAL NON-RESIDENTIAL BUILDING												
1994 February	15	1,563	3	728	3	1,923	1	1,960	—	—	22	6,173
March	21	2,071	9	2,397	1	770	1	1,500	—	—	32	6,737
April	23	2,204	8	2,137	2	1,559	2	4,900	—	—	35	10,799

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

Period	Material of outer walls						Total
	Double brick	Brick veneer	Fibre cement	Timber	Other and not stated		
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:							
February	18	122	5	31	3	179	
March	27	200	2	41	7	277	
April	18	199	10	52	7	286	
May	19	162	15	31	6	233	
June	16	165	5	25	6	217	
July	43	168	2	34	8	255	
August	43	172	10	33	6	264	
September	27	194	10	45	2	278	
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	

(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:										
February	5,764	15,186	1,268	1,883	5,367	8,309	3,593	5,401	15,992	30,779
March	13,260	20,570	1,290	1,433	7,045	10,663	4,968	6,293	26,562	38,959
April	8,714	16,629	3,290	3,618	7,426	10,302	5,430	6,400	24,859	36,949
May	9,474	11,713	1,727	1,990	6,545	7,620	3,954	5,935	21,699	27,257
June	11,223	19,404	1,604	2,046	6,424	8,988	4,438	10,915	23,689	41,353
July	12,467	18,116	1,921	4,636	6,175	8,671	3,141	7,808	23,704	39,231
August	14,034	18,643	3,171	5,137	4,875	7,948	4,939	5,896	27,019	37,624
September	10,939	22,360	3,898	4,246	6,202	15,631	2,773	4,588	23,811	46,824
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	7,694	14,639	3,263	3,313	7,861	10,860	5,371	6,177	24,189	34,988

(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, APRIL 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)				
GREATER HOBART-SOUTHERN STATISTICAL DIVISIONS										
Brighton (M)	9	—	740	—	—	—	17	—	—	757
Central Highlands (M)	3	—	70	—	—	—	—	—	—	70
Clarence (C)	15	—	1,190	8	—	330	336	900	1,257	3,112
Glamorgan/Spring Bay (M)	—	—	—	—	—	—	—	—	—	—
Glenorchy (C)	10	—	959	5	—	265	168	455	455	1,847
Hobart (C) — Inner & Remainder	5	—	417	—	—	—	267	4,342	4,922	5,606
Huon Valley (M)	12	—	842	1	—	53	33	—	—	928
Kingborough (M) Pt A & B	20	—	1,968	2	—	95	371	175	175	2,609
New Norfolk (M) Pt A & B	7	—	515	—	—	—	97	135	135	747
Sorell (M) Pt A & B	13	—	784	—	—	—	94	—	—	878
Southern Midlands (M)	16	—	1,180	1	—	45	53	—	—	1,278
Tasman (M)	2	—	70	—	—	—	—	50	50	120
Greater Hobart-Southern (SDs)	112	—	8,734	17	—	788	1,435	6,057	6,994	17,951
NORTHERN STATISTICAL DIVISION										
Break O'Day (M)	11	—	623	—	—	—	14	—	—	637
Dorset (M)	2	—	90	2	—	90	33	—	—	213
Flinders (M)	—	—	—	—	—	—	—	—	—	—
George Town (M) Pt A & B	5	—	308	—	—	—	133	292	292	733
Launceston (C) Inner, Pt B & Pt C	17	—	1,449	4	—	205	917	2,465	2,708	5,278
Meander Valley (M) Pt A & B	16	—	1,249	—	—	—	126	—	—	1,375
Northern Midlands (M) Pt A & B	16	—	1,051	—	—	—	42	—	—	1,093
West Tamar (M) Pt A & B	9	—	1,006	7	—	360	165	—	—	1,531
Northern (SD)	76	—	5,776	13	—	655	1,431	2,757	2,999	10,860
MERSEY-LYELL STATISTICAL DIVISION										
Burnie (C) Pt A & B	3	—	214	1	—	65	203	240	240	722
Central Coast (M) Pt A & B	19	—	1,380	—	—	—	135	55	55	1,570
Circular Head (M)	4	—	313	—	—	—	140	96	96	549
Devonport (C)	12	—	948	5	—	300	29	60	60	1,337
Kentish (M)	1	—	50	—	—	—	60	180	180	290
King Island (M)	—	—	—	—	—	—	10	175	175	185
Latrobe (M) Pt A & B	6	—	500	—	—	—	135	—	—	635
Waratah/Wynyard (M) Pt A & B	8	—	665	—	—	—	146	—	—	811
West Coast (M)	2	—	61	—	—	—	17	—	—	78
Mersey-Lyell (SD)	55	—	4,131	6	—	365	875	806	806	6,177

For footnote, see end of table.

TABLE 7. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, APRIL 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)				
STATISTICAL DIVISIONS AND SUBDIVISIONS										
Greater Hobart (SD)	68	—	5,691	15	—	690	1,313	6,007	6,944	14,639
Southern (SD)	44	—	3,043	2	—	98	122	50	50	3,213
Greater Launceston (SSD)	52	—	4,330	11	—	565	1,206	2,757	2,999	9,100
Central North (SSD)	11	—	732	—	—	—	178	—	—	910
North-Eastern (SSD)	13	—	713	2	—	90	47	—	—	850
Northern (SD)	76	—	5,776	13	—	655	1,431	2,757	2,999	10,860
Burnie-Devonport (SSD)	36	—	2,878	6	—	365	585	245	245	4,073
North-Western Rural (SSD)	17	—	1,192	—	—	—	273	561	561	2,026
Lyell (SSD)	2	—	61	—	—	—	17	—	—	78
Mersey-Lyell (SD)	55	—	4,131	6	—	365	875	806	806	6,177
Tasmania	243	—	18,641	36	—	1,808	3,740	9,620	10,799	34,988

(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, APRIL 1994
(\$'000)

Class of building	Greater Hobart	Southern	Northern	Mersey-Lyell	Tasmania
New houses	5,691	3,043	5,776	4,131	18,641
New other residential building	690	98	655	365	1,808
Total new residential building	6,381	3,141	6,431	4,496	20,449
Alterations and additions to residential buildings	1,313	122	1,431	875	3,740
Hotels etc.	70	50	—	180	300
Shops	484	—	72	55	610
Factories	1,175	—	485	461	2,121
Offices	1,359	—	243	—	1,601
Other business premises	100	—	2,200	110	2,410
Educational	557	—	—	—	557
Religious	—	—	—	—	—
Health	2,820	—	—	—	2,820
Entertainment and recreational	—	—	—	—	—
Miscellaneous	380	—	—	—	380
Total non-residential building	6,944	50	2,999	806	10,799
Total building	14,639	3,213	10,860	6,177	34,988

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							
1990-91	174.9	181.0	49.0	230.0	26.9	102.4	135.1	347.5	392.0
1991-92	181.6	188.2	51.0	239.2	29.5	68.5	105.2	327.2	373.9
1992-93	187.4	189.2	57.6	246.8	28.8	62.4	103.0	329.9	378.6
1992—									
Dec. qtr.	52.2	53.4	15.3	68.7	8.5	16.9	21.9	89.3	99.1
1993—									
Mar. qtr.	43.6	43.9	13.7	57.6	6.7	13.3	33.0	75.0	97.3
June qtr.	47.0	47.0	15.2	62.2	7.0	13.3	27.0	82.8	96.3
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	44.3	96.6	126.7
1994—									
Mar. qtr.	50.1	51.1	14.4	65.5	8.3	17.2	24.5	86.2	98.4

(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
APRIL 1994

Statistical division	Other residential building									Total residential building
	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	68	15	—	15	—	—	—	—	15	83
Southern	44	2	—	2	—	—	—	—	2	46
Northern	76	13	—	13	—	—	—	—	13	89
Mersey-Lyell	55	6	—	6	—	—	—	—	6	61
Tasmania	243	36	—	36	—	—	—	—	36	279
VALUE (\$'000)										
Greater Hobart	5,691	690	—	690	—	—	—	—	690	6,381
Southern	3,043	98	—	98	—	—	—	—	98	3,141
Northern	5,776	655	—	655	—	—	—	—	655	6,431
Mersey-Lyell	4,131	365	—	365	—	—	—	—	365	4,496
Tasmania	18,641	1,808	—	1,808	—	—	—	—	1,808	20,449

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 storeys;
- 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.





For more information . . .

The ABS publishes a wide range of statistics and other information on Australia's economic and social conditions. Details of what is available in various publications and other products can be found in the ABS *Catalogue of Publications and Products* available at all ABS Offices (see below for contact details).

Information Consultancy Service

Information tailored to special needs of clients can be obtained from the Information Consultancy Service at ABS Offices (see Information Inquiries below for contact details).

National Dial-a-Statistic Line

0055 26 400

This number gives you 24-hour access, 365 days a year, for a range of statistics.

Electronic Data Services

A wide range of ABS data is available on electronic media. Selections of most-frequently requested statistics are available, updated daily, on DISCOVERY (Key *656#). The ABS PC TELESTATS service delivers major economic indicator main features ready to download into personal computers on the day of release. The PC AUSSTATS service enables on-line access to a data base of thousands of up-to-date time series. Selected datasets are available also on diskette or CD-ROM. For more details on electronic data services available, contact Information Services in any of the ABS Offices (see Information Inquiries below for contact details).

Bookshops and Subscriptions

There are over 500 titles of various publications available from ABS bookshops in all ABS Offices (see below Bookshop Sales for contact details). The ABS also provides a subscription service through which nominated publications are provided by mail on a regular basis at no additional cost (telephone Publications Subscription Service toll free on 008 02 0608 Australia wide).

Sales and Inquiries

Regional Offices	Information Inquiries	Bookshop Sales
SYDNEY (02)	268 4611	268 4620
MELBOURNE (03)	615 7000	615 7829
BRISBANE (07)	222 6351	222 6350
PERTH (09)	323 5140	323 5307
ADELAIDE (08)	237 7100	237 7582
HOBART (002)	205 800	205 800
CANBERRA (06)	207 0315	207 0315
DARWIN (089)	432 111	432 111
National Office		
ACT (06)	252 6007	008 020 608

Information Services, ABS, PO Box 10, Belconnen ACT 2616

