

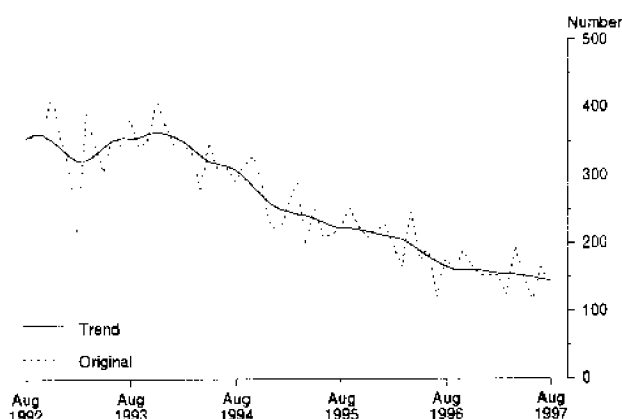
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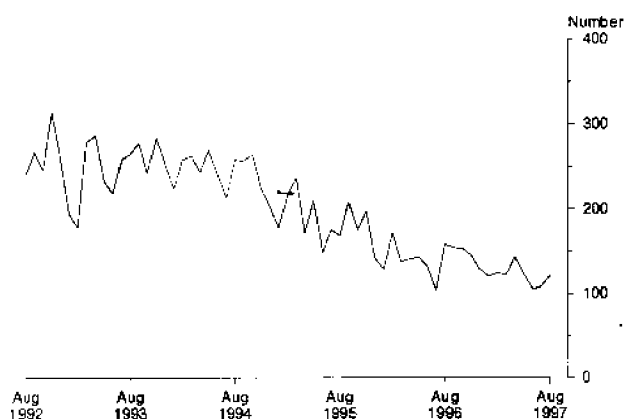
## BUILDING APPROVALS, TASMANIA, AUGUST 1997

### MAIN FEATURES

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES



### Residential building

- The trend for the total number of dwelling units approved has been declining since late 1993 and is now 14.5% below the level of August 1996.
- In original terms, the number of private sector houses approved in August rose for the first time since May and accounted for 121 of the 136 dwelling units approved.
- For the second consecutive month the Municipality of Kingborough approved 13 private sector houses, and there were a further 10 houses approved in each of the Municipalities of Brighton, Central Coast and West Tamar.

- The value of new residential building approved was \$11.0 million.

### Non-residential building

- The value of non-residential building jobs approved in August was \$6.4 million. The main contributors were Education with \$2.3 million and Entertainment and recreation with \$1.0 million.

### 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- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7585 or any ABS State Office.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-August	262	4	266	31	—	31	1	294	4	298	..
1997-98 July-August	229	1	230	68	2	70	1	298	3	301	..
1996—											
June	131	1	132	60	2	62	1	192	3	195	181
July	104	4	108	13	—	13	—	117	4	121	173
August	158	—	158	18	—	18	1	177	—	177	166
September	154	2	156	4	—	4	—	158	2	160	161
October	154	—	154	11	22	33	3	168	22	190	160
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	150
July	108	1	109	56	—	56	—	164	1	165	147
August	121	—	121	12	2	14	1	134	2	136	145

(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—														
June	11,255	90	11,345	4,633	180	4,813	15,889	270	16,159	3,472	9,504	11,641	28,865	31,272
July	8,436	400	8,836	691	—	691	9,127	400	9,527	2,282	24,234	38,187	35,642	49,996
August	13,732	—	13,732	1,316	—	1,316	15,048	—	15,048	3,040	7,007	17,482	25,083	35,569
September	12,960	154	13,114	135	—	135	13,095	154	13,249	1,857	9,549	10,306	24,501	25,412
October	14,089	—	14,089	691	2,533	3,225	14,780	2,533	17,314	3,530	9,585	10,647	27,814	31,491
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

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

Class of building	(₹ '000)						
	1995-96	1996-97	July-August		1997		
			1996-97	1997-98	June	July	August
PRIVATE SECTOR							
New houses	163,633	135,511	22,168	19,649	8,936	9,494	10,155
New other residential buildings	37,698	14,346	2,007	5,372	528	4,730	642
Total new residential building	201,330	149,856	24,175	25,021	9,464	14,224	10,797
Alterations and additions to residential buildings	34,935	34,381	5,310	7,166	2,523	3,685	3,481
Hotels, etc.	13,965	6,389	1,820	210	1,325	—	210
Shops	29,289	15,258	3,039	1,769	785	779	990
Factories	19,168	37,455	22,166	1,647	138	677	970
Offices	10,794	14,063	663	1,709	100	1,425	284
Other business premises	16,756	20,024	1,963	1,255	7,356	755	500
Educational	7,768	4,770	180	890	435	—	890
Religious	1,820	555	—	—	180	—	—
Health	12,203	14,881	530	1,223	2,863	1,223	—
Entertainment and recreational	2,141	4,819	240	1,600	—	600	1,000
Miscellaneous	5,944	3,277	639	402	112	302	100
Total non-residential building	119,849	121,490	31,241	10,706	13,294	5,761	4,944
Total	356,114	305,728	60,725	42,893	25,280	23,669	19,223
PUBLIC SECTOR							
New houses	1,649	1,763	400	65	—	65	—
New other residential buildings	14,465	5,808	—	190	—	—	190
Total new residential building	16,114	7,572	400	255	—	65	190
Alterations and additions to residential buildings	1,954	941	12	10	—	10	—
Hotels, etc.	414	200	—	—	—	—	—
Shops	3,375	595	—	—	—	—	—
Factories	600	520	—	—	—	—	—
Offices	6,599	13,097	8,896	480	246	380	100
Other business premises	6,340	1,337	—	450	—	450	—
Educational	25,165	10,577	10,577	1,400	—	—	1,400
Religious	—	—	—	—	—	—	—
Health	30,383	1,233	—	1,016	—	1,016	—
Entertainment and recreational	12,798	2,632	—	—	—	—	—
Miscellaneous	11,229	7,289	4,955	200	80	200	—
Total non-residential building	96,903	37,479	24,428	3,546	326	2,046	1,500
Total	114,972	45,992	24,840	3,811	326	2,121	1,690
TOTAL							
New houses	165,282	137,274	22,568	19,714	8,936	9,559	10,155
New other residential buildings	52,163	20,154	2,007	5,562	528	4,730	832
Total new residential building	217,445	157,428	24,575	25,276	9,464	14,289	10,987
Alterations and additions to residential buildings	36,890	35,323	5,321	7,176	2,523	3,695	3,481
Hotels, etc.	14,379	6,589	1,820	210	1,325	—	210
Shops	32,664	15,853	3,039	1,769	785	779	990
Factories	19,768	37,975	22,166	1,647	138	677	970
Offices	17,393	27,159	9,559	2,189	346	1,805	384
Other business premises	23,096	21,361	1,963	1,705	7,356	1,205	500
Educational	32,933	15,347	10,757	2,290	435	—	2,290
Religious	1,820	555	—	—	180	—	—
Health	42,586	16,114	530	2,239	2,863	2,239	—
Entertainment and recreational	14,939	7,451	240	1,600	—	600	1,000
Miscellaneous	17,173	10,566	5,594	602	192	502	100
Total non-residential building	216,752	158,970	55,669	14,252	13,619	7,807	6,444
Total	471,086	351,720	85,565	46,704	25,606	25,790	20,913

**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>												
1997 June	3	325	—	—	—	—	1	1,000	—	—	4	1,325
July	—	—	—	—	—	—	—	—	—	—	—	—
August	2	210	—	—	—	—	—	—	—	—	2	210
<b>SHOPS</b>												
1997 June	2	160	2	625	—	—	—	—	—	—	4	785
July	6	443	1	336	—	—	—	—	—	—	7	779
August	4	260	1	200	1	530	—	—	—	—	6	990
<b>FACTORIES</b>												
1997 June	2	138	—	—	—	—	—	—	—	—	2	138
July	4	455	1	222	—	—	—	—	—	—	5	677
August	1	70	—	—	1	900	—	—	—	—	2	970
<b>OFFICES</b>												
1997 June	3	346	—	—	—	—	—	—	—	—	3	346
July	3	340	2	400	—	—	1	1,065	—	—	6	1,805
August	2	155	1	229	—	—	—	—	—	—	3	384
<b>OTHER BUSINESS PREMISES</b>												
1997 June	2	188	—	—	1	550	—	—	1	6,618	4	7,356
July	3	305	1	400	1	500	—	—	—	—	5	1,205
August	—	—	—	—	1	500	—	—	—	—	1	500
<b>EDUCATIONAL</b>												
1997 June	1	50	1	385	—	—	—	—	—	—	2	435
July	—	—	—	—	—	—	—	—	—	—	—	—
August	—	—	—	—	1	890	1	1,400	—	—	2	2,290
<b>RELIGIOUS</b>												
1997 June	1	180	—	—	—	—	—	—	—	—	1	180
July	—	—	—	—	—	—	—	—	—	—	—	—
August	—	—	—	—	—	—	—	—	—	—	—	—
<b>HEALTH</b>												
1997 June	—	—	1	213	—	—	1	2,650	—	—	2	2,863
July	1	70	3	1,153	—	—	1	1,016	—	—	5	2,239
August	—	—	—	—	—	—	—	—	—	—	—	—
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1997 June	—	—	—	—	—	—	—	—	—	—	—	—
July	—	—	—	—	1	600	—	—	—	—	1	600
August	—	—	—	—	—	—	1	1,000	—	—	1	1,000
<b>MISCELLANEOUS</b>												
1997 June	2	192	—	—	—	—	—	—	—	—	2	192
July	2	302	1	200	—	—	—	—	—	—	3	502
August	1	100	—	—	—	—	—	—	—	—	1	100
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1997 June	16	1,579	4	1,223	1	550	2	3,650	1	6,618	24	13,619
July	19	1,915	9	2,711	2	1,100	2	2,081	—	—	32	7,807
August	10	795	2	429	4	2,820	2	2,400	—	—	18	6,444

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:						
June	59	32	4	23	14	132
July	20	54	5	19	10	108
August	16	88	8	31	15	158
September	11	105	2	30	8	156
October	12	94	3	24	21	154
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

(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:										
June	9,037	19,236	2,321	2,813	2,786	5,580	2,015	3,643	16,159	31,272
July	4,864	18,065	1,092	1,407	1,688	18,890	1,883	11,633	9,527	49,996
August	6,136	19,915	1,326	1,586	4,996	10,310	2,589	3,758	15,048	35,569
September	5,729	9,076	950	1,502	3,603	8,211	2,967	6,622	13,249	25,412
October	6,413	14,793	938	1,533	3,342	7,607	4,901	7,558	15,594	31,491
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	4,682	14,517	1,181	2,110	2,683	6,571	1,013	2,592	9,559	25,790
August	3,328	8,700	1,231	1,768	3,235	5,451	2,361	4,995	10,155	20,913

(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, AUGUST 1997

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)	10	—	646	—	—	—	26	—	—	672
Central Highlands (M)	1	—	18	—	—	—	—	—	—	18
Clarence (C)	5	—	563	—	—	—	665	—	—	1,228
Derwent Valley (M)	3	—	242	—	—	—	—	—	—	242
Glamorgan/Spring Bay (M)	6	—	335	3	—	150	109	—	—	594
Glenorchy (C)	3	—	198	3	—	150	122	1,915	1,915	2,385
Hobart (C)	3	—	527	—	—	—	476	1,115	1,215	2,218
Huon Valley (M)	4	—	248	—	2	190	76	—	—	514
Kingborough (M)	13	—	1,175	4	—	240	563	—	—	1,978
Sorell (M)	3	—	248	—	—	—	—	—	—	248
Southern Midlands (M)	4	—	221	—	—	—	12	—	—	233
Tasman (M)	3	—	140	—	—	—	—	—	—	140
Greater Hobart-Southern (SDs)	58	—	4,559	10	2	730	2,049	3,030	3,130	10,468
NORTHERN STATISTICAL DIVISION										
Break O'Day (M)	—	—	—	—	—	—	10	—	—	10
Dorset (M)	5	—	527	—	—	—	15	75	75	617
Flinders (M)	1	—	32	—	—	—	—	—	—	32
George Town (M)	—	—	—	—	—	—	67	—	—	67
Launceston (C)	5	—	756	2	—	102	258	1,160	1,160	2,276
Meander Valley (M)	9	—	864	—	—	—	27	—	—	891
Northern Midlands (M)	2	—	142	—	—	—	119	80	80	341
West Tamar (M)	10	—	915	—	—	—	302	—	—	1,217
Northern (SD)	32	—	3,235	2	—	102	799	1,315	1,315	5,451
MERSEY-LYELL STATISTICAL DIVISION										
Burnie (C)	4	—	335	—	—	—	173	200	1,600	2,108
Central Coast (M)	10	—	868	—	—	—	124	—	—	992
Circular Head (M)	2	—	104	—	—	—	39	—	—	143
Devonport (C)	3	—	275	—	—	—	139	—	—	414
Kentish (M)	2	—	110	—	—	—	51	229	229	390
King Island (M)	—	—	—	—	—	—	—	70	70	70
Latrobe (M)	6	—	360	—	—	—	12	—	—	372
Waratah/Wynyard (M)	3	—	295	—	—	—	96	100	100	491
West Coast (M)	1	—	15	—	—	—	—	—	—	15
Mersey-Lyell (SD)	31	—	2,361	—	—	—	634	599	1,999	4,995

For footnote, see end of table.

TABLE 7. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, AUGUST 1997—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)	37	—	3,328	7	—	390	1,852	3,030	3,130	8,700
Southern (SD)	21	—	1,231	3	2	340	197	—	—	1,768
Greater Launceston (SSD)	17	—	1,913	2	—	102	744	1,240	1,240	3,999
Central North (SSD)	9	—	763	—	—	—	30	—	—	793
North-Eastern (SSD)	6	—	559	—	—	—	25	75	75	659
Northern (SD)	32	—	3,235	2	—	102	799	1,315	1,315	5,451
Burnie-Devonport (SSD)	23	—	1,953	—	—	—	507	200	1,600	4,060
North-Western Rural (SSD)	7	—	394	—	—	—	127	399	399	920
Lyell (SSD)	1	—	15	—	—	—	—	—	—	15
Mersey-Lyell (SD)	31	—	2,361	—	—	—	634	599	1,999	4,995
Tasmania	121	—	10,155	12	2	832	3,481	4,944	6,444	20,913

(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, AUGUST 1997 (\$'000)

Class of building	Greater Hobart	Southern	Northern	Mersey-Lyell	Tasmania
New houses	3,328	1,231	3,235	—	10,155
New other residential building	390	340	102	—	832
Total new residential building	3,718	1,571	3,337	2,361	10,987
Alterations and additions to residential buildings	1,852	197	799	634	3,481
Hotels etc.	—	—	210	—	210
Shops	185	—	605	200	990
Factories	900	—	—	70	970
Offices	155	—	—	229	384
Other business premises	—	—	500	—	500
Educational	890	—	—	1,400	2,290
Religious	—	—	—	—	—
Health	—	—	—	—	—
Entertainment and recreational	1,000	—	—	—	1,000
Miscellaneous	—	—	—	100	100
Total non-residential building	3,130	—	1,315	1,999	6,444
Total building	8,700	1,768	5,451	4,995	20,913

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

(\$ 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	396.4
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	18.9	128.6	28.2	116.3	152.1	268.1	308.9
1996—									
Mar. qtr.	29.3	29.9	16.0	45.9	7.9	33.4	65.8	85.1	119.6
June qtr.	28.5	28.6	16.5	45.1	8.1	26.5	53.8	72.2	107.1
Sept. qtr.	28.0	28.5	2.0	30.5	5.7	39.2	63.5	75.7	99.7
Dec. qtr.	29.7	29.9	5.8	35.7	7.3	19.0	21.4	58.7	64.4
1997—									
Mar. qtr.	25.9	26.5	3.4	29.9	8.4	24.8	32.0	61.7	70.3
June qtr.	24.6	24.7	7.7	32.4	6.7	33.3	35.4	72.0	74.4

(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  
AUGUST 1997**

New other residential building										
Statistical division	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	Total new residential building
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Greater Hobart	37	3	—	3	4	—	—	4	7	44
Southern	21	5	—	5	—	—	—	—	5	26
Northern	32	—	—	—	2	—	—	2	2	34
Mersey-Lyell	31	—	—	—	—	—	—	—	—	31
Tasmania	121	8	—	8	6	—	—	6	14	135
VALUE (\$'000)										
Greater Hobart	3,328	150	—	150	240	—	—	240	390	3,718
Southern	1,231	340	—	340	—	—	—	—	340	1,571
Northern	3,235	—	—	—	102	—	—	102	102	3,337
Mersey-Lyell	2,361	—	—	—	—	—	—	—	—	2,361
Tasmania	10,155	490	—	490	342	—	—	342	832	10,987

(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* (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* (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* (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* (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* (8731.0) – issued monthly  
*Building Activity, Australia: Dwelling Unit Commencements, Preliminary* (8750.0) – issued monthly  
*Building Activity, Tasmania* (8752.6) – issued quarterly

24. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia* (1101.0). The ABS also issues, on Tuesdays and Fridays, a *Release Advice* (1105.0) which lists publications to be released in the next few days. The Catalogue and Release Advice are available from any ABS office.

### Symbols and Other Usages

— nil or rounded to zero (including null cells)  
 r figure or series revised since previous issue  
 n.a. not available  
 n.y.a. not yet available

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

**Dennis W. Rogers**  
**Regional Director**



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