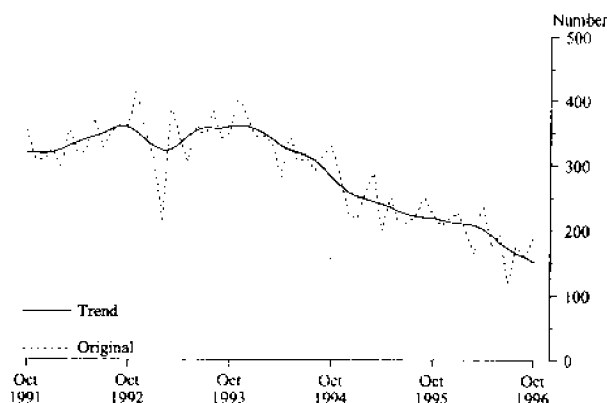


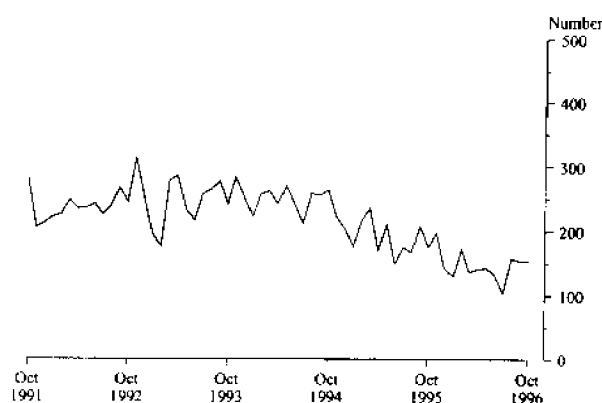
BUILDING APPROVALS, TASMANIA, OCTOBER 1996

MAIN FEATURES

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES



Residential building

- The trend for the total number of dwelling units approved continued its downward movement with a fall of 4.4% in October.
- In original terms the total number of dwelling units approved was 190 of which 154 were private sector houses.
- There were 18 new private sector houses approved in the Municipality of Kingborough, followed by the City of Clarence (17) and the Municipality of Meander Valley (13).
- The value of new residential building approved was \$17.3 million, with the public sector contributing \$2.5 million.

- Expressed as average 1989–90 prices the value of new residential building work approved for the September quarter was \$30.5 million, a 32.4% decrease on the previous quarter and 31.9% less than the September quarter 1995.

Non-residential building

- The value of non-residential building approved in October was \$10.6 million of which \$9.6 million was private sector work. Two building projects contributed \$3.9 million of the total value (health with \$2.3 million and entertainment and recreational projects with \$1.6 million).
- When expressed as average 1989–90 prices the value of non-residential building work approved for the September quarter 1996 was \$63.5 million, an increase of 18.0% on the previous quarter and a 26.2% increase on the September quarter 1995.

NOTE: Some figures for Tasmania included in *BUILDING APPROVALS, AUSTRALIA, October 1996 (8731.0)* released on Monday 2 December are incorrect. A public sector other residential project was incorrectly included as alterations and additions to 13 new dwelling units. This Tasmanian publication for October 1996 contains the correct information. Revised figures for October will be included in the November issue of *Building Approvals, Australia*.

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Jeff Bulger on Adelaide (08) 8237 7590 or any ABS State Office.
- for information about other ABS statistics and services please refer to the back of this publication.

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 | |
| 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 | .. |
| 1995-96 | 1,917 | 21 | 1,938 | 448 | 153 | 601 | 7 | 2,372 | 174 | 2,546 | .. |
| 1995-96 | | | | | | | | | | | |
| July-October | 724 | 10 | 734 | 140 | 36 | 176 | 3 | 867 | 46 | 913 | .. |
| 1996-97 | | | | | | | | | | | |
| July-October | 570 | 6 | 576 | 46 | 22 | 68 | 4 | 620 | 28 | 648 | .. |
| 1995— | | | | | | | | | | | |
| August | 167 | — | 167 | 54 | — | 54 | 2 | 223 | — | 223 | 222 |
| September | 208 | 8 | 216 | 28 | 8 | 36 | — | 236 | 16 | 252 | 221 |
| October | 174 | 1 | 175 | 33 | 16 | 49 | 1 | 208 | 17 | 225 | 220 |
| November | 197 | 1 | 198 | 9 | — | 9 | 1 | 207 | 1 | 208 | 217 |
| December | 143 | 2 | 145 | 56 | 18 | 74 | — | 199 | 20 | 219 | 214 |
| 1996— | | | | | | | | | | | |
| January | 129 | 6 | 135 | 82 | 10 | 92 | 1 | 212 | 16 | 228 | 212 |
| February | 172 | — | 172 | 15 | 10 | 25 | — | 187 | 10 | 197 | 211 |
| March | 137 | 1 | 138 | 25 | 2 | 27 | — | 162 | 3 | 165 | 209 |
| April | 141 | — | 141 | 29 | 75 | 104 | 1 | 171 | 75 | 246 | 203 |
| May | 143 | — | 143 | 32 | — | 32 | — | 175 | — | 175 | 193 |
| June | 131 | 1 | 132 | 60 | 2 | 62 | 1 | 192 | 3 | 195 | 182 |
| July | 104 | 4 | 108 | 13 | — | 13 | — | 117 | 4 | 121 | 173 |
| August | 158 | — | 158 | 18 | — | 18 | 1 | 177 | — | 177 | 165 |
| September | 154 | 2 | 156 | 4 | — | 4 | — | 158 | 2 | 160 | 160 |
| October | 154 | — | 154 | 11 | 22 | 33 | 3 | 168 | 22 | 190 | 153 |

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

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

(\$'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 | | | | | |
| | | | | | | | | | | | | | | |
| 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 |
| 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 |
| 1995— | | | | | | | | | | | | | | |
| August | 13,758 | — | 13,758 | 3,529 | — | 3,529 | 17,288 | — | 17,288 | 2,925 | 15,723 | 23,775 | 35,893 | 43,988 |
| September | 18,143 | 352 | 18,495 | 1,038 | 81 | 1,118 | 19,181 | 432 | 19,613 | 2,554 | 4,016 | 18,630 | 25,750 | 40,796 |
| October | 14,685 | 106 | 14,791 | 1,647 | 1,713 | 3,360 | 16,332 | 1,819 | 18,151 | 3,212 | 13,183 | 16,512 | 32,728 | 37,875 |
| November | 17,866 | 100 | 17,966 | 530 | — | 530 | 18,396 | 100 | 18,496 | 3,314 | 5,701 | 10,842 | 27,393 | 32,651 |
| December | 12,250 | 148 | 12,398 | 5,060 | 1,374 | 6,434 | 17,310 | 1,522 | 18,832 | 2,643 | 13,277 | 13,597 | 33,063 | 35,072 |
| 1996— | | | | | | | | | | | | | | |
| January | 10,546 | 636 | 11,182 | 11,825 | 741 | 12,566 | 22,371 | 1,378 | 23,749 | 3,199 | 18,028 | 42,277 | 43,585 | 69,225 |
| February | 14,668 | — | 14,668 | 1,055 | 1,040 | 2,095 | 15,723 | 1,040 | 16,763 | 3,839 | 7,054 | 13,327 | 26,252 | 33,929 |
| March | 11,465 | 156 | 11,621 | 1,960 | 178 | 2,137 | 13,424 | 334 | 13,759 | 2,846 | 9,481 | 12,509 | 25,539 | 29,113 |
| April | 12,198 | — | 12,198 | 2,956 | 7,658 | 10,614 | 15,153 | 7,658 | 22,811 | 3,669 | 9,953 | 11,840 | 27,715 | 38,321 |
| May | 12,221 | — | 12,221 | 1,998 | — | 1,998 | 14,219 | — | 14,219 | 3,014 | 8,087 | 32,308 | 25,280 | 49,541 |
| 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 |

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

| Class of building | (\$'000) | | | | | | |
|--|----------------|----------------|----------------|----------------|---------------|---------------|---------------|
| | 1994-95 | 1995-96 | July-October | | 1996 | | |
| | | | 1995-96 | 1996-97 | August | September | October |
| PRIVATE SECTOR | | | | | | | |
| New houses | 210,842 | 163,633 | 61,165 | 49,216 | 13,732 | 12,960 | 14,089 |
| New other residential buildings | 29,696 | 37,698 | 7,682 | 2,833 | 1,316 | 135 | 691 |
| Total new residential building | 240,537 | 201,330 | 68,846 | 52,050 | 15,048 | 13,095 | 14,780 |
| Alterations and additions to residential buildings | 39,379 | 34,935 | 10,812 | 10,616 | 3,028 | 1,857 | 3,449 |
| Hotels, etc. | 4,933 | 13,965 | 2,272 | 3,461 | 420 | 930 | 711 |
| Shops | 29,874 | 29,289 | 12,753 | 5,231 | 1,570 | 1,615 | 577 |
| Factories | 11,841 | 19,168 | 5,695 | 24,776 | 3,259 | 1,295 | 1,315 |
| Offices | 14,288 | 10,794 | 3,600 | 3,825 | 443 | 2,580 | 582 |
| Other business premises | 14,957 | 16,756 | 5,320 | 5,729 | 730 | 1,816 | 1,950 |
| Educational | 11,682 | 7,768 | 1,000 | 770 | — | 360 | 230 |
| Religious | 432 | 1,820 | 570 | 250 | — | — | 250 |
| Health | 17,317 | 12,203 | 6,761 | 3,750 | 80 | 850 | 2,370 |
| Entertainment and recreational | 9,922 | 2,141 | 640 | 1,890 | 145 | 50 | 1,600 |
| Miscellaneous | 2,739 | 5,944 | 152 | 692 | 360 | 53 | — |
| Total non-residential building | 117,984 | 119,849 | 38,763 | 50,375 | 7,007 | 9,549 | 9,585 |
| Total | 397,901 | 356,114 | 118,422 | 113,040 | 25,083 | 24,501 | 27,814 |
| PUBLIC SECTOR | | | | | | | |
| New houses | 510 | 1,649 | 519 | 554 | — | 154 | — |
| New other residential buildings | 3,575 | 14,465 | 3,294 | 813 | — | — | 813 |
| Total new residential building | 4,085 | 16,114 | 3,812 | 1,367 | — | 154 | 813 |
| Alterations and additions to residential buildings | 584 | 1,954 | 82 | 1,812 | 12 | — | 1,801 |
| Hotels, etc. | — | 414 | — | — | — | — | — |
| Shops | — | 3,375 | — | 65 | — | — | 65 |
| Factories | 95 | 600 | — | — | — | — | — |
| Offices | 7,367 | 6,599 | 1,807 | 9,915 | 358 | 371 | 648 |
| Other business premises | 935 | 6,340 | 5,250 | 57 | — | — | 57 |
| Educational | 12,830 | 25,165 | 17,506 | 10,577 | 6,152 | — | — |
| Religious | — | — | — | — | — | — | — |
| Health | 9,370 | 30,383 | 3,355 | — | — | — | — |
| Entertainment and recreational | 320 | 12,798 | — | 136 | — | 136 | — |
| Miscellaneous | 12,666 | 11,229 | 1,729 | 5,497 | 3,965 | 250 | 292 |
| Total non-residential building | 43,582 | 96,903 | 29,648 | 26,247 | 10,475 | 757 | 1,062 |
| Total | 48,251 | 114,972 | 33,542 | 29,427 | 10,486 | 911 | 3,676 |
| TOTAL | | | | | | | |
| New houses | 211,352 | 165,282 | 61,683 | 49,770 | 13,732 | 13,114 | 14,089 |
| New other residential buildings | 33,271 | 52,163 | 10,975 | 3,647 | 1,316 | 135 | 1,505 |
| Total new residential building | 244,623 | 217,445 | 72,658 | 53,417 | 15,048 | 13,249 | 15,594 |
| Alterations and additions to residential buildings | 39,963 | 36,890 | 10,894 | 12,428 | 3,040 | 1,857 | 5,250 |
| Hotels, etc. | 4,933 | 14,379 | 2,272 | 3,461 | 420 | 930 | 711 |
| Shops | 29,874 | 32,664 | 12,753 | 5,296 | 1,570 | 1,615 | 642 |
| Factories | 11,935 | 19,768 | 5,695 | 24,776 | 3,259 | 1,295 | 1,315 |
| Offices | 21,655 | 17,393 | 5,407 | 13,740 | 801 | 2,951 | 1,230 |
| Other business premises | 15,892 | 23,096 | 10,570 | 5,786 | 730 | 1,816 | 2,007 |
| Educational | 24,512 | 32,933 | 18,506 | 11,347 | 6,152 | 360 | 230 |
| Religious | 432 | 1,820 | 570 | 250 | — | — | 250 |
| Health | 26,686 | 42,586 | 10,116 | 3,750 | 80 | 850 | 2,370 |
| Entertainment and recreational | 10,242 | 14,939 | 640 | 2,026 | 145 | 186 | 1,600 |
| Miscellaneous | 15,405 | 17,173 | 1,881 | 6,189 | 4,325 | 303 | 292 |
| Total non-residential building | 161,567 | 216,752 | 68,411 | 76,622 | 17,482 | 10,306 | 10,647 |
| Total | 446,152 | 471,086 | 151,963 | 142,468 | 35,569 | 25,412 | 31,491 |

**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. | | | | | | | | | | | | |
| 1996 August | 3 | 220 | 1 | 200 | — | — | — | — | — | — | 4 | 420 |
| September | 2 | 280 | — | — | 1 | 650 | — | — | — | — | 3 | 930 |
| October | 2 | 291 | 2 | 420 | — | — | — | — | — | — | 4 | 711 |
| SHOPS | | | | | | | | | | | | |
| 1996 August | 1 | 170 | 1 | 200 | — | — | 1 | 1,200 | — | — | 3 | 1,570 |
| September | 4 | 340 | 3 | 650 | 1 | 625 | — | — | — | — | 8 | 1,615 |
| October | 8 | 642 | — | — | — | — | — | — | — | — | 8 | 642 |
| FACTORIES | | | | | | | | | | | | |
| 1996 August | 2 | 219 | 3 | 980 | 1 | 500 | 1 | 1,560 | — | — | 7 | 3,259 |
| September | 6 | 500 | 2 | 795 | — | — | — | — | — | — | 8 | 1,295 |
| October | 6 | 664 | — | — | 1 | 651 | — | — | — | — | 7 | 1,315 |
| OFFICES | | | | | | | | | | | | |
| 1996 August | 5 | 395 | 2 | 406 | — | — | — | — | — | — | 7 | 801 |
| September | 4 | 341 | 2 | 660 | — | — | 1 | 1,950 | — | — | 7 | 2,951 |
| October | 7 | 680 | 2 | 550 | — | — | — | — | — | — | 9 | 1,230 |
| OTHER BUSINESS PREMISES | | | | | | | | | | | | |
| 1996 August | 3 | 255 | 2 | 475 | — | — | — | — | — | — | 5 | 730 |
| September | 2 | 245 | — | — | — | — | 1 | 1,571 | — | — | 3 | 1,816 |
| October | 5 | 407 | 2 | 700 | 1 | 900 | — | — | — | — | 8 | 2,007 |
| EDUCATIONAL | | | | | | | | | | | | |
| 1996 August | — | — | — | — | — | — | 2 | 6,152 | — | — | 2 | 6,152 |
| September | 1 | 110 | 1 | 250 | — | — | — | — | — | — | 2 | 360 |
| October | — | — | 1 | 230 | — | — | — | — | — | — | 1 | 230 |
| RELIGIOUS | | | | | | | | | | | | |
| 1996 August | — | — | — | — | — | — | — | — | — | — | — | — |
| September | — | — | — | — | — | — | — | — | — | — | — | — |
| October | — | — | 1 | 250 | — | — | — | — | — | — | 1 | 250 |
| HEALTH | | | | | | | | | | | | |
| 1996 August | 1 | 80 | — | — | — | — | — | — | — | — | 1 | 80 |
| September | — | — | — | — | 1 | 850 | — | — | — | — | 1 | 850 |
| October | 1 | 70 | — | — | — | — | 1 | 2,300 | — | — | 2 | 2,370 |
| ENTERTAINMENT AND RECREATIONAL | | | | | | | | | | | | |
| 1996 August | 2 | 145 | — | — | — | — | — | — | — | — | 2 | 145 |
| September | 2 | 186 | — | — | — | — | — | — | — | — | 2 | 186 |
| October | — | — | — | — | — | — | 1 | 1,600 | — | — | 1 | 1,600 |
| MISCELLANEOUS | | | | | | | | | | | | |
| 1996 August | 1 | 126 | 1 | 234 | 1 | 565 | 1 | 3,400 | — | — | 4 | 4,325 |
| September | 3 | 303 | — | — | — | — | — | — | — | — | 3 | 303 |
| October | 1 | 84 | 1 | 208 | — | — | — | — | — | — | 2 | 292 |
| TOTAL NON-RESIDENTIAL BUILDING | | | | | | | | | | | | |
| 1996 August | 18 | 1,610 | 10 | 2,495 | 2 | 1,065 | 5 | 12,312 | — | — | 35 | 17,482 |
| September | 24 | 2,305 | 8 | 2,355 | 3 | 2,125 | 2 | 3,521 | — | — | 37 | 10,306 |
| October | 30 | 2,838 | 9 | 2,358 | 2 | 1,551 | 2 | 3,900 | — | — | 43 | 10,647 |

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 | |
| 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 |
| 1994-95 | 129 | 1,865 | 89 | 428 | 59 | 2,570 |
| 1995-96 | 248 | 1,104 | 94 | 335 | 157 | 1,938 |
| 1995: | | | | | | |
| August | 1 | 111 | 12 | 39 | 4 | 167 |
| September | 6 | 144 | 6 | 42 | 18 | 216 |
| October | 4 | 116 | 10 | 38 | 7 | 175 |
| November | 22 | 126 | 8 | 25 | 17 | 198 |
| December | 21 | 93 | 9 | 13 | 9 | 145 |
| 1996: | | | | | | |
| January | 6 | 85 | 8 | 21 | 15 | 135 |
| February | 20 | 94 | 10 | 21 | 27 | 172 |
| March | 13 | 75 | 10 | 25 | 15 | 138 |
| April | 37 | 68 | 6 | 17 | 13 | 141 |
| May | 57 | 42 | 5 | 28 | 11 | 143 |
| 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 |

(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) |
| 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 |
| 1995-96 | 105,158 | 243,553 | 19,934 | 29,637 | 49,298 | 110,219 | 43,056 | 87,678 | 217,445 | 471,086 |
| 1995: | | | | | | | | | | |
| August | 9,457 | 24,061 | 1,951 | 2,957 | 3,573 | 9,324 | 2,306 | 7,647 | 17,287 | 43,988 |
| September | 9,617 | 14,491 | 2,141 | 2,431 | 3,951 | 18,870 | 3,904 | 5,003 | 19,613 | 40,796 |
| October | 9,567 | 23,153 | 1,321 | 1,539 | 4,043 | 7,973 | 3,221 | 5,210 | 18,151 | 37,875 |
| November | 7,786 | 15,905 | 2,488 | 4,077 | 4,636 | 6,399 | 3,585 | 6,270 | 18,496 | 32,651 |
| December | 10,349 | 20,528 | 1,243 | 1,638 | 2,459 | 4,909 | 4,781 | 7,997 | 18,832 | 35,072 |
| 1996: | | | | | | | | | | |
| January | 14,817 | 49,698 | 824 | 1,947 | 3,412 | 6,655 | 4,696 | 10,925 | 23,749 | 69,225 |
| February | 6,963 | 13,958 | 1,311 | 1,626 | 5,551 | 9,668 | 2,938 | 8,677 | 16,763 | 33,929 |
| March | 5,323 | 10,645 | 1,412 | 1,803 | 4,191 | 6,519 | 2,832 | 10,147 | 13,759 | 29,113 |
| April | 10,146 | 12,432 | 877 | 1,111 | 6,922 | 16,277 | 4,867 | 8,501 | 22,812 | 38,321 |
| May | 5,243 | 28,372 | 1,831 | 2,064 | 3,819 | 12,424 | 3,325 | 6,682 | 14,219 | 49,541 |
| 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 |

(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, OCTOBER 1996

| 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) | 6 | — | 445 | — | — | — | — | — | 182 | 627 |
| Central Highlands (M) | 2 | — | 60 | — | — | — | — | — | — | 60 |
| Clarence (C) | 17 | — | 1,816 | — | 1 | 85 | 454 | 1,727 | 1,727 | 4,082 |
| Derwent Valley Pt A & B | 5 | — | 386 | — | — | — | 10 | 2,300 | 2,300 | 2,696 |
| Glamorgan/Spring Bay (M) | 4 | — | 227 | — | — | — | 118 | 180 | 388 | 733 |
| Glenorchy (C) | 7 | — | 511 | — | — | — | 143 | 375 | 625 | 1,278 |
| Hobart (C) — Inner & Remainder | 5 | — | 805 | — | — | — | 346 | 1,560 | 1,860 | 3,011 |
| Huon Valley (M) | 5 | — | 330 | — | — | — | 36 | — | — | 366 |
| Kingborough (M) Pt A & B | 18 | — | 1,749 | — | — | — | 270 | 345 | 345 | 2,364 |
| Sorell (M) Pt A & B | 8 | — | 638 | — | — | — | 102 | 50 | 50 | 790 |
| Southern Midlands (M) | 2 | — | 72 | — | — | — | 20 | — | — | 92 |
| Tasman (M) | 5 | — | 227 | — | — | — | — | — | — | 227 |
| Greater Hobart-Southern (SDs) | 84 | — | 7,266 | — | 1 | 85 | 1,498 | 6,537 | 7,477 | 16,326 |
| NORTHERN STATISTICAL DIVISION | | | | | | | | | | |
| Break O'Day (M) | 2 | — | 200 | — | — | — | — | — | — | 200 |
| Dorset (M) | 2 | — | 43 | — | — | — | 129 | — | — | 172 |
| Flinders (M) | — | — | — | — | — | — | — | — | — | — |
| George Town (M) Pt A & B | 4 | — | 412 | 1 | — | 50 | 82 | 135 | 135 | 679 |
| Launceston (C) Inner, Pt B & Pt C | 5 | — | 192 | — | — | — | 2,144 | 730 | 730 | 3,066 |
| Meander Valley (M) Pt A & B | 13 | — | 1,185 | 6 | — | 391 | 36 | 434 | 434 | 2,045 |
| Northern Midlands (M) Pt A & B | 2 | — | 168 | — | — | — | — | 400 | 400 | 568 |
| West Tamar (M) Pt A & B | 8 | — | 701 | — | — | — | 177 | — | — | 878 |
| Northern (SD) | 36 | — | 2,900 | 7 | — | 441 | 2,566 | 1,699 | 1,699 | 7,607 |
| MERSEY-LYELL STATISTICAL DIVISION | | | | | | | | | | |
| Burnie (C) Pt A & B | 5 | — | 835 | — | — | — | 55 | 751 | 751 | 1,641 |
| Central Coast (M) Pt A & B | 2 | — | 277 | 3 | 8 | 914 | 150 | 197 | 197 | 1,538 |
| Circular Head (M) | 3 | — | 254 | — | — | — | 104 | 120 | 120 | 478 |
| Devonport (C) | 7 | — | 788 | 1 | — | 65 | 366 | 106 | 228 | 1,447 |
| Kentish (M) | 3 | — | 412 | — | — | — | 145 | — | — | 557 |
| King Island (M) | — | — | — | — | — | — | — | — | — | — |
| Latrobe (M) Pt A & B | 3 | — | 387 | — | — | — | 224 | 70 | 70 | 681 |
| Waratah/Wynyard (M) Pt A & B | 9 | — | 829 | — | — | — | 117 | — | — | 946 |
| West Coast (M) | 2 | — | 140 | — | — | — | 25 | 105 | 105 | 270 |
| Mersey-Lyell (SD) | 34 | — | 3,922 | 4 | 8 | 979 | 1,186 | 1,349 | 1,471 | 7,558 |

For footnote, see end of table.

TABLE 7. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, OCTOBER 1996—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 | — | 6,328 | — | 1 | 85 | 1,291 | 6,357 | 7,089 | 14,793 |
| Southern (SD) | 19 | — | 938 | — | — | — | 207 | 180 | 388 | 1,533 |
| Greater Launceston (SSD) | 23 | — | 1,985 | 7 | — | 441 | 2,349 | 1,395 | 1,395 | 6,171 |
| Central North (SSD) | 9 | — | 672 | — | — | — | 89 | 304 | 304 | 1,065 |
| North-Eastern (SSD) | 4 | — | 243 | — | — | — | 129 | — | — | 372 |
| Northern (SD) | 36 | — | 2,900 | 7 | — | 441 | 2,566 | 1,699 | 1,699 | 7,607 |
| Burnie-Devonport (SSD) | 24 | — | 2,951 | 4 | 8 | 979 | 797 | 1,124 | 1,246 | 5,973 |
| North-Western Rural (SSD) | 8 | — | 831 | — | — | — | 364 | 120 | 120 | 1,315 |
| Lyell (SSD) | 2 | — | 140 | — | — | — | 25 | 105 | 105 | 270 |
| Mersey-Lyell (SD) | 34 | — | 3,922 | 4 | 8 | 979 | 1,186 | 1,349 | 1,471 | 7,558 |
| Tasmania | 154 | — | 14,089 | 11 | 9 | 1,505 | 5,250 | 9,585 | 10,647 | 31,491 |

(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, OCTOBER 1996 (\$'000)

| Class of building | Greater Hobart | Southern | Northern | Mersey-Lyell | Tasmania |
|--|----------------|----------|----------|--------------|----------|
| New houses | 6,328 | 938 | 2,900 | 3,922 | 14,089 |
| New other residential building | 85 | — | 441 | 979 | 1,505 |
| Total new residential building | 6,413 | 938 | 3,342 | 4,901 | 15,594 |
| Alterations and additions to residential buildings | 1,291 | 207 | 2,566 | 1,186 | 5,250 |
| Hotels etc. | 220 | 180 | 200 | 111 | 711 |
| Shops | 347 | — | 230 | 65 | 642 |
| Factories | 165 | — | 394 | 756 | 1,315 |
| Offices | 868 | — | 50 | 312 | 1,230 |
| Other business premises | 1,275 | — | 575 | 157 | 2,007 |
| Educational | 230 | — | — | — | 230 |
| Religious | — | — | 250 | — | 250 |
| Health | 2,300 | — | — | 70 | 2,370 |
| Entertainment and recreational | 1,600 | — | — | — | 1,600 |
| Miscellaneous | 84 | 208 | — | — | 292 |
| Total non-residential building | 7,089 | 388 | 1,699 | 1,471 | 10,647 |
| Total building | 14,793 | 1,533 | 7,607 | 7,558 | 31,491 |

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 | | | | | | | |
| | | | | | | | | | |
| 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 | 32.1 | 205.2 | 32.7 | 115.6 | 158.3 | 351.7 | 396.3 |
| 1995-96 | 130.8 | 132.2 | 49.6 | 181.7 | 29.5 | 115.9 | 209.5 | 313.4 | 420.8 |
| 1995— | | | | | | | | | |
| June qtr. | 36.6 | 36.7 | 6.7 | 43.4 | 7.7 | 33.4 | 43.8 | 84.0 | 94.9 |
| Sept. qtr. | 37.2 | 37.5 | 7.2 | 44.8 | 6.2 | 24.8 | 50.3 | 74.4 | 101.3 |
| Dec. qtr. | 35.7 | 36.1 | 9.8 | 45.9 | 7.3 | 31.2 | 39.6 | 81.7 | 92.8 |
| 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. | 28.1 | 28.5 | 2.0 | 30.5 | 5.8 | 39.2 | 63.5 | 75.7 | 99.7 |

(a) See paragraph on composition of building approvals.

Expls: les. Constai: be estimate: subject to n: ns each qu: is more up: e informati: i prices and: modity

**TABLE 10. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION
OCTOBER 1996**

| 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 | | | | |
| | | 1 storey | 2 or more storeys | Total | 1-2 storeys | 3 storeys | 4 or more storeys | Total | |
| | | | | | | | | | |
| NUMBER OF DWELLING UNITS | | | | | | | | | |
| Greater Hobart | 65 | 1 | — | 1 | — | — | — | 1 | 66 |
| Southern | 19 | — | — | — | — | — | — | — | 19 |
| Northern | 36 | 7 | — | 7 | — | — | — | 7 | 43 |
| Mersey-Lyell | 34 | 12 | — | 12 | — | — | — | 12 | 46 |
| Tasmania | 154 | 20 | — | 20 | — | — | — | 20 | 174 |
| VALUE (\$'000) | | | | | | | | | |
| Greater Hobart | 6,328 | 85 | — | 85 | — | — | — | 85 | 6,413 |
| Southern | 938 | — | — | — | — | — | — | — | 938 |
| Northern | 2,900 | 441 | — | 441 | — | — | — | 441 | 3,342 |
| Mersey-Lyell | 3,922 | 979 | — | 979 | — | — | — | 979 | 4,901 |
| Tasmania | 14,089 | 1,505 | — | 1,505 | — | — | — | 1,505 | 15,594 |

(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: microfiche, 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
Dwelling Unit Commencements Reported by Approving Authorities, Tasmania (8741.6) – 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.

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— nil or rounded to zero (including null cells)
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 n.y.a. not yet available

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

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