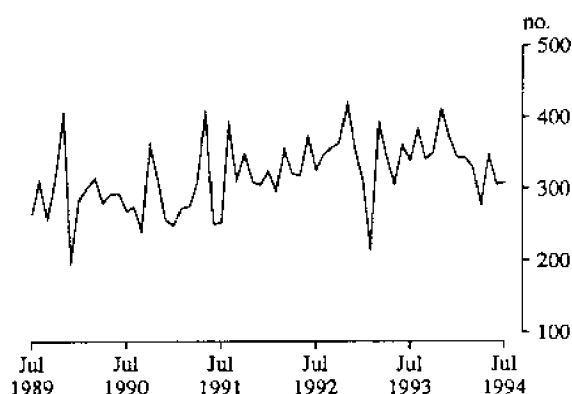


## BUILDING APPROVALS, TASMANIA, JULY 1994

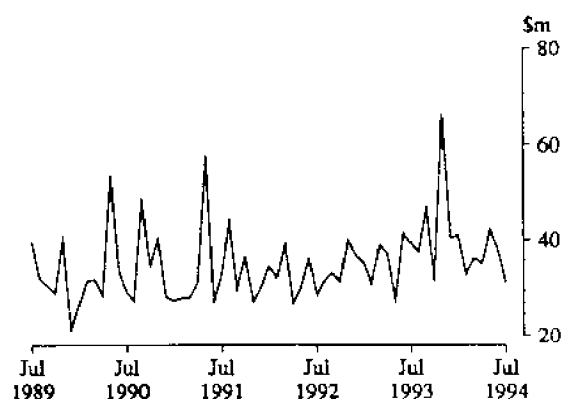
### MAIN FEATURES

- There were 309 new dwelling units approved in July 1994, a slight increase on the 306 approved in June 1994, and a nine per cent decrease on July 1993 (340).
- For the 12 months ended July 1994 there were 4116 new dwelling units approved, slightly higher than the 4108 recorded for the 12 months ended July 1993.
- The highest number of dwelling units approved in July 1994 was recorded by the City of Launceston with 31, followed by the City of Hobart with 30, the Municipality of Meander Valley with 28 and the City of Glenorchy with 24.
- The value of new residential building approved, at current prices, in July 1994 was \$20.9m, compared with \$23.3m in June 1994 and \$23.7 in July 1993.
- The value of all buildings approved, at current prices, for July 1994 was \$31.2m, compared with \$38.0m in June 1994 and \$39.2m in July 1993.
- The value of all building approved, at average 1989-90 prices, in the June quarter 1994 was \$103.4m, compared with the March quarter 1994 figure of \$98.4m and the June quarter 1993 figure of \$96.3m.

NUMBER OF DWELLING UNITS APPROVED



VALUE OF ALL BUILDING APPROVED



**R J CASWELL**  
Acting Deputy Commonwealth Statistician

### INQUIRIES

For inquiries concerning these statistics and other unpublished data, telephone Eddie Oakford on Hobart (002)20 5870.

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			Trend estimate (a)(b)
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	
									Original	
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—										
May	233	73	306	—	—	—	233	73	306	343
June	217	143	360	—	—	—	217	143	360	354
July	255	85	340	—	—	—	255	85	340	360
August	264	119	383	—	—	—	264	119	383	360
September	277	63	340	1	—	1	278	63	341	358
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	345
March	261	53	314	5	11	16	266	64	330	336
April	243	36	279	—	—	—	243	36	279	328
May	269	77	346	2	—	2	271	77	348	325
June	241	65	306	—	—	—	241	65	306	324
July	212	95	307	—	2	2	212	97	309	324

(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. (b) Series have been revised due to annual re-analysis of seasonal adjustment factors. 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 2 such dwelling units approved in July 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—														
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
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

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

Class of building	1991-92	1992-93	1993-94	1994			
				April	May	June	July
PRIVATE SECTOR							
New houses	201,224	214,890	237,881	18,641	20,325	20,038	15,754
New other residential buildings	47,379	50,783	55,619	1,808	4,163	3,289	4,984
<i>Total new residential building</i>	<i>248,604</i>	<i>265,674</i>	<i>293,499</i>	<i>20,449</i>	<i>24,488</i>	<i>23,327</i>	<i>20,738</i>
Alterations and additions to residential buildings	32,597	32,839	39,182	3,723	4,166	3,038	3,213
Hotels, etc.	4,747	4,047	3,869	300	387	143	490
Shops	7,663	9,422	11,432	610	200	1,900	1,899
Factories	10,719	10,276	15,289	2,121	2,061	3,020	433
Offices	9,837	9,967	13,512	1,359	957	100	566
Other business premises	3,899	7,656	7,083	2,410	350	318	1,610
Educational	13,543	4,765	1,983	—	200	400	383
Religious	1,534	1,235	767	—	—	—	—
Health	8,303	11,063	20,025	2,820	2,200	1,638	130
Entertainment and recreational	4,271	2,581	1,403	—	200	—	250
Miscellaneous	4,465	1,406	5,888	—	—	—	400
<i>Total non-residential building</i>	<i>68,980</i>	<i>62,416</i>	<i>81,231</i>	<i>9,620</i>	<i>6,555</i>	<i>7,519</i>	<i>6,161</i>
<b>Total</b>	<b>350,181</b>	<b>360,929</b>	<b>413,933</b>	<b>33,792</b>	<b>35,210</b>	<b>33,884</b>	<b>30,112</b>
PUBLIC SECTOR							
New houses	7,154	2,098	4,190	—	139	—	—
New other residential buildings	4,538	7,490	4,273	—	—	—	145
<i>Total new residential building</i>	<i>11,692</i>	<i>9,588</i>	<i>8,463</i>	<i>—</i>	<i>139</i>	<i>—</i>	<i>145</i>
Alterations and additions to residential buildings	40	211	340	17	171	60	—
Hotels, etc.	—	1,430	300	—	300	—	—
Shops	100	114	—	—	—	—	—
Factories	2,117	—	2,381	—	—	—	—
Offices	3,027	8,919	4,668	243	296	375	—
Other business premises	548	150	3,979	—	—	—	75
Educational	15,634	13,429	26,338	557	5,746	2,980	885
Religious	—	—	—	—	—	—	—
Health	8,577	8,596	22,763	—	366	668	—
Entertainment and recreational	519	1,005	1,533	—	—	70	—
Miscellaneous	6,439	8,478	2,709	380	—	—	—
<i>Total non-residential building</i>	<i>36,961</i>	<i>40,691</i>	<i>64,671</i>	<i>1,180</i>	<i>6,708</i>	<i>4,093</i>	<i>960</i>
<b>Total</b>	<b>48,693</b>	<b>50,490</b>	<b>73,474</b>	<b>1,197</b>	<b>7,018</b>	<b>4,153</b>	<b>1,105</b>
TOTAL							
New houses	208,378	216,989	242,071	18,641	20,465	20,038	15,754
New other residential buildings	51,917	58,273	59,892	1,808	4,163	3,289	5,129
<i>Total new residential building</i>	<i>260,296</i>	<i>275,262</i>	<i>301,963</i>	<i>20,449</i>	<i>24,627</i>	<i>23,327</i>	<i>20,883</i>
Alterations and additions to residential buildings	32,637	33,050	39,522	3,740	4,337	3,098	3,213
Hotels, etc.	4,747	4,047	4,169	300	687	143	490
Shops	7,763	9,536	11,432	610	200	1,900	1,899
Factories	12,836	10,276	17,670	2,121	2,061	3,020	433
Offices	12,864	18,886	18,180	1,601	1,253	475	566
Other business premises	4,447	7,806	11,062	2,410	350	318	1,685
Educational	29,177	18,194	28,321	557	5,946	3,380	1,268
Religious	1,534	1,235	767	—	—	—	—
Health	16,881	19,658	42,788	2,820	2,566	2,306	130
Entertainment and recreational	4,789	3,586	2,936	—	200	70	250
Miscellaneous	10,903	9,884	8,597	380	—	—	400
<i>Total non-residential building</i>	<i>105,941</i>	<i>103,107</i>	<i>145,922</i>	<i>10,799</i>	<i>13,264</i>	<i>11,612</i>	<i>7,121</i>
<b>Total</b>	<b>398,873</b>	<b>411,419</b>	<b>487,407</b>	<b>34,988</b>	<b>42,228</b>	<b>38,037</b>	<b>31,217</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 May	—	—	2	687	—	—	—	—	—	—	2	687
June	2	143	—	—	—	—	—	—	—	—	2	143
July	1	90	1	400	—	—	—	—	—	—	2	490
<b>SHOPS</b>												
1994 May	2	200	—	—	—	—	—	—	—	—	2	200
June	2	200	2	650	2	1,050	—	—	—	—	6	1,900
July	5	459	—	—	—	—	1	1,440	—	—	6	1,899
<b>FACTORIES</b>												
1994 May	8	721	3	840	1	500	—	—	—	—	12	2,061
June	4	498	—	—	—	—	1	2,522	—	—	5	3,020
July	4	433	—	—	—	—	—	—	—	—	4	433
<b>OFFICES</b>												
1994 May	3	356	3	897	—	—	—	—	—	—	6	1,253
June	2	250	1	225	—	—	—	—	—	—	3	475
July	2	146	2	420	—	—	—	—	—	—	4	566
<b>OTHER BUSINESS PREMISES</b>												
1994 May	1	50	1	300	—	—	—	—	—	—	2	350
June	4	318	—	—	—	—	—	—	—	—	4	318
July	6	580	1	205	1	900	—	—	—	—	8	1,685
<b>EDUCATIONAL</b>												
1994 May	3	233	1	200	2	1,555	2	3,958	—	—	8	5,946
June	2	180	1	400	—	—	2	2,800	—	—	5	3,380
July	2	223	1	260	1	785	—	—	—	—	4	1,268
<b>RELIGIOUS</b>												
1994 May	—	—	—	—	—	—	—	—	—	—	—	—
June	—	—	—	—	—	—	—	—	—	—	—	—
July	—	—	—	—	—	—	—	—	—	—	—	—
<b>HEALTH</b>												
1994 May	1	116	1	250	—	—	1	2,200	—	—	3	2,566
June	2	175	—	—	1	543	1	1,588	—	—	4	2,306
July	1	130	—	—	—	—	—	—	—	—	1	130
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1994 May	2	200	—	—	—	—	—	—	—	—	2	200
June	1	70	—	—	—	—	—	—	—	—	1	70
July	—	—	1	250	—	—	—	—	—	—	1	250
<b>MISCELLANEOUS</b>												
1994 May	—	—	—	—	—	—	—	—	—	—	—	—
June	—	—	—	—	—	—	—	—	—	—	—	—
July	1	75	1	325	—	—	—	—	—	—	2	400
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1994 May	20	1,876	11	3,174	3	2,055	3	6,158	—	—	37	13,264
June	19	1,834	4	1,275	3	1,593	4	6,910	—	—	30	11,612
July	22	2,136	7	1,860	2	1,685	1	1,440	—	—	32	7,121

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:							
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
May	27	183	17	34		10	271
June	16	183	11	25		6	241
July	10	147	8	40		7	212

(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:										
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	3,648	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

(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, JULY 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)	8	—	479	—	—	—	10	—	—	489
Central Highlands (M)	—	—	—	—	—	—	—	—	—	—
Clarence (C)	8	—	690	13	—	700	532	440	440	2,362
Glamorgan/Spring Bay (M)	7	—	396	8	—	492	30	—	—	918
Glenorchy (C)	8	—	728	16	—	731	145	1,200	1,275	2,879
Hobart (C) — Inner & Remainder	19	—	1,386	11	—	620	448	409	409	2,863
Huon Valley (M)	10	—	625	1	—	44	145	50	150	964
Kingborough (M) Pt A & B	13	—	1,041	5	—	277	125	—	—	1,443
New Norfolk (M) Pt A & B	4	—	313	4	—	223	38	—	—	574
Sorell (M) Pt A & B	17	—	963	2	—	140	58	75	75	1,236
Southern Midlands (M)	4	—	332	—	—	—	—	—	—	332
Tasman (M)	6	—	276	—	—	—	—	—	—	276
<b>Greater Hobart-Southern (SDs)</b>	<b>104</b>	<b>—</b>	<b>7,229</b>	<b>60</b>	<b>—</b>	<b>3,227</b>	<b>1,530</b>	<b>2,174</b>	<b>2,349</b>	<b>14,335</b>
<b>NORTHERN STATISTICAL DIVISION</b>										
Break O'Day (M)	6	—	411	2	—	80	15	50	50	556
Dorset (M)	5	—	221	—	—	—	—	—	—	221
Flinders (M)	—	—	—	—	—	—	—	—	—	—
George Town (M) Pt A & B	6	—	567	—	—	—	60	100	100	727
Launceston (C) Inner, Pt B & Pt C	21	—	1,818	10	—	541	654	1,408	1,408	4,421
Meander Valley (M) Pt A & B	17	—	1,114	9	2	421	102	115	115	1,751
Northern Midlands (M) Pt A & B	3	—	190	—	—	—	15	—	—	205
West Tamar (M) Pt A & B	10	—	1,210	—	—	—	187	465	465	1,862
<b>Northern (SD)</b>	<b>68</b>	<b>—</b>	<b>5,530</b>	<b>21</b>	<b>2</b>	<b>1,042</b>	<b>1,033</b>	<b>2,138</b>	<b>2,138</b>	<b>9,743</b>
<b>MERSEY-LYELL STATISTICAL DIVISION</b>										
Burnie (C) Pt A & B	5	—	447	6	—	415	272	1,598	1,598	2,732
Central Coast (M) Pt A & B	6	—	422	—	—	—	20	—	—	442
Circular Head (M)	5	—	295	1	—	25	45	—	—	365
Devonport (C)	5	—	500	6	—	340	67	—	785	1,692
Kentish (M)	6	—	360	—	—	—	35	96	96	491
King Island (M)	—	—	—	—	—	—	—	—	—	—
Latrobe (M) Pt A & B	7	—	546	—	—	—	85	100	100	731
Waratah/Wynyard (M) Pt A & B	4	—	370	1	—	80	117	55	55	622
West Coast (M)	2	—	54	—	—	—	10	—	—	64
<b>Mersey-Lyell (SD)</b>	<b>40</b>	<b>—</b>	<b>2,994</b>	<b>14</b>	<b>—</b>	<b>860</b>	<b>651</b>	<b>1,849</b>	<b>2,634</b>	<b>7,139</b>

For footnote, see end of table.

TABLE 7. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, JULY 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)	69	—	5,030	51	—	2,691	1,317	2,124	2,199	11,237
Southern (SD)	35	—	2,199	9	—	536	213	50	150	3,098
Greater Launceston (SSD)	44	—	4,041	10	—	541	892	1,973	1,973	7,447
Central North (SSD)	13	—	858	9	2	421	126	115	115	1,520
North-Eastern (SSD)	11	—	632	2	—	80	15	50	50	777
Northern (SD)	68	—	5,530	21	2	1,042	1,033	2,138	2,138	9,743
Burnie-Devonport (SSD)	24	—	1,995	13	—	835	476	1,753	2,538	5,844
North-Western Rural (SSD)	14	—	945	1	—	25	165	96	96	1,231
Lyll (SSD)	2	—	54	—	—	—	10	—	—	64
Mersey-Lyell (SD)	40	—	2,994	14	—	860	651	1,849	2,634	7,139
Tasmania	212	—	15,754	95	2	5,129	3,213	6,161	7,121	31,217

(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, JULY 1994  
(\$'000)

Class of building	Greater Hobart	Southern	Northern	Mersey-Lyell	Tasmania
New houses	5,030	2,199	5,530	2,994	15,754
New other residential building	2,691	536	1,042	860	5,129
Total new residential building	7,721	2,735	6,572	3,854	20,883
Alterations and additions to residential buildings	1,317	213	1,033	651	3,213
Hotels etc.	90	—	400	—	490
Shops	279	—	100	1,520	1,899
Factories	—	—	355	78	433
Offices	220	—	250	96	566
Other business premises	1,275	50	205	155	1,685
Educational	260	100	123	785	1,268
Religious	—	—	—	—	—
Health	—	—	130	—	130
Entertainment and recreational	—	—	250	—	250
Miscellaneous	75	—	325	—	400
Total non-residential building	2,199	150	2,138	2,634	7,121
Total building	11,237	3,098	9,743	7,139	31,217

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	106.2	327.2	373.9
1992-93	187.4	189.2	57.6	246.8	28.8	62.4	103.0	329.9	378.6
1993-94	200.5	204.0	59.0	262.9	33.3	80.8	145.1	371.1	441.3
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
June qtr.	49.4	49.5	9.1	58.6	9.4	23.5	35.4	91.7	103.4

(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  
JULY 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	59	51	—	51	—	—	—	—	51	120
Southern	35	9	—	9	—	—	—	—	9	44
Northern	68	23	—	23	—	—	—	—	23	91
Mersey-Lyell	40	14	—	14	—	—	—	—	14	54
Tasmania	212	97	—	97	—	—	—	—	97	309
VALUE (\$'000)										
Greater Hobart	5,030	2,691	—	2,691	—	—	—	—	2,691	7,721
Southern	2,199	536	—	536	—	—	—	—	536	2,735
Northern	5,530	1,042	—	1,042	—	—	—	—	1,042	6,572
Mersey-Lyell	2,994	860	—	860	—	—	—	—	860	3,854
Tasmania	15,754	5,129	—	5,129	—	—	—	—	5,129	20,883



## 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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