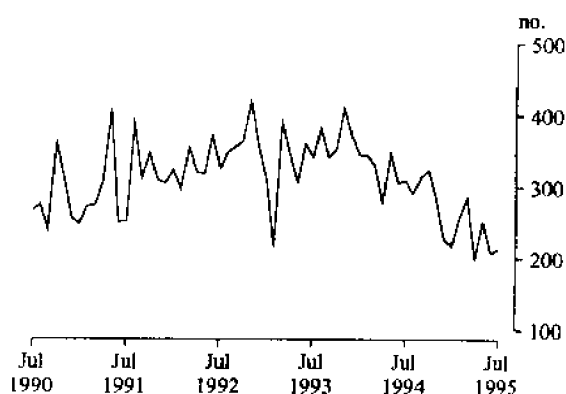


BUILDING APPROVALS, TASMANIA, JULY 1995

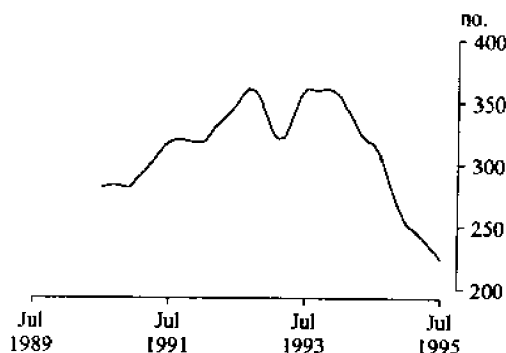
MAIN FEATURES

- There were 213 new dwelling units approved in July 1995, a two per cent increase on the 208 approved in June 1995, but a 31 per cent decrease on July 1994 (309).
- For the 12 months ended July 1995 there were 3076 new dwelling units approved, 25 per cent below the 4116 recorded for the 12 months ended July 1994.
- The latest trend estimate available for the number of new dwelling units approved shows twenty-one consecutive months of decline.
- The highest number of dwelling units approved in July 1995 was recorded by the City of Clarence with 20, followed by the City of Glenorchy with 19, the City of Burnie with 16 and the City of Hobart and the Municipality of Central Coast each with 14.
- The value of all building approvals, at current prices, in July 1995 was \$29.3m, nine per cent below the June 1995 figure of \$33.8m and six per cent below the July 1994 figure of \$31.2m.
- The value of all buildings approved, at average 1989-90 prices, in the June quarter 1995 was \$95.2m, five per cent above the March quarter 1995 figure of \$91.1m but eight per cent below the June quarter 1994 figure of \$103.2m.

NUMBER OF NEW DWELLING UNITS APPROVED



RESIDENTIAL BUILDING APPROVALS,
TASMANIA
TREND SERIES



Denis W. Rogers
Acting Deputy Commonwealth Statistician

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For inquiries concerning these statistics and other unpublished data, telephone David Verrier on Hobart (002)20 5878.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 Ground Floor, 175 Collins Street, Hobart (GPO Box 66A, Hobart, 7001).

TABLE 1. NUMBER OF DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conv- ersions, etc.	Total (a)			Trend estimate
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total	
1992-93	2,928	28	2,956	1,023	115	1,138	11	3,962	143	4,105	..
1993-94	3,065	48	3,113	973	61	1,034	11	4,048	110	4,158	..
1994-95	2,570	6	2,576	545	51	596	14	3,129	57	3,186	..
<i>1994—</i>											
May	269	2	271	77	—	77	—	346	2	348	322
June	241	—	241	65	—	65	—	306	—	306	318
July	212	—	212	95	2	97	2	309	2	311	316
August	257	—	257	32	2	34	1	290	2	292	309
September	255	1	256	53	4	57	2	310	5	315	297
October	263	2	265	57	3	60	5	325	5	330	283
November	222	—	222	63	—	63	—	285	—	285	270
December	204	1	205	23	—	23	—	227	1	228	260
<i>1995—</i>											
January	177	1	178	40	—	40	—	217	1	218	252
February	216	—	216	43	—	43	—	259	—	259	248
March	236	—	236	24	26	50	2	262	26	288	244
April	170	—	170	26	3	29	1	197	3	200	241
May	210	1	211	40	—	40	—	250	1	251	235
June	148	—	148	49	11	60	1	198	11	209	230
July	175	1	176	25	12	37	—	200	13	213	224

(a) Includes Conversions, etc. See paragraphs 9-11 of the Explanatory Notes.

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
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
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
<i>1994—</i>														
May	20,325	139	20,465	4,163	—	4,163	24,488	139	24,627	4,337	6,555	13,264	35,210	42,228
June	20,038	—	20,038	3,289	—	3,289	23,327	—	23,327	3,098	7,519	11,612	33,884	38,037
July	15,754	—	15,754	4,984	145	5,129	20,738	145	20,883	3,213	6,161	7,121	30,112	31,217
August	21,240	—	21,240	1,813	110	1,923	23,052	110	23,162	3,454	11,251	12,028	37,706	38,643
September	20,987	70	21,057	3,187	260	3,447	24,174	330	24,504	4,451	6,195	7,763	34,806	36,719
October	22,071	220	22,291	3,195	200	3,395	25,266	420	25,686	3,963	7,981	9,340	37,069	38,988
November	17,564	—	17,564	3,600	—	3,600	21,163	—	21,163	3,429	4,889	18,104	29,415	42,696
December	17,142	35	17,177	1,070	—	1,070	18,212	35	18,247	2,609	26,814	27,374	47,635	48,230
<i>1995—</i>														
January	14,718	85	14,803	2,490	—	2,490	17,208	85	17,293	2,868	5,391	13,761	25,285	33,921
February	17,482	—	17,482	2,077	—	2,077	19,559	—	19,559	2,977	6,347	10,177	28,827	32,713
March	18,717	—	18,717	1,440	1,732	3,172	20,157	1,732	21,890	3,549	8,635	10,934	32,293	36,373
April	15,178	—	15,178	1,450	148	1,598	16,628	148	16,776	2,937	8,039	15,677	27,604	35,390
May	17,558	100	17,658	2,543	—	2,543	20,101	100	20,201	2,922	12,247	14,200	35,270	37,413
June	12,430	—	12,430	1,848	980	2,828	14,278	980	15,258	3,592	14,036	14,999	31,879	33,849
July	14,578	61	14,639	1,467	1,500	2,967	16,045	1,561	17,606	2,202	5,841	9,495	24,050	29,303

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

Class of building	1992-93	1993-94	1994-95	1995			
				April	May	June	July
PRIVATE SECTOR							
New houses	214,890	237,881	210,842	15,178	17,558	12,430	14,578
New other residential buildings	50,783	55,619	29,696	1,450	2,543	1,848	1,467
<i>Total new residential building</i>	<i>265,674</i>	<i>293,499</i>	<i>240,537</i>	<i>16,628</i>	<i>20,101</i>	<i>14,278</i>	<i>16,045</i>
Alterations and additions to residential buildings	32,839	39,182	39,379	2,937	2,922	3,565	2,164
Hotels, etc.	4,047	3,869	4,933	250	480	460	1,505
Shops	9,422	11,432	29,874	580	1,480	2,294	795
Factories	10,276	15,289	11,841	1,922	486	1,055	765
Offices	9,967	13,512	14,288	1,697	80	2,370	292
Other business premises	7,656	7,083	14,957	360	1,155	1,760	2,182
Educational	4,765	1,983	11,682	—	400	436	50
Religious	1,235	767	432	—	—	90	—
Health	11,063	20,025	17,317	—	7,400	275	—
Entertainment and recreational	2,581	1,403	9,922	3,050	96	5,000	200
Miscellaneous	1,406	5,888	2,739	180	670	296	52
<i>Total non-residential building</i>	<i>62,416</i>	<i>81,251</i>	<i>117,984</i>	<i>8,039</i>	<i>12,247</i>	<i>14,036</i>	<i>5,841</i>
Total	360,929	413,933	397,901	27,604	35,270	31,879	24,050
PUBLIC SECTOR							
New houses	2,098	4,190	510	—	100	—	61
New other residential buildings	7,490	4,273	3,575	148	—	980	1,500
<i>Total new residential building</i>	<i>9,588</i>	<i>8,463</i>	<i>4,085</i>	<i>148</i>	<i>100</i>	<i>980</i>	<i>1,561</i>
Alterations and additions to residential buildings	211	340	584	—	—	27	38
Hotels, etc.	1,430	300	—	—	—	—	—
Shops	114	—	—	—	—	—	—
Factories	—	2,381	95	—	—	—	—
Offices	8,919	4,668	7,367	370	1,601	225	579
Other business premises	150	3,979	935	—	—	170	1,500
Educational	13,429	26,338	12,830	—	117	302	144
Religious	—	—	—	—	—	—	—
Health	8,596	22,763	9,370	4,694	—	75	—
Entertainment and recreational	1,005	1,533	320	—	—	—	—
Miscellaneous	8,478	2,709	12,666	2,574	325	192	1,431
<i>Total non-residential building</i>	<i>40,691</i>	<i>64,671</i>	<i>43,582</i>	<i>7,639</i>	<i>2,043</i>	<i>964</i>	<i>3,654</i>
Total	50,490	73,474	48,251	7,787	2,143	1,971	5,253
TOTAL							
New houses	216,989	242,071	211,352	15,178	17,658	12,430	14,639
New other residential buildings	58,273	59,892	33,271	1,598	2,543	2,828	2,967
<i>Total new residential building</i>	<i>275,262</i>	<i>301,963</i>	<i>244,623</i>	<i>16,776</i>	<i>20,201</i>	<i>15,258</i>	<i>17,606</i>
Alterations and additions to residential buildings	33,050	39,522	39,963	2,937	2,922	3,592	2,202
Hotels, etc.	4,047	4,169	4,933	250	480	460	1,505
Shops	9,536	11,432	29,874	580	1,480	2,294	795
Factories	10,276	17,670	11,935	1,922	486	1,055	765
Offices	18,886	18,180	21,655	2,067	1,681	2,595	871
Other business premises	7,806	11,062	15,892	360	1,155	1,930	3,682
Educational	18,194	28,321	24,512	—	517	738	194
Religious	1,235	767	432	—	—	90	—
Health	19,658	42,788	26,686	4,694	7,400	350	—
Entertainment and recreational	3,586	2,936	10,242	3,050	96	5,000	200
Miscellaneous	9,884	8,597	15,405	2,754	995	488	1,483
<i>Total non-residential building</i>	<i>103,107</i>	<i>145,922</i>	<i>161,567</i>	<i>15,677</i>	<i>14,290</i>	<i>14,999</i>	<i>9,495</i>
Total	411,419	487,407	446,152	35,390	37,413	33,849	29,303

**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.												
1995 May	2	130	1	350	—	—	—	—	—	—	3	480
June	1	60	2	400	—	—	—	—	—	—	3	460
July	—	—	1	305	—	—	1	1,200	—	—	2	1,505
SHOPS												
1995 May	7	630	—	—	1	850	—	—	—	—	8	1,480
June	3	255	—	—	—	—	1	2,039	—	—	4	2,294
July	5	375	2	420	—	—	—	—	—	—	7	795
FACTORIES												
1995 May	3	286	1	200	—	—	—	—	—	—	4	486
June	6	675	1	380	—	—	—	—	—	—	7	1,055
July	4	465	1	300	—	—	—	—	—	—	5	765
OFFICES												
1995 May	1	80	1	367	—	—	1	1,234	—	—	3	1,681
June	3	395	—	—	—	—	2	2,200	—	—	5	2,595
July	4	421	1	450	—	—	—	—	—	—	5	871
OTHER BUSINESS PREMISES												
1995 May	2	135	3	1,020	—	—	—	—	—	—	5	1,155
June	2	230	—	—	—	—	1	1,700	—	—	3	1,930
July	3	185	—	—	—	—	2	3,497	—	—	5	3,682
EDUCATIONAL												
1995 May	2	117	1	400	—	—	—	—	—	—	3	517
June	3	302	1	436	—	—	—	—	—	—	4	738
July	3	194	—	—	—	—	—	—	—	—	3	194
RELIGIOUS												
1995 May	—	—	—	—	—	—	—	—	—	—	—	—
June	1	90	—	—	—	—	—	—	—	—	1	90
July	—	—	—	—	—	—	—	—	—	—	—	—
HEALTH												
1995 May	—	—	—	—	—	—	—	—	1	7,400	1	7,400
June	3	350	—	—	—	—	—	—	—	—	3	350
July	—	—	—	—	—	—	—	—	—	—	—	—
ENTERTAINMENT AND RECREATIONAL												
1995 May	1	96	—	—	—	—	—	—	—	—	1	96
June	—	—	—	—	—	—	—	—	1	5,000	1	5,000
July	—	—	1	200	—	—	—	—	—	—	1	200
MISCELLANEOUS												
1995 May	4	270	1	225	1	500	—	—	—	—	6	995
June	2	192	1	296	—	—	—	—	—	—	3	488
July	3	321	—	—	—	—	1	1,162	—	—	4	1,483
TOTAL NON-RESIDENTIAL BUILDING												
1995 May	22	1,744	8	2,562	2	1,350	1	1,234	1	7,400	34	14,290
June	24	2,549	5	1,512	—	—	4	5,939	1	5,000	34	14,999
July	22	1,961	6	1,675	—	—	4	5,859	—	—	32	9,495

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

Period	Material of outer walls					Other and not stated	Total
	Double brick	Brick veneer	Fibre cement	Timber			
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	87	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
1994-95	129	1,865	89	428		59	2,570
1994:							
May	27	183	17	34		10	271
June	16	183	11	25		6	241
July	10	147	8	40		7	212
August	21	185	14	35		2	257
September	19	194	12	27		4	256
October	13	202	9	37		4	265
November	9	159	7	43		4	222
December	4	162	5	30		4	205
1995:							
January	10	134	8	21		5	178
February	9	142	3	56		6	216
March	16	146	5	57		12	236
April	5	136	7	21		1	170
May	5	158	8	33		7	211
June	5	105	3	29		6	148
July	6	118	6	43		3	176

(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)
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
1994-95	101,301	206,436	22,687	30,302	69,151	115,780	51,483	93,633	244,623	446,152
1994:										
May	8,664	15,651	3,757	4,291	7,320	12,523	4,887	9,763	24,627	42,228
June	10,983	16,596	2,957	5,035	6,371	7,654	3,016	8,753	23,327	38,037
July	7,721	11,237	2,735	3,098	6,572	9,743	3,854	7,139	20,883	31,217
August	9,374	14,762	2,090	2,628	6,699	8,581	4,999	12,673	23,162	38,643
September	9,232	14,433	1,917	2,719	8,879	12,968	4,477	6,599	24,504	36,719
October	10,768	17,157	2,000	2,326	7,400	9,898	5,518	9,607	25,686	38,988
November	9,235	25,982	2,532	3,344	4,514	5,746	4,884	7,623	21,163	42,696
December	6,677	31,160	1,829	2,137	5,838	7,807	3,903	7,126	18,247	48,230
1995:										
January	7,419	13,452	1,205	1,493	4,030	7,381	4,638	11,595	17,293	33,921
February	7,540	15,822	2,547	2,852	3,853	4,993	5,889	9,046	19,559	32,713
March	9,657	15,189	1,756	2,401	6,187	11,664	4,289	7,118	21,890	36,373
April	7,913	14,478	1,148	2,075	4,656	14,066	3,058	4,771	16,776	35,390
May	8,431	12,431	1,882	3,706	6,021	15,312	3,867	5,965	20,201	37,413
June	7,334	20,333	1,045	1,523	4,773	7,621	2,106	4,372	15,258	33,849
July	6,851	11,075	2,215	5,630	3,953	5,621	4,586	6,976	17,606	29,303

(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 1995

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)	7	1	580	—	—	—	20	—	—	600
Central Highlands (M)	2	—	75	—	—	—	35	—	—	110
Clarence (C)	18	—	1,765	2	—	170	508	—	—	2,443
Glamorgan/Spring Bay (M)	5	—	256	—	—	—	—	1,200	1,276	1,532
Glenorchy (C)	10	—	774	9	—	590	80	410	410	1,854
Hobart (C) — Inner & Remainder	14	—	1,479	—	—	—	375	580	2,530	4,385
Huon Valley (M)	12	—	887	—	—	—	73	—	—	960
Kingborough (M) Pt A & B	11	—	1,355	—	—	—	122	—	129	1,606
New Norfolk (M) Pt A & B	4	—	226	—	—	—	34	1,997	1,997	2,257
Sorell (M) Pt A & B	9	—	534	—	—	—	50	—	—	584
Southern Midlands (M)	4	—	305	—	—	—	—	—	—	305
Tasman (M)	1	—	70	—	—	—	—	—	—	70
Greater Hobart-Southern (SDs)	97	1	8,306	11	—	760	1,297	4,187	6,342	16,705
NORTHERN STATISTICAL DIVISION										
Break O'Day (M)	10	—	578	—	—	—	—	—	—	578
Dorset (M)	3	—	250	—	—	—	20	—	—	270
Flinders (M)	1	—	100	—	—	—	—	—	—	100
George Town (M) Pt A & B	3	—	208	—	—	—	38	275	275	521
Launceston (C) Inner, Pt B & Pt C	9	—	871	3	—	160	376	680	760	2,167
Meander Valley (M) Pt A & B	6	—	443	—	—	—	29	—	—	472
Northern Midlands (M) Pt A & B	4	—	269	—	—	—	42	—	—	310
West Tamar (M) Pt A & B	9	—	900	3	—	175	61	—	68	1,204
Northern (SD)	45	—	3,618	6	—	335	565	955	1,103	5,621
MERSEY-LYELL STATISTICAL DIVISION										
Burnie (C) Pt A & B	4	—	285	—	12	1,500	30	75	75	1,890
Central Coast (M) Pt A & B	11	—	750	3	—	104	10	165	1,327	2,191
Circular Head (M)	1	—	59	—	—	—	—	—	189	248
Devonport (C)	9	—	831	1	—	60	129	107	107	1,127
Kentish (M)	1	—	100	—	—	—	—	52	52	152
King Island (M)	—	—	—	—	—	—	—	—	—	—
Latrobe (M) Pt A & B	3	—	200	2	—	80	12	—	—	292
Waratah/Wynyard (M) Pt A & B	4	—	490	2	—	128	99	300	300	1,017
West Coast (M)	—	—	—	—	—	—	60	—	—	60
Mersey-Lyell (SD)	33	—	2,714	8	12	1,872	340	699	2,050	6,976

For footnote, see end of table.

TABLE 7. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, JULY 1995—continued

Statistical region sectors and statistical local areas (a)	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
STATISTICAL DIVISIONS AND SUBDIVISIONS										
Greater Hobart (SD)	65	1	6,091	11	—	760	1,154	990	3,069	11,075
Southern (SD)	32	—	2,215	—	—	—	142	3,197	3,273	5,630
Greater Launceston (SSD)	28	—	2,482	6	—	335	508	680	828	4,153
Central North (SSD)	3	—	208	—	—	—	38	275	275	521
North-Eastern (SSD)	14	—	928	—	—	—	20	—	—	948
Northern (SD)	45	—	3,618	6	—	335	565	955	1,103	5,621
Burnie-Devonport (SSD)	24	—	1,977	6	12	1,744	181	347	1,509	5,411
North-Western Rural (SSD)	9	—	738	2	—	128	99	352	541	1,506
Lyell (SSD)	—	—	—	—	—	—	60	—	—	60
Mersey-Lyell (SD)	33	—	2,714	8	12	1,872	340	699	2,050	6,976
Tasmania	175	1	14,639	25	12	2,967	2,202	5,841	9,495	29,303

(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, JULY 1995 (\$'000)

Class of building	Greater Hobart	Southern	Northern	Mersey-Lyell	Tasmania
New houses	6,091	2,215	3,618	2,715	14,639
New other residential building	760	—	335	1,872	2,967
Total new residential building	6,852	2,215	3,953	4,587	17,606
Alterations and additions to residential buildings	1,154	142	565	340	2,202
Hotels etc.	305	1,200	—	—	1,505
Shops	310	—	320	165	795
Factories	220	—	170	375	765
Offices	654	—	160	57	871
Other business premises	1,580	1,997	55	50	3,682
Educational	—	76	118	—	194
Religious	—	—	—	—	—
Health	—	—	—	—	—
Entertainment and recreational	—	—	200	—	200
Miscellaneous	—	—	80	1,403	1,483
Total non-residential building	3,069	3,273	1,103	2,050	9,495
Total building	11,075	5,630	5,621	6,977	29,303

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							
1992-93	187.4	189.3	57.6	246.9	28.8	62.4	103.0	329.9	378.7
1993-94	200.5	204.0	58.9	262.9	33.3	80.6	144.9	370.8	441.0
1994-95	172.7	173.1	32.2	205.3	32.7	115.9	158.7	352.2	396.8
<i>1994—</i>									
Mar. qtr.	50.1	51.1	14.4	65.5	8.3	17.2	24.5	86.1	98.3
June qtr.	49.4	49.5	9.1	58.5	9.4	23.4	35.3	91.5	103.2
Sept. qtr.	47.8	47.9	10.2	58.1	9.2	23.3	26.5	90.6	93.8
Dec. qtr.	46.6	46.8	7.8	54.6	8.2	39.0	53.9	102.0	116.7
<i>1995—</i>									
Mar. qtr.	41.6	41.7	7.4	49.1	7.7	20.0	34.2	75.4	91.1
June qtr.	36.6	36.7	6.7	43.4	7.7	33.6	44.1	84.3	95.2

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

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

Statistical division	New other residential building									Total new residential building
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Greater Hobart	66	11	—	11	—	—	—	—	11	77
Southern	32	—	—	—	—	—	—	—	—	32
Northern	45	6	—	6	—	—	—	—	6	51
Mersey-Lyell	33	20	—	20	—	—	—	—	20	53
Tasmania	176	37	—	37	—	—	—	—	37	213
VALUE (\$'000)										
Greater Hobart	6,091	760	—	760	—	—	—	—	760	6,852
Southern	2,215	—	—	—	—	—	—	—	—	2,215
Northern	3,618	335	—	335	—	—	—	—	335	3,953
Mersey-Lyell	2,714	1,872	—	1,872	—	—	—	—	1,872	4,586
Tasmania	14,639	2,967	—	2,967	—	—	—	—	2,967	17,606

(a) Excludes Conversions, etc.

EXPLANATORY NOTES

Introduction

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

Scope and coverage

2. The statistics relate to BUILDING activity which includes construction of new buildings and alterations and additions to existing buildings. Construction activity not defined as building (construction of roads, bridges, railways, earthworks etc.) is excluded.

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

4. Statistics of building work approved are compiled from:

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

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

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

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

Building classification

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

EXPLANATORY NOTES - continued

builders under government housing authority schemes, whereby the authority has contracted, or intends to contract, to purchase the buildings on or before completion, are classified as public sector.

14. **Functional classification of buildings.** A building is classified according to its intended major function. Hence a building which is ancillary to other buildings, or forms a part of a group of related buildings, is classified to the function of the building and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to Offices, and a detached cafeteria building to Shops, while factory buildings would be classified to Factories. An exception to this rule is in the treatment of group accommodation buildings where, for example, a student accommodation building on a university campus would be classified to Educational.

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

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

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

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

- one storey;
- two or more storeys.

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

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

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

General

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

Constant Price Estimates

20. Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The deflators used to revalue the current price estimates are derived from the same price data underlying the deflators compiled for the dwellings and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'. (Note: monthly value data at constant prices are not available.)

21. Estimates at constant prices are subject to a number of approximations and assumptions. Further information on the nature and concepts of constant price estimates is contained in Chapter 4 of *Australian National Accounts: Concepts, Sources and Methods* (5216.0).

22. Statistics in this publication are presented using the *Australian Standard Geographical Classification (ASGC)* which has been prepared by the ABS for use in its collection, compilation and publication of statistics. For additional information about ASGC, users are referred to the manual *Australian Standard Geographical Classification* (1216.0) Edition 4.

Unpublished data and related publications

23. 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.

EXPLANATORY NOTES - continued

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



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