

BUILDING APPROVALS, TASMANIA, NOVEMBER 1993

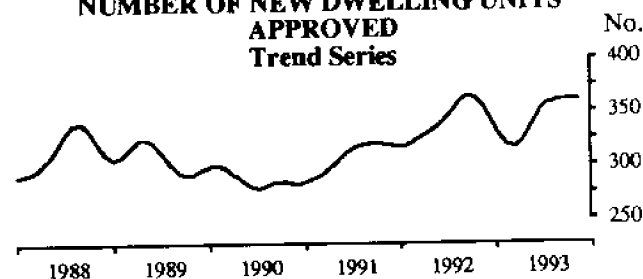
MAIN FEATURES

- There were 410 new dwelling units approved in November 1993, an increase of 17 per cent on the 351 approved in October 1993, but a 2 per cent decrease on November 1992 (419).
- For the 12 months ended November 1993 there were 4107 new dwelling units approved, marginally higher than the 4104 recorded for the 12 months ended November 1992.
- The latest trend estimates available for the number of new dwelling units approved indicate a leveling off over the last five months.
- The highest number of dwelling units approved in November 1993 was recorded by the City of Hobart with 95, followed by the Municipality of Sorell with 29, the City of Launceston with 26 and the Municipality of Huon Valley with 25.
- The value of all buildings approved, at current prices, for November 1993 was \$66.4m, 111 per cent above the October 1993 figure of \$31.5m and 66 per cent higher than the November 1992 figure of \$39.9m.
- In November 1993 43 per cent of the value of all buildings approved was accounted for by three projects; unit development in the City of Hobart valued at \$8.6m and hospital projects in the cities of Burnie and Launceston valued at \$17.0m and \$2.9m respectively.

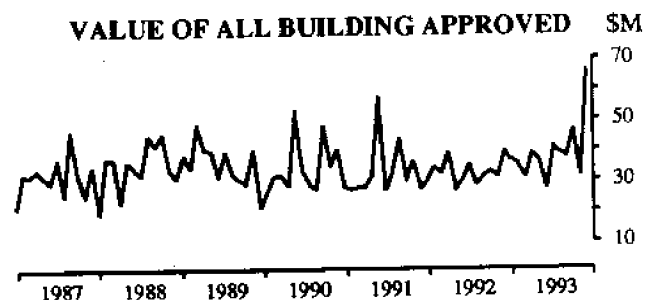
NUMBER OF NEW DWELLING UNITS APPROVED



NUMBER OF NEW DWELLING UNITS APPROVED Trend Series



VALUE OF ALL BUILDING APPROVED \$M



WILLIAM P. McREYNOLDS
Deputy Commonwealth Statistician and
Statistician of the State of Tasmania

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For inquiries concerning these statistics and other unpublished data, telephone David Verrier on Hobart (002)20 5878.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 1st Floor, 175 Collins Street, Hobart (GPO Box 66A, Hobart, 7001).

TABLE 1. NUMBER OF DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS

Period	Private sector			Public sector			Total			Trend estimate(a)	
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total		
									Original		
1990-91	2,466	827	3,293	89	101	190	2,555	928	3,483	..	
1991-92	2,774	965	3,739	95	69	164	2,869	1,034	3,903	..	
1992-93	2,928	1,023	3,951	28	115	143	2,956	1,138	4,094	..	
1992-93 July-November	1,288	459	1,747	20	45	65	1,308	504	1,812	..	
1993-94 July-November	1,320	499	1,819	6	—	6	1,326	499	1,825	..	
1992—											
September	265	91	356	—	—	—	265	91	356	365	
October	245	105	350	5	8	13	250	113	363	363	
November	313	74	387	8	24	32	321	98	419	355	
December	256	69	325	4	26	30	260	95	355	342	
1993—											
January	193	86	279	3	29	32	196	115	311	329	
February	178	34	212	1	2	3	179	36	215	319	
March	277	101	378	—	13	13	277	114	391	317	
April	286	58	344	—	—	—	286	58	344	324	
May	233	73	306	—	—	—	233	73	306	336	
June	217	143	360	—	—	—	217	143	360	350	
July	255	85	340	—	—	—	255	85	340	358	
August	264	119	383	—	—	—	264	119	383	360	
September	277	63	340	1	—	1	278	63	341	361	
October	242	104	346	5	—	5	247	104	351	361	
November	282	128	410	—	—	—	282	128	410	361	

(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average. Trend estimates for the most recent months are provisional and can be revised as data for additional months become available. NOTE: The number of self-contained dwelling units approved as part of the construction of non-residential building and alterations and additions to existing buildings (including conversions to dwelling units) are excluded from this table. There were no such dwelling units approved in November 1993.

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					
1990-91	186,346	6,413	192,760	43,288	6,228	49,516	229,635	12,641	242,276	28,565	102,950	135,837	361,038	406,678
1991-92	201,224	7,154	208,378	47,379	4,538	51,917	248,604	11,692	260,296	32,637	68,980	105,941	350,181	398,873
1992-93	214,890	2,098	216,989	50,783	7,490	58,273	265,674	9,588	275,262	33,050	62,416	103,107	360,929	411,419
1992—														
September	17,962	—	17,962	4,349	—	4,349	22,310	—	22,310	3,051	6,972	7,633	32,334	32,995
October	17,521	348	17,869	4,894	468	5,362	22,415	816	23,231	3,558	3,656	4,501	29,629	31,290
November	22,761	620	23,381	3,364	1,622	4,986	26,125	2,242	28,367	2,582	5,110	8,928	33,816	39,876
December	19,252	329	19,581	3,282	1,839	5,121	22,533	2,168	24,701	3,582	8,092	8,479	34,086	36,762
1993—														
January	15,077	249	15,326	4,198	2,153	6,351	19,275	2,402	21,677	2,656	5,462	10,866	27,394	35,199
February	14,037	50	14,087	1,751	154	1,905	15,788	204	15,992	2,235	3,243	12,552	21,265	30,779
March	20,870	—	20,870	5,198	494	5,692	26,068	494	26,562	2,809	4,638	9,588	33,515	38,959
April	21,723	—	21,723	3,137	—	3,137	24,859	—	24,859	2,996	4,366	9,094	32,221	36,949
May	17,275	—	17,275	4,424	—	4,424	21,699	—	21,699	2,189	2,822	3,369	26,710	27,257
June	15,899	—	15,899	7,790	—	7,790	23,689	—	23,689	3,037	6,126	14,627	32,762	41,353
July	19,360	—	19,360	4,344	—	4,344	23,704	—	23,704	2,305	8,654	13,222	34,663	39,231
August	20,991	—	20,991	6,028	—	6,028	27,019	—	27,019	2,704	5,519	7,901	35,242	37,624
September	20,470	50	20,520	3,291	—	3,291	23,761	50	23,811	3,086	10,146	19,927	36,993	46,824
October	18,120	543	18,663	4,893	—	4,893	23,013	543	23,556	3,510	2,913	4,430	29,396	31,495
November	21,222	—	21,222	12,221	—	12,221	33,444	—	33,444	3,309	8,551	29,656	45,304	66,409

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

Class of building	1991-92	1992-93	July-November		1993		
			1992-93	1993-94	September	October	November
PRIVATE SECTOR							
New houses	201,224	214,890	90,758	100,163	20,470	18,120	21,222
New other residential buildings	47,379	50,783	21,005	30,777	3,291	4,893	12,221
<i>Total new residential building</i>	<i>248,604</i>	<i>265,674</i>	<i>111,763</i>	<i>130,940</i>	<i>23,761</i>	<i>23,013</i>	<i>33,444</i>
Alterations and additions to residential buildings	32,597	32,839	13,547	14,876	3,086	3,471	3,309
Hotels, etc.	4,747	4,047	2,881	2,564	150	—	120
Shops	7,663	9,422	2,701	5,995	378	478	2,835
Factories	10,719	10,276	5,069	5,035	1,264	568	972
Offices	9,837	9,967	5,429	3,844	1,157	300	770
Other business premises	3,899	7,656	2,517	3,111	276	1,288	270
Educational	13,543	4,765	1,327	979	—	160	174
Religious	1,534	1,235	263	467	—	56	110
Health	8,303	11,063	6,748	9,574	6,544	—	2,850
Entertainment and recreational	4,271	2,581	732	1,133	245	63	—
Miscellaneous	4,465	1,406	—	3,081	131	—	450
<i>Total non-residential building</i>	<i>68,980</i>	<i>62,416</i>	<i>27,667</i>	<i>35,782</i>	<i>10,146</i>	<i>2,913</i>	<i>8,551</i>
Total	350,181	360,929	152,976	181,598	36,993	29,396	45,304
PUBLIC SECTOR							
New houses	7,154	2,098	1,470	593	50	543	—
New other residential buildings	4,538	7,490	2,850	—	—	—	—
<i>Total new residential building</i>	<i>11,692</i>	<i>9,588</i>	<i>4,320</i>	<i>593</i>	<i>50</i>	<i>543</i>	<i>—</i>
Alterations and additions to residential buildings	40	211	—	39	—	39	—
Hotels, etc.	—	—	—	—	—	—	—
Shops	100	114	—	—	—	—	—
Factories	2,117	—	—	2,381	—	—	140
Offices	3,027	8,919	2,808	2,886	268	226	—
Other business premises	548	150	—	194	—	—	—
Educational	15,634	13,429	2,694	9,507	7,833	434	613
Religious	—	—	—	—	—	—	—
Health	8,577	8,596	155	21,225	1,481	70	18,800
Entertainment and recreational	519	1,005	155	1,463	140	574	327
Miscellaneous	6,439	8,478	1,052	1,697	59	213	1,225
<i>Total non-residential building</i>	<i>36,961</i>	<i>40,691</i>	<i>6,865</i>	<i>39,353</i>	<i>9,781</i>	<i>1,517</i>	<i>21,105</i>
Total	48,693	50,490	11,185	39,985	9,831	2,099	21,105
TOTAL							
New houses	208,378	216,989	92,228	100,756	20,520	18,663	21,222
New other residential buildings	51,917	58,273	23,854	30,777	3,291	4,893	12,221
<i>Total new residential building</i>	<i>260,296</i>	<i>275,262</i>	<i>116,083</i>	<i>131,533</i>	<i>23,811</i>	<i>23,556</i>	<i>33,444</i>
Alterations and additions to residential buildings	32,637	33,050	13,547	14,915	3,086	3,510	3,309
Hotels, etc.	4,747	4,047	2,881	2,564	150	—	120
Shops	7,763	9,536	2,701	5,995	378	478	2,835
Factories	12,836	10,276	5,069	7,416	1,264	568	972
Offices	12,864	18,886	8,237	6,730	1,425	526	910
Other business premises	4,447	7,806	2,517	3,305	276	1,288	270
Educational	29,177	18,194	4,021	10,486	7,833	594	787
Religious	1,534	1,235	263	467	—	56	110
Health	16,881	19,658	6,903	30,799	8,025	70	21,650
Entertainment and recreational	4,789	3,586	887	2,596	385	637	327
Miscellaneous	10,903	9,884	1,052	4,778	190	213	1,675
<i>Total non-residential building</i>	<i>105,941</i>	<i>103,107</i>	<i>34,532</i>	<i>75,135</i>	<i>19,927</i>	<i>4,430</i>	<i>29,656</i>
Total	398,873	411,419	164,161	221,583	46,824	31,495	66,409

**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.												
1993 September	1	150	—	—	—	—	—	—	—	—	—	150
October	—	—	—	—	—	—	—	—	—	—	—	—
November	1	120	—	—	—	—	—	—	—	—	—	120
SHOPS												
1993 September	2	178	1	200	—	—	—	—	—	—	—	378
October	6	478	—	—	—	—	—	—	—	—	—	478
November	2	210	2	525	1	700	1	1,400	—	—	—	2,835
FACTORIES												
1993 September	5	508	3	756	—	—	—	—	—	—	—	1,264
October	3	348	1	220	—	—	—	—	—	—	—	568
November	2	175	2	797	—	—	—	—	—	—	—	972
OFFICES												
1993 September	3	205	1	268	1	952	—	—	—	—	—	1,425
October	6	526	—	—	—	—	—	—	—	—	—	526
November	6	660	1	250	—	—	—	—	—	—	—	910
OTHER BUSINESS PREMISES												
1993 September	4	276	—	—	—	—	—	—	—	—	—	276
October	3	370	3	918	—	—	—	—	—	—	—	1,288
November	3	270	—	—	—	—	—	—	—	—	—	270
EDUCATIONAL												
1993 September	1	68	1	365	—	—	1	2,200	1	5,200	—	7,833
October	2	274	1	320	—	—	—	—	—	—	—	594
November	3	405	1	382	—	—	—	—	—	—	—	787
RELIGIOUS												
1993 September	—	—	—	—	—	—	—	—	—	—	—	—
October	1	56	—	—	—	—	—	—	—	—	—	56
November	1	110	—	—	—	—	—	—	—	—	—	110
HEALTH												
1993 September	1	50	1	494	—	—	1	1,481	1	6,000	—	8,025
October	1	70	—	—	—	—	—	—	—	—	—	70
November	—	—	—	—	—	—	2	4,650	1	17,000	—	21,650
ENTERTAINMENT AND RECREATIONAL												
1993 September	4	385	—	—	—	—	—	—	—	—	—	385
October	1	63	—	—	1	574	—	—	—	—	—	637
November	3	327	—	—	—	—	—	—	—	—	—	327
MISCELLANEOUS												
1993 September	3	190	—	—	—	—	—	—	—	—	—	190
October	2	213	—	—	—	—	—	—	—	—	—	213
November	3	220	2	805	1	650	—	—	—	—	—	1,675
TOTAL NON-RESIDENTIAL BUILDING												
1993 September	24	2,010	7	2,083	1	952	2	3,681	2	11,200	—	19,927
October	25	2,398	5	1,458	1	574	—	—	—	—	—	4,430
November	24	2,497	8	2,759	2	1,350	3	6,050	1	17,000	—	29,656

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

Period	Material of outer walls					Other and not stated	Total
	Double brick	Brick veneer	Fibre cement	Timber			
1986-87	152	2,016	93	332		54	2,647
1987-88	98	2,048	37	404		85	2,672
1988-89	130	2,248	54	374		84	2,890
1989-90	139	1,943	83	384		114	2,663
1990-91	177	1,758	76	467		77	2,555
1991-92	256	1,937	72	515		89	2,869
1992-93	293	1,999	119	476		69	2,956
1992:							
September	33	163	21	41		7	265
October	29	171	14	30		6	250
November	41	207	13	51		9	321
December	22	168	14	51		5	260
1993:							
January	23	130	6	34		3	196
February	18	122	5	31		3	179
March	27	200	2	41		7	277
April	18	199	10	52		7	286
May	19	162	15	31		6	233
June	16	165	5	25		6	217
July	43	168	2	34		8	255
August	43	172	10	33		6	264
September	27	194	10	45		2	278
October	23	181	9	28		6	247
November	26	187	6	55		8	282

(a) From July 1990 includes only those approvals valued at \$10 000 and over.

TABLE 6: VALUE OF BUILDING APPROVED IN STATISTICAL DIVISIONS (a)

(\$'000)

Period	Greater Hobart		Southern		Northern		Mersey-Lyell		Tasmania	
	New residential building	All building (b)	New residential building	All building (b)	New residential building	All building (b)	New residential building	All building (b)	New residential building	All building (b)
1986-87	74,904	155,272	19,342	24,309	50,706	128,963	38,070	73,206	183,022	381,750
1987-88	79,070	154,886	21,074	27,704	52,115	119,131	40,523	86,978	192,782	388,699
1988-89	88,215	204,554	23,731	30,180	72,931	126,685	50,967	100,238	235,845	461,657
1989-90	88,156	173,760	23,416	29,823	79,631	118,360	46,182	76,085	237,385	398,028
1990-91	94,266	190,545	25,998	34,220	78,257	112,342	43,755	69,571	242,276	406,678
1991-92	105,027	173,652	28,412	35,994	84,619	118,574	42,238	70,653	260,296	398,873
1992-93	114,154	182,266	27,818	32,593	82,656	116,014	50,634	80,546	275,262	411,419
1992:										
September	11,177	15,290	2,605	3,106	4,310	8,050	4,219	6,550	22,310	32,995
October	9,861	13,191	2,358	2,692	7,366	10,542	3,646	4,865	23,231	31,290
November	10,143	15,346	3,932	4,308	7,896	10,330	6,396	9,892	28,367	39,876
December	8,815	16,065	2,699	2,993	8,216	10,692	4,971	7,012	24,701	36,762
1993:										
January	6,093	11,013	3,055	3,294	8,570	12,022	3,960	8,871	21,677	35,199
February	5,764	15,186	1,268	1,883	5,367	8,309	3,593	5,401	15,992	30,779
March	13,260	20,570	1,290	1,433	7,045	10,663	4,968	6,293	26,562	38,959
April	8,714	16,629	3,290	3,618	7,426	10,302	5,430	6,400	24,859	36,949
May	9,474	11,713	1,727	1,990	6,545	7,620	3,954	5,935	21,699	27,257
June	11,223	19,404	1,604	2,046	6,424	8,988	4,438	10,915	23,689	41,353
July	12,467	18,116	1,921	4,636	6,175	8,671	3,141	7,808	23,704	39,231
August	14,034	18,643	3,171	5,137	4,875	7,948	4,939	5,896	27,019	37,624
September	10,939	22,360	3,898	4,246	6,202	15,631	2,773	4,588	23,811	46,824
October	10,502	13,756	1,993	2,658	7,203	8,671	3,858	6,410	23,556	31,495
November	19,896	24,328	2,850	3,167	5,531	11,780	5,166	27,134	33,444	66,409

(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, NOVEMBER 1993

Statistical region sectors and statistical local areas (a)	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
GREATER HOBART-SOUTHERN STATISTICAL DIVISIONS										
Brighton (M)	15	—	1,060	—	—	—	—	70	70	1,130
Central Highlands (M)	6	—	248	—	—	—	—	—	50	298
Clarence (C)	21	—	2,346	—	—	—	338	110	110	2,794
Glamorgan/Spring Bay (M)	—	—	—	—	—	—	—	—	—	—
Glenorchy (C)	11	—	836	8	—	379	103	397	1,047	2,365
Hobart (C) — Inner & Remainder	27	—	2,233	68	—	9,146	498	704	934	12,811
Huon Valley (M)	19	—	933	6	—	294	141	—	—	1,368
Kingborough (M) Pt A & B	22	—	2,402	2	—	127	361	400	916	3,805
New Norfolk (M) Pt A & B	5	—	392	—	—	—	29	—	—	421
Sorell (M) Pt A & B	27	—	1,464	2	—	116	45	—	—	1,625
Southern Midlands (M)	10	—	488	4	—	123	—	—	—	611
Tasman (M)	3	—	160	—	—	—	107	—	—	267
Greater Hobart-Southern (SDs)	166	—	12,562	90	—	10,185	1,621	1,681	3,127	27,494
NORTHERN STATISTICAL DIVISION										
Break O' Day (M)	10	—	683	—	—	—	40	—	—	723
Dorset (M)	7	—	344	—	—	—	35	—	—	379
Flinders (M)	1	—	24	—	—	—	—	—	—	24
George Town (M) Pt A & B	6	—	396	—	—	—	39	575	575	1,010
Launceston (C) Inner, Pt B & Pt C	13	—	1,080	13	—	699	431	4,325	4,375	6,585
Meander Valley (M) Pt A & B	12	—	899	—	—	—	210	—	—	1,109
Northern Midlands (M) Pt A & B	5	—	321	2	—	95	98	120	120	634
West Tamar (M) Pt A & B	10	—	742	4	—	249	229	—	97	1,316
Northern (SD)	64	—	4,488	19	—	1,043	1,082	5,020	5,167	11,780
MERSEY-LYELL STATISTICAL DIVISION										
Burnie (C) Pt A & B	9	—	887	2	—	170	83	110	17,290	18,430
Central Coast (M) Pt A & B	8	—	794	8	—	414	30	60	60	1,297
Circular Head (M)	2	—	245	—	—	—	115	—	—	361
Devonport (C)	9	—	752	5	—	200	159	1,530	2,062	3,173
Kentish (M)	8	—	510	—	—	—	20	—	—	530
King Island (M)	—	—	—	2	—	90	—	—	—	90
Latrobe (M) Pt A & B	8	—	538	2	—	120	90	150	150	898
Waratah/Wynyard (M) Pt A & B	7	—	432	—	—	—	109	—	1,800	2,341
West Coast (M)	1	—	15	—	—	—	—	—	—	15
Mersey-Lyell (SD)	52	—	4,173	19	—	994	606	1,850	21,362	27,134

For footnote, see end of table.

TABLE 7. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NOVEMBER 1993—continued

Statistical region sectors and statistical local areas (a)	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
STATISTICAL DIVISIONS AND SUBDIVISIONS										
Greater Hobart (SD)	120	—	10,129	80	—	9,768	1,354	1,681	3,077	24,328
Southern (SD)	46	—	2,433	10	—	417	267	—	50	3,167
Greater Launceston (SSD)	35	—	2,654	19	—	1,043	776	4,900	5,047	9,520
Central North (SSD)	11	—	784	—	—	—	231	120	120	1,135
North-Eastern (SSD)	18	—	1,051	—	—	—	75	—	—	1,126
Northern (SD)	64	—	4,488	19	—	1,043	1,082	5,020	5,167	11,780
Burnie-Devonport (SSD)	30	—	2,364	17	—	904	345	1,700	21,212	24,824
North-Western Rural (SSD)	21	—	1,794	2	—	90	261	150	150	2,295
Lyell (SSD)	1	—	15	—	—	—	—	—	—	15
Mersey-Lyell (SD)	52	—	4,173	19	—	994	606	1,850	21,362	27,134
Tasmania	282	—	21,222	128	—	12,221	3,309	8,551	29,656	66,409

(a) Statistics are presented in terms of statistical local areas aggregated to their equivalent legal local government areas.

TABLE 8. VALUE OF BUILDING APPROVALS IN STATISTICAL DIVISIONS BY CLASS OF BUILDING, NOVEMBER 1993 (\$'000)

Class of building	Greater Hobart	Southern	Northern	Mersey-Lyell	Tasmania
New houses	10,129	2,433	4,488	4,173	21,222
New other residential building	9,768	417	1,043	994	12,221
Total new residential building	19,896	2,850	5,531	5,166	33,444
Alterations and additions to residential buildings	1,354	267	1,082	606	3,309
Hotels etc.	120	—	—	—	120
Shops	—	—	1,225	1,610	2,835
Factories	397	—	575	—	972
Offices	550	—	250	110	910
Other business premises	140	—	—	130	270
Educational	690	—	97	—	787
Religious	110	—	—	—	110
Health	—	—	2,850	18,800	21,650
Entertainment and recreational	90	—	—	237	327
Miscellaneous	980	50	170	475	1,675
Total non-residential building	3,077	50	5,167	21,362	29,656
Total building	24,328	3,167	11,780	27,134	66,409

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							
1990-91	174.9	181.0	49.0	230.0	26.9	102.4	135.1	347.5	392.0
1991-92	181.6	188.2	51.0	239.2	29.5	68.5	105.2	327.2	373.9
1992-93	187.4	189.2	57.6	246.8	28.8	62.4	103.1	329.9	378.7
1992—									
June qtr.	44.9	45.7	13.6	59.3	6.5	13.7	20.3	78.8	86.1
Sept. qtr.	44.5	44.9	13.3	58.3	6.5	18.9	21.1	82.8	85.9
Dec. qtr.	52.2	53.4	15.3	68.7	8.5	16.9	21.9	89.3	99.1
1993—									
Mar. qtr.	43.6	43.9	13.7	57.6	6.7	13.3	33.0	75.0	97.3
June qtr.	47.0	47.0	15.2	62.2	7.0	13.3	27.1	82.8	96.4
Sept. qtr.	51.5	51.6	13.5	65.1	6.9	24.3	41.0	96.6	113.0

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

TABLE 10. NEW DWELLING UNITS APPROVED, BY TYPE AND STATISTICAL DIVISION
NOVEMBER 1993

Statistical division	Other residential building									Total residential building
	Houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Greater Hobart	120	12	12	24	—	56	—	56	80	200
Southern	46	10	—	10	—	—	—	—	10	56
Northern	64	19	—	19	—	—	—	—	19	83
Mersey-Lyell	52	19	—	19	—	—	—	—	19	71
Tasmania	282	60	12	72	—	56	—	56	128	410
VALUE (\$'000)										
Greater Hobart	10,129	622	500	1,122	—	8,646	—	8,646	9,768	19,896
Southern	2,433	417	—	417	—	—	—	—	417	2,850
Northern	4,488	1,043	—	1,043	—	—	—	—	1,043	5,531
Mersey-Lyell	4,173	994	—	994	—	—	—	—	994	5,166
Tasmania	21,222	3,076	500	3,576	—	8,646	—	8,646	12,221	33,444

EXPLANATORY NOTES

Introduction

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

Scope and coverage

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

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

4. Statistics of building work approved are compiled from:
 (a) permits issued by local government authorities in areas subject to building control by those authorities and
 (b) contracts let, or day labour work authorised, by Federal, State, semi-government and local government authorities.

Major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites) is also included.

5. From July 1990, the statistics cover:

- (a) all approved new residential building jobs valued at \$10 000 or more (previously \$5000 or more);
- (b) approved alterations and additions to residential buildings valued at \$10 000 or more and
- (c) all approved non-residential building jobs valued at \$50 000 or more (previously \$30 000 or more).

These changes mainly affect non-residential building data. In particular, care should be taken in interpreting data for specific classes of non-residential building.

Definitions

6. A **building** is defined as a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design, to satisfy its intended use, is the provision for regular access by persons.

7. A **dwelling unit** is defined as a self-contained suite of rooms including cooking and bathing facilities and intended for long-term residential use. Units (whether self-contained or not) within buildings offering institutional care (such as

hospitals) or temporary accommodation (such as motels, hostels and holiday apartments) are not defined as dwelling units. The value of units of this type is included in the appropriate category of 'non-residential building' approved.

8. A **residential building** is defined as a building predominantly consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.

(a) A **house** is defined as a detached building predominantly used for long-term residential purposes and consisting of only one dwelling unit. Thus, detached 'granny flats' and detached dwelling units associated with non-residential buildings (such as caretaker's residences) are defined as houses for the purpose of these statistics.

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

9. The number of dwelling units created by alterations and additions to existing buildings, and through the construction of new non-residential buildings, is not included in the tables but is shown as a footnote to Table 1.

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

Building classification

11. **Ownership.** The ownership of a building is classified at the time of approval as either private sector or public sector according to expected ownership of the completed building. Residential buildings being constructed by private sector builders under government housing authority schemes, whereby the authority has contracted, or intends to contract, to purchase the buildings on or before completion, are classified as public sector.

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

EXPLANATORY NOTES - continued

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

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

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

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

- one storey;
- two or more storeys.

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

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

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

General

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

Constant Price Estimates

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

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

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

Unpublished data and related publications

21. The ABS can also make available certain building approvals data which are not published. Where it is not practicable to provide the required information by telephone, data can be provided in the following forms: microfiche, photocopy, computer printout and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

Users may wish to refer to the following priced publications which are available.

Building Activity, Tasmania (8752.6), quarterly.
Dwelling Unit Commencements Reported by Approving Authorities, Tasmania (8741.6), monthly.
Building Approvals, Australia (8731.0), monthly.
Building Activity, Australia: Dwelling Unit Commencements Preliminary (8750.0), quarterly.
Engineering Construction Survey Australia, (8762.0), quarterly.
Building Activity, Australia (8752.0), quarterly.
Construction Industry Survey - Private Sector Construction Establishments, Details of Operations, Tasmania, 1984-85 (8772.6), five-yearly.

All publications produced by the ABS are listed in the annual *Catalogue of Publications* (1101.0) which is available from any ABS Office.

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

Symbols and Other Usages

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



For more information . . .

The ABS publishes a wide range of statistics and other information on Australia's economic and social conditions. Details of what is available in various publications and other products can be found in the ABS *Catalogue of Publications and Products* available at all ABS Offices (see below for contact details).

Information Consultancy Service

Information tailored to special needs of clients can be obtained from the Information Consultancy Service at ABS Offices (see Information Inquiries below for contact details).

National Dial-a-Statistic Line

0055 26 400

This number gives you 24-hour access, 365 days a year, for a range of statistics.

Electronic Data Services

A wide range of ABS data is available on electronic media. Selections of most-frequently requested statistics are available, updated daily, on DISCOVERY (Key *656#). The ABS PC TELESTATS service delivers major economic indicator main features ready to download into personal computers on the day of release. The PC AUSSTATS service enables on-line access to a data base of thousands of up-to-date time series. Selected datasets are available also on diskette or CD-ROM. For more details on electronic data services available, contact Information Services in any of the ABS Offices (see Information Inquiries below for contact details).

Bookshops and Subscriptions

There are over 500 titles of various publications available from ABS bookshops in all ABS Offices (see below Bookshop Sales for contact details). The ABS also provides a subscription service through which nominated publications are provided by mail on a regular basis at no additional cost (telephone Publications Subscription Service toll free on 008 02 0608 Australia wide).

Sales and Inquiries

Regional Offices	Information Inquiries	Bookshop Sales
SYDNEY (02)	268 4611	268 4620
MELBOURNE (03)	615 7000	615 7829
BRISBANE (07)	222 6351	222 6350
PERTH (09)	323 5140	323 5307
ADELAIDE (08)	237 7100	237 7582
HOBART (002)	205 800	205 800
CANBERRA (06)	207 0315	207 0315
DARWIN (089)	432 111	432 111
National Office		
ACT (06)	252 6007	008 020 608

Information Services, ABS, PO Box 10, Belconnen ACT 2616

