

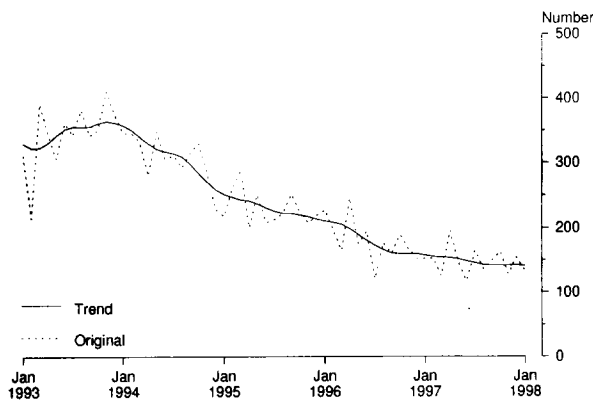
BUILDING APPROVALS

TASMANIA

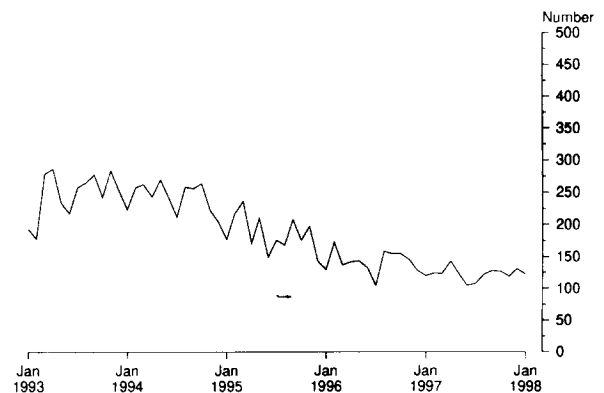
EMBARGO: 11.30AM (CANBERRA TIME) TUES 10 MAR 1998

MAIN FEATURES

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES



Residential building

- The trend for the total number of dwelling units approved remains flat. It is 3.4% below July 1997 and 10.8% lower than January 1997.
- In original terms the total number of dwelling units approved was 133, comprising 123 new houses and 10 new other residential dwellings.
- There were 15 dwellings approved in the Municipality of Kingborough, 12 in the City of Launceston and 10 each in the Municipalities of Meander Valley and Huon Valley and the City of Hobart.
- The value of new residential building approved was \$11.7 million.

- In average 1989–90 prices the value of new residential building work approved for the December quarter 1997 was \$31.3 million. This is a decrease of 2.8% on the previous quarter and a 12.6% decrease on the December quarter 1996.

Non-residential building

- The value of non-residential building approved in January was \$13.1 million. The main contributors to this total were Educational with \$5.9 million, Factories with \$2.4 million and Other business premises with \$1.7 million.
- In average 1989–90 prices the value of non-residential building work approved for the December quarter 1997 was \$29.0 million. This represents an increase of 10.3% on the previous quarter and 35.5% on the December quarter 1996.

INQUIRIES

- *for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7585 or any ABS State Office.*
- *for information about other ABS statistics and services please contact Information Services on Hobart (03) 6220 5800, call at 200 Collins Street, Hobart or write to Information Services, ABS, GPO Box 66A, Hobart 7001.*

TABLE 1. DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)			Trend estimate
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total	
1994-95	2,570	6	2,576	545	51	596	14	3,129	57	3,186	
1995-96	1,917	21	1,938	448	153	601	7	2,372	174	2,546	
1996-97	1,575	18	1,593	194	57	251	17	1,781	80	1,861	
1996-97											
July-January	960	10	970	101	37	138	14	1,070	52	1,122	
1997-98											
July-January	855	7	862	163	2	165	2	1,020	9	1,029	
1996—											
November	145	1	146	18	4	22	—	163	5	168	160
December	128	2	130	12	11	23	—	140	13	153	160
1997—											
January	117	1	118	25	—	25	10	147	6	153	158
February	124	5	129	9	15	24	—	133	20	153	156
March	123	2	125	—	—	—	—	123	2	125	155
April	143	1	144	46	5	51	1	190	6	196	154
May	121	—	121	25	—	25	1	147	—	147	152
June	104	—	104	13	—	13	1	118	—	118	149
July	108	1	109	56	—	56	—	164	1	165	146
August	121	—	121	12	2	14	1	134	2	136	143
September	128	3	131	18	—	18	—	146	3	149	142
October	127	1	128	35	—	35	—	162	1	163	142
November	119	1	120	8	—	8	—	127	1	128	142
December	130	—	130	24	—	24	1	155	—	155	143
1998—											
January	122	1	123	10	—	10	—	132	1	133	141

(a) Includes Conversions, etc. See paragraphs 10-12 of the Explanatory Notes.

TABLE 2. VALUE OF BUILDING APPROVED (\$'000)

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
1994-95	210,842	510	211,352	29,696	3,575	33,271	240,537	4,085	244,623	39,963	117,984	161,567	397,901	446,152
1995-96	163,633	1,649	165,282	37,698	14,465	52,163	201,330	16,114	217,445	36,890	119,849	216,752	356,114	471,086
1996-97	135,511	1,763	137,274	14,346	5,808	20,154	149,856	7,572	157,428	35,323	121,490	158,970	305,728	351,720
1996—														
November	12,015	67	12,082	915	354	1,269	12,930	421	13,351	3,347	6,375	7,262	22,616	23,960
December	11,090	148	11,238	800	905	1,705	11,890	1,053	12,943	2,371	3,796	4,396	18,015	19,710
1997—														
January	10,492	66	10,558	1,683	—	1,683	12,174	66	12,241	3,513	9,258	10,878	24,578	26,632
February	11,161	600	11,761	660	1,281	1,941	11,821	1,881	13,702	3,253	8,862	12,507	23,925	29,461
March	10,712	210	10,922	—	—	—	10,712	210	10,922	3,719	7,861	10,140	22,292	24,781
April	11,068	118	11,186	4,979	735	5,714	16,047	853	16,900	3,165	4,758	5,454	23,971	25,520
May	10,821	—	10,821	1,947	—	1,947	12,768	—	12,768	2,723	16,913	18,091	32,009	33,582
June	8,936	—	8,936	528	—	528	9,464	—	9,464	2,523	13,294	13,619	25,280	25,606
July	9,494	65	9,559	4,730	—	4,730	14,224	65	14,289	3,695	5,761	7,807	23,669	25,790
August	10,155	—	10,155	642	190	832	10,797	190	10,987	3,481	4,944	6,444	19,223	20,913
September	11,449	274	11,723	2,080	—	2,080	13,529	274	13,803	2,845	3,806	13,474	20,050	30,122
October	10,921	420	11,341	2,537	—	2,537	13,458	420	13,878	3,413	8,584	10,722	25,315	28,014
November	10,668	50	10,718	380	—	380	11,048	50	11,098	2,816	3,459	7,341	17,283	21,255
December	12,135	—	12,135	1,400	—	1,400	13,535	—	13,535	2,740	10,958	12,655	27,234	28,931
1998—														
January	10,937	63	11,000	690	—	690	11,627	63	11,690	3,138	9,993	13,066	24,701	27,894

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

Class of building	1995-96	1996-97	July-January		1997		1998
			1996-97	1997-98	November	December	January
PRIVATE SECTOR							
New houses	163,633	135,511	82,813	75,760	10,668	12,135	10,937
New other residential buildings	37,698	14,346	6,231	12,459	380	1,400	690
<i>Total new residential building</i>	<i>201,330</i>	<i>149,856</i>	<i>89,045</i>	<i>88,219</i>	<i>11,048</i>	<i>13,535</i>	<i>11,627</i>
Alterations and additions to residential buildings	34,935	34,381	19,403	21,750	2,776	2,740	3,081
Hotels, etc.	13,965	6,389	4,712	8,038	60	7,123	60
Shops	29,289	15,258	8,083	6,959	756	1,058	1,580
Factories	19,168	37,455	26,816	5,696	240	480	2,155
Offices	10,794	14,063	8,428	5,014	525	532	1,026
Other business premises	16,756	20,024	9,033	7,631	670	530	1,705
Educational	7,768	4,770	2,308	4,744	112	—	3,317
Religious	1,820	555	250	80	—	—	—
Health	12,203	14,881	5,290	3,471	150	160	—
Entertainment and recreational	2,141	4,819	3,525	3,525	350	225	—
Miscellaneous	5,944	3,277	1,358	2,348	596	850	150
<i>Total non-residential building</i>	<i>119,849</i>	<i>121,490</i>	<i>69,803</i>	<i>47,506</i>	<i>3,459</i>	<i>10,958</i>	<i>9,993</i>
Total	356,114	305,728	178,250	157,475	17,283	27,234	24,701
PUBLIC SECTOR							
New houses	1,649	1,763	835	872	50	—	63
New other residential buildings	14,465	5,808	3,792	190	—	—	—
<i>Total new residential building</i>	<i>16,114</i>	<i>7,572</i>	<i>4,627</i>	<i>1,062</i>	<i>50</i>	<i>—</i>	<i>63</i>
Alterations and additions to residential buildings	1,954	941	537	379	40	—	58
Hotels, etc.	414	200	200	—	—	—	—
Shops	3,375	595	595	—	—	—	—
Factories	600	520	70	295	—	—	200
Offices	6,599	13,097	10,453	7,645	865	—	—
Other business premises	6,340	1,337	337	668	—	—	—
Educational	25,165	10,577	10,577	12,021	2,717	1,587	2,603
Religious	—	—	—	—	—	—	—
Health	30,383	1,233	653	2,234	—	110	90
Entertainment and recreational	12,798	2,632	371	270	80	—	80
Miscellaneous	11,229	7,289	6,100	870	220	—	100
<i>Total non-residential building</i>	<i>96,903</i>	<i>37,479</i>	<i>29,356</i>	<i>24,004</i>	<i>3,882</i>	<i>1,697</i>	<i>3,073</i>
Total	114,972	45,992	34,520	25,444	3,972	1,697	3,193
TOTAL							
New houses	165,282	137,274	83,649	76,632	10,718	12,135	11,000
New other residential buildings	52,163	20,154	10,023	12,649	380	1,400	690
<i>Total new residential building</i>	<i>217,445</i>	<i>157,428</i>	<i>93,672</i>	<i>89,281</i>	<i>11,098</i>	<i>13,535</i>	<i>11,690</i>
Alterations and additions to residential buildings	36,890	35,323	19,939	22,129	2,816	2,740	3,138
Hotels, etc.	14,379	6,589	4,912	8,038	60	7,123	60
Shops	32,664	15,853	8,678	6,959	756	1,058	1,580
Factories	19,768	37,975	26,886	5,991	240	480	2,355
Offices	17,393	27,159	18,881	12,659	1,390	532	1,026
Other business premises	23,096	21,361	9,370	8,299	670	530	1,705
Educational	32,933	15,347	12,885	16,766	2,829	1,587	5,920
Religious	1,820	555	250	80	—	—	—
Health	42,586	16,114	5,943	5,705	150	270	90
Entertainment and recreational	14,939	7,451	3,896	3,795	430	225	80
Miscellaneous	17,173	10,566	7,458	3,218	816	850	250
<i>Total non-residential building</i>	<i>216,752</i>	<i>158,970</i>	<i>99,159</i>	<i>71,509</i>	<i>7,341</i>	<i>12,655</i>	<i>13,066</i>
Total	471,086	351,720	212,770	182,919	21,255	28,931	27,894

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.												
1997 November	1	60	—	—	—	—	—	—	—	—	1	60
December	1	125	—	—	—	—	—	—	1	6,998	2	7,123
1998 January	1	60	—	—	—	—	—	—	—	—	1	60
SHOPS												
1997 November	4	306	2	450	—	—	—	—	—	—	6	756
December	6	633	2	425	—	—	—	—	—	—	8	1,058
1998 January	3	330	1	250	2	1,000	—	—	—	—	6	1,580
FACTORIES												
1997 November	3	240	—	—	—	—	—	—	—	—	3	240
December	2	180	1	300	—	—	—	—	—	—	3	480
1998 January	5	355	—	—	—	—	1	2,000	—	—	6	2,355
OFFICES												
1997 November	5	590	3	800	—	—	—	—	—	—	8	1,390
December	5	532	—	—	—	—	—	—	—	—	5	532
1998 January	3	310	1	216	1	500	—	—	—	—	5	1,026
OTHER BUSINESS PREMISES												
1997 November	3	270	2	400	—	—	—	—	—	—	5	670
December	1	130	1	400	—	—	—	—	—	—	2	530
1998 January	3	205	—	—	—	—	1	1,500	—	—	4	1,705
EDUCATIONAL												
1997 November	3	257	1	390	1	604	1	1,578	—	—	6	2,829
December	1	120	—	—	2	1,467	—	—	—	—	3	1,587
1998 January	2	240	—	—	1	900	3	4,780	—	—	6	5,920
RELIGIOUS												
1997 November	—	—	—	—	—	—	—	—	—	—	—	—
December	—	—	—	—	—	—	—	—	—	—	—	—
1998 January	—	—	—	—	—	—	—	—	—	—	—	—
HEALTH												
1997 November	1	150	—	—	—	—	—	—	—	—	1	150
December	2	270	—	—	—	—	—	—	—	—	2	270
1998 January	1	90	—	—	—	—	—	—	—	—	1	90
ENTERTAINMENT AND RECREATIONAL												
1997 November	2	130	1	300	—	—	—	—	—	—	3	430
December	2	225	—	—	—	—	—	—	—	—	2	225
1998 January	1	80	—	—	—	—	—	—	—	—	1	80
MISCELLANEOUS												
1997 November	3	190	3	626	—	—	—	—	—	—	6	816
December	—	—	—	—	1	850	—	—	—	—	1	850
1998 January	3	250	—	—	—	—	—	—	—	—	3	250
TOTAL NON-RESIDENTIAL BUILDING												
1997 November	25	2,193	12	2,966	1	604	1	1,578	—	—	39	7,341
December	20	2,215	4	1,125	3	2,317	—	—	1	6,998	28	12,655
1998 January	22	1,920	2	466	4	2,400	5	8,280	—	—	33	13,066

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

Period	Material of outer walls					Total
	Double brick	Brick veneer	Fibre cement	Timber	Other and not stated	
1994-95	129	1,865	89	428	59	2,570
1995-96	248	1,104	94	335	157	1,938
1996-97	108	997	60	278	150	1,593
1996:						
November	32	53	12	18	31	146
December	2	93	5	18	12	130
1997:						
January	5	82	—	23	8	118
February	2	93	4	23	7	129
March	4	83	3	23	12	125
April	2	88	9	34	11	144
May	—	89	4	18	10	121
June	2	75	5	17	5	104
July	8	75	5	14	7	109
August	4	82	3	22	10	121
September	10	78	9	19	15	131
October	1	93	9	17	8	128
November	3	82	6	16	13	120
December	2	90	9	19	10	130
1998:						
January	—	77	5	27	14	123

(a) Excludes Conversions etc. (b) From July 1990 includes only those approvals valued at \$10,000 and over.

TABLE 6: VALUE OF BUILDING APPROVED IN STATISTICAL DIVISIONS (a)
(\$'000)

Period	Greater Hobart		Southern		Northern		Mersey-Lyell		Tasmania	
	New residential building	All building (b)	New residential building	All building (b)	New residential building	All building (b)	New residential building	All building (b)	New residential building	All building (b)
1994-95	101,301	206,436	22,687	30,302	69,151	115,780	51,483	93,633	244,623	446,152
1995-96	105,158	243,553	19,934	29,637	49,298	110,219	43,056	87,678	217,445	471,086
1996-97	67,238	143,367	14,365	21,233	41,812	101,014	32,295	86,105	155,710	351,721
1996:										
November	5,890	8,533	913	1,668	3,901	7,494	2,647	6,265	13,351	23,960
December	5,685	9,604	770	863	3,880	5,606	2,609	3,637	12,943	19,710
1997:										
January	5,717	13,500	1,685	2,209	2,099	5,650	2,740	5,274	12,241	26,633
February	5,400	11,331	1,979	4,326	3,737	6,866	2,586	6,939	13,702	29,462
March	4,351	12,115	650	1,280	3,395	5,955	2,527	5,431	10,922	24,781
April	8,510	10,471	1,345	1,521	4,709	9,508	2,337	4,019	16,901	25,519
May	4,765	9,927	1,565	1,811	4,011	8,676	2,426	13,168	12,768	33,582
June	3,778	6,037	1,152	1,527	2,451	6,241	2,083	11,801	9,464	25,606
July	9,412	14,517	1,181	2,110	2,683	6,571	1,013	2,592	14,289	25,790
August	3,718	8,700	1,571	1,768	3,337	5,451	2,361	4,995	10,987	20,913
September	5,883	9,686	1,493	2,019	4,020	13,814	2,408	4,603	13,803	30,122
October	4,494	7,877	1,608	2,118	3,300	9,350	4,476	8,669	13,878	28,014
November	5,338	10,220	902	2,853	2,274	4,124	2,583	4,058	11,098	21,255
December	5,032	16,355	1,692	2,077	3,169	4,341	3,643	6,158	13,535	28,931
1998:										
January	4,769	11,392	956	3,211	3,800	9,626	2,166	3,665	11,690	27,894

(a) See explanatory notes, paragraphs 3-6. (b) Includes new residential buildings specified in the previous column. The items comprising 'All building' are specified in Table 8.

TABLE 7. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, JANUARY 1998

Statistical region sectors and statistical local areas (a)	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
GREATER HOBART-SOUTHERN STATISTICAL DIVISIONS										
Brighton (M)	4	—	432	—	—	—	—	—	—	432
Central Highlands (M)	2	—	25	—	—	—	—	—	—	25
Clarence (C)	9	—	1,140	—	—	—	149	1,703	1,883	3,172
Derwent Valley (M)	1	—	43	—	—	—	55	—	—	98
Glamorgan/Spring Bay (M)	2	—	80	—	—	—	45	—	—	125
Glenorchy (C)	5	—	395	4	—	230	195	250	400	1,219
Hobart (C)	8	—	763	2	—	200	593	2,885	2,975	4,531
Huon Valley (M)	10	—	572	—	—	—	25	2,000	2,000	2,597
Kingborough (M)	14	1	1,429	—	—	—	378	50	50	1,857
Sorell (M)	5	—	240	—	—	—	46	—	—	286
Southern Midlands (M)	2	—	176	—	—	—	30	—	—	206
Tasman (M)	—	—	—	—	—	—	55	—	—	55
Greater Hobart-Southern (SDs)	62	1	5,295	6	—	430	1,570	6,888	7,308	14,603
NORTHERN STATISTICAL DIVISION										
Break O' Day (M)	2	—	140	—	—	—	—	—	—	140
Dorset (M)	6	—	582	—	—	—	30	80	80	692
Flinders (M)	1	—	20	—	—	—	12	55	55	87
George Town (M)	3	—	320	—	—	—	—	—	—	320
Launceston (C)	12	—	1,206	—	—	—	241	2,527	5,050	6,497
Meander Valley (M)	8	—	706	2	—	100	48	—	—	854
Northern Midlands (M)	1	—	117	—	—	—	185	—	—	302
West Tamar (M)	6	—	610	—	—	—	75	50	50	735
Northern (SD)	39	—	3,700	2	—	100	591	2,712	5,235	9,626
MERSEY-LYELL STATISTICAL DIVISION										
Burnie (C)	4	—	560	—	—	—	166	127	127	852
Central Coast (M)	4	—	325	—	—	—	139	50	50	514
Circular Head (M)	1	—	70	—	—	—	156	—	—	226
Devonport (C)	1	—	130	2	—	160	88	—	50	428
Kentish (M)	1	—	78	—	—	—	80	—	80	238
King Island (M)	—	—	—	—	—	—	—	—	—	—
Latrobe (M)	5	—	373	—	—	—	96	—	—	469
Waratah/Wynyard (M)	5	—	470	—	—	—	234	216	216	920
West Coast (M)	—	—	—	—	—	—	19	—	—	19
Mersey-Lyell (SD)	21	—	2,006	2	—	160	977	393	523	3,665

For footnote, see end of table.

TABLE 7. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, JANUARY 1998—continued

Statistical region sectors and statistical local areas (a)	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
STATISTICAL DIVISIONS AND SUBDIVISIONS										
Greater Hobart (SD)	44	1	4,339	6	—	430	1,315	4,888	5,308	11,392
Southern (SD)	18	—	956	—	—	—	255	2,000	2,000	3,211
Greater Launceston (SSD)	19	—	1,978	—	—	—	533	2,577	5,100	7,610
Central North (SSD)	11	—	981	2	—	100	16	—	—	1,097
North-Eastern (SSD)	9	—	742	—	—	—	42	135	135	919
Northern (SD)	39	—	3,700	2	—	100	591	2,712	5,235	9,626
Burnie-Devonport (SSD)	13	—	1,513	2	—	160	551	393	443	2,667
North-Western Rural (SSD)	8	—	493	—	—	—	407	—	80	980
Lyell (SSD)	—	—	—	—	—	—	19	—	—	19
Mersey-Lyell (SD)	21	—	2,006	2	—	160	977	393	523	3,665
Tasmania	122	1	11,000	10	—	690	3,138	9,993	13,066	27,894

(a) Statistics are presented in terms of statistical local areas aggregated to their equivalent legal local government areas. (b) Excludes Conversions, etc.

TABLE 8. VALUE OF BUILDING APPROVALS IN STATISTICAL DIVISIONS BY CLASS OF BUILDING, JANUARY 1998 (\$'000)

Class of building	Greater Hobart	Southern	Northern	— Mersey-Lyell	Tasmania
New houses	4,339	956	3,700	2,006	11,000
New other residential building	430	—	100	160	690
Total new residential building	4,769	956	3,800	2,166	11,690
Alterations and additions to residential buildings	1,315	255	591	977	3,138
Hotels etc.	—	—	—	60	60
Shops	890	—	690	—	1,580
Factories	150	2,000	105	100	2,355
Offices	810	—	—	216	1,026
Other business premises	1,638	—	—	67	1,705
Educational	1,400	—	4,440	80	5,920
Religious	—	—	—	—	—
Health	90	—	—	—	90
Entertainment and recreational	80	—	—	—	80
Miscellaneous	250	—	—	—	250
Total non-residential building	5,308	2,000	5,235	523	13,066
Total building	11,392	3,211	9,626	3,665	27,894

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							
1994-95	172.7	173.1	32.1	205.3	32.8	115.6	158.3	351.7	396.3
1995-96	130.8	132.1	49.6	181.7	29.5	116.0	209.6	313.4	420.9
1996-97	108.3	109.7	19.0	128.6	28.2	116.7	152.7	268.5	309.5
1996—									
Sept. qtr.	28.0	28.5	2.0	30.5	5.7	39.3	63.6	75.7	99.8
Dec. qtr.	29.7	29.9	5.9	35.8	7.3	19.0	21.4	58.8	64.5
1997—									
Mar. qtr.	25.9	26.5	3.4	29.9	8.4	24.9	32.1	61.8	70.4
June qtr.	24.6	24.7	7.7	32.4	6.7	33.4	35.5	72.2	74.7
Sept. qtr.	24.9	25.1	7.1	32.2	8.0	13.8	26.3	54.1	66.5
Dec. qtr.	26.9	27.3	4.0	31.3	7.2	21.7	29.0	60.3	67.6

(a) See paragraphs 16-18 of the Explanatory Notes. Constant price estimates are subject to revisions each quarter as more up to date information on prices and commodity compositions becomes available.

**TABLE 10. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION
JANUARY 1998**

Statistical division	New other residential building									Total new residential building
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Greater Hobart	45	6	—	6	—	—	—	—	6	51
Southern	18	—	—	—	—	—	—	—	—	18
Northern	39	2	—	2	—	—	—	—	2	41
Mersey-Lyell	21	2	—	2	—	—	—	—	2	23
Tasmania	123	10	—	10	—	—	—	—	10	133
VALUE (\$'000)										
Greater Hobart	4,339	430	—	430	—	—	—	—	430	4,769
Southern	956	—	—	—	—	—	—	—	—	956
Northern	3,700	100	—	100	—	—	—	—	100	3,800
Mersey-Lyell	2,006	160	—	160	—	—	—	—	160	2,166
Tasmania	11,000	690	—	690	—	—	—	—	690	11,690

(a) Excludes Conversions, etc.

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

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

Scope and Coverage

3. Statistics of building work approved are compiled from:

- (a) permits issued by local authorities in areas subject to building control by those authorities;
- (b) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities;
- (c) major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites).

4. 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 (e.g. construction of roads, bridges, railways, earthworks etc.) is excluded from this publication, but can be found in the ABS publication *Engineering Construction Survey* (Cat. no. 8762.0).

5. In relation to work carried out on existing buildings, the statistics include details of non-structural renovation and refurbishment work and the installation of integral building fixtures for which building approval was obtained.

6. From July 1990, the statistics cover:

- (a) all approved new residential building jobs valued at \$10,000 or more (previously \$5,000 or more)
- (b) approved alterations and additions to residential buildings valued at \$10,000 or more
- (c) all approved non-residential building jobs valued at \$50,000 or more (previously \$30,000 or more).

These changes in coverage do not have a statistically significant effect on broad building approvals aggregate data. However, care should be taken in interpreting data for specific classes of non-residential building.

Definitions

7. 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.

8. 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 buildings' approved.

9. 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 such as caretaker's residences associated with non-residential buildings are defined as houses for the purpose of these statistics.

(b) An *other residential building* is defined as a building which is predominantly used for long term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes townhouses, duplexes, apartment buildings etc.).

10. From the January 1995 issue of this publication, the number of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building is shown separately in Table 1 under the heading of 'Conversions, etc.', and is included in the total number of dwelling units shown in these tables. Previously, such dwellings were only included as a footnote.

11. In addition, from the January 1995 issue, the trend estimates for the number of dwelling units approved, shown in Table 1, include these conversions, etc. Previously, only dwelling units approved as part of the construction of new residential buildings were included in these estimates.

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

13. Value data are derived by aggregation of the estimated value (when completed) of building work (excluding value of land and landscaping but including site preparation) as reported on approval documents. For 'houses', these estimates are usually a reliable indicator of the completed value of the building. However, for 'other residential buildings' and 'non-residential buildings' these estimates can differ significantly from the completed value of the building.

Building Classification

14. *Ownership of a building* is classified as either Public Sector or Private Sector according to the sector of the intended owner of the completed building as evident at the time of approval. Residential buildings being constructed by private sector builders under government housing authority schemes whereby the authority has contracted, or intends to contract, to purchase the buildings on or before completion, are classified as public sector.

15. *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, a detached cafeteria building to Shops, while factory buildings

would be classified to Factories. An exception to this rule is the treatment of group accommodation buildings *e.g.* a student accommodation building on a university campus would be classified to Educational.

Estimates at Constant Prices

16. Estimates of the quarterly value of building approvals at average 1989–90 prices are presented in Table 9. (Note: monthly value data at constant prices are not available.)

17. 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 dwelling and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

18. 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* (Cat. no. 5216.0).

Trend Estimates

19. Table 1 shows the trend estimates for total dwellings. These are obtained by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted time series. For further information, see *A Guide to Interpreting Time Series – Monitoring 'Trends': an Overview* (Cat. no. 1348.0).

20. While the smoothing technique described in paragraph 19 enables trend estimates to be produced for the latest few months, it does result in revisions to the trend estimates as new data become available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

Australian Standard Geographical Classification (ASGC)

21. Area statistics are now being classified to the *Australian Standard Geographical Classification, 1996 Edition* (Cat. no. 1216.0), effective from 1 July 1996, and ASGC terminology has been adopted in the presentation of building statistics. Further details are:

- (a) The boundaries of Latrobe (M) – Pt A and Latrobe (M) – Pt B were amended by the transfer of part of Latrobe (M) – Pt B to Latrobe (M) – Pt A. There are consequential changes to the Burnie–Devonport and North Western Rural SSDs and the Burnie–Devonport Statistical District.
- (b) The municipal area of New Norfolk has been renamed the municipal area of Derwent Valley. As a result New Norfolk (M) – Pt A and New Norfolk (M) – Pt B have been renamed Derwent Valley (M) – Pt A and Derwent Valley (M) – Pt B respectively.

Unpublished Data and Related Publications

22. 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: photocopy, computer printout and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

23. Other ABS publications which may be of interest include:

Building Approvals, Australia (Cat. no. 8731.0) – issued monthly
Building Activity, Australia: Dwelling Unit Commencements, Preliminary (Cat. no. 8750.0) – issued monthly
Building Activity, Tasmania (Cat. no. 8752.6) – issued quarterly

24. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia* (Cat. no. 1101.0). The ABS also issues, on Tuesdays and Fridays, a *Release Advice* (Cat. no. 1105.0) which lists publications to be released in the next few days. The Catalogue and Release Advice are available from any ABS office.

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— nil or rounded to zero (including null cells)
 r figure or series revised since previous issue
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25. Where figures have been rounded, discrepancies may occur between sums of the component items and totals.

Dennis W. Rogers
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