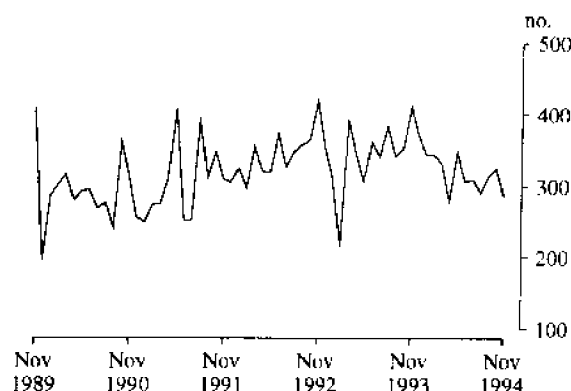


BUILDING APPROVALS, TASMANIA, NOVEMBER 1994

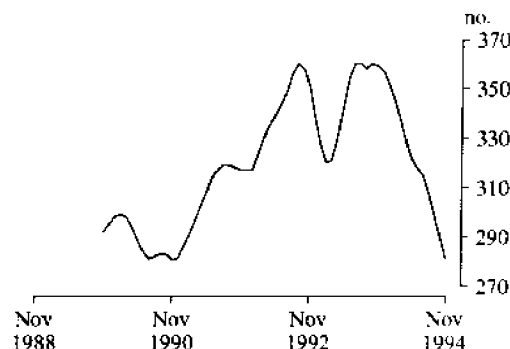
MAIN FEATURES

- There were 285 new dwelling units approved in November 1994, a 12 per cent decrease on the 325 approved in October 1994, and a 30 per cent decrease on November 1993 (410).
- For the 12 months ended November 1994 there were 3845 new dwelling units approved, six per cent below the 4107 recorded for the 12 months ended November 1993.
- The latest trend estimate available for the number of new dwelling units approved shows thirteen consecutive months of decline.
- The highest number of dwelling units approved in November 1994 was recorded by the City of Glenorchy with 38, followed by the City of Hobart with 27, the City of Launceston with 25 and the Municipality of Central Coast with 19.
- The value of new residential building approved, at current prices, in November 1994 was \$21.2m, compared with \$25.9m in October 1994 and \$33.4m in November 1993.
- The value of all building approvals, at current prices, for November 1994 was \$42.7m, compared with \$39.0m in October 1994 and \$66.4m in November 1993.

NUMBER OF DWELLING UNITS APPROVED



RESIDENTIAL BUILDING APPROVALS,
TASMANIA
TREND SERIES



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For inquiries concerning these statistics and other unpublished data, telephone David Verrier on Hobart (002)20 5878.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

TABLE 1. NUMBER OF DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS										
Period	Private sector			Public sector			Total			
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	
									Original	Trend estimate(a)
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	...
1993-94	3,065	973	4,038	48	61	109	3,113	1,034	4,147	...
1993-94										
July-November	1,320	499	1,819	6		6	1,326	499	1,825	...
1994-95										
July-November	1,209	300	1,509	3	11	14	1,212	311	1,523	...
1993—										
September	277	63	340	1	—	1	278	63	341	358
October	242	104	346	5	—	5	247	104	351	360
November	282	128	410	—	—	—	282	128	410	359
December	251	95	346	25	—	25	276	95	371	357
1994—										
January	223	65	288	10	46	56	233	111	344	352
February	257	83	340	—	4	4	257	87	344	346
March	261	53	314	5	11	16	266	64	330	338
April	243	36	279	—	—	—	243	36	279	329
May	269	77	346	2	—	2	271	77	348	322
June	241	65	306	—	—	—	241	65	306	318
July	212	95	307	—	2	2	212	97	309	315
August	257	32	289	—	2	2	257	34	291	309
September	255	53	308	1	4	5	256	57	313	300
October	263	57	320	2	3	5	265	60	325	291
November	222	63	285	—	—	—	222	63	285	281

(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 1994.

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

(5 000)														
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					
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
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
1993 —														
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
December	19,335	2,221	21,556	5,187	—	5,187	24,523	2,221	26,743	3,521	4,461	10,385	32,505	40,649
1994														
January	18,412	775	19,187	3,570	3,235	6,805	21,982	4,010	25,992	3,095	10,492	11,816	35,515	40,902
February	19,293	—	19,293	4,330	180	4,510	23,623	180	23,803	2,722	3,687	6,173	30,032	32,699
March	21,673	463	22,136	2,494	858	3,352	24,167	1,321	25,488	4,094	3,135	6,737	31,396	36,319
April	18,641	—	18,641	1,808	—	1,808	20,449	—	20,449	3,740	9,620	10,799	33,792	34,988
May	20,325	139	20,465	4,163	—	4,163	24,488	139	24,627	4,337	6,555	13,264	35,210	42,228
June	20,038	—	20,038	3,289	—	3,289	23,327	—	23,327	3,098	7,519	11,612	33,884	38,037
July	15,754	—	15,754	4,984	145	5,129	20,738	145	20,883	3,213	6,161	7,121	30,112	31,217
August	21,240	—	21,240	1,813	110	1,923	23,052	110	23,162	3,454	11,251	12,028	37,706	38,643
September	20,987	70	21,057	3,187	260	3,447	24,174	330	24,504	4,451	6,195	7,763	34,806	36,719
October	22,071	220	22,291	3,195	200	3,395	25,266	420	25,686	3,963	7,981	9,340	37,069	38,988
November	17,564	—	17,564	3,600	—	3,600	21,163	—	21,163	3,429	4,889	18,104	29,415	42,696

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

Class of building	(\$'000)						
	1992-93	1993-94	July-November		1994		
			1993-94	1994-95	September	October	November
PRIVATE SECTOR							
New houses	214,890	237,881	100,163	97,615	20,987	22,071	17,564
New other residential buildings	50,783	55,619	30,777	16,778	3,187	3,195	3,600
Total new residential building	265,674	293,499	130,940	114,393	24,174	25,266	21,163
Alterations and additions to residential buildings	32,839	39,182	14,876	18,237	4,436	3,823	3,363
Hotels, etc.	4,047	3,869	2,564	2,143	495	539	470
Shops	9,422	11,432	5,995	8,472	944	2,375	513
Factories	10,276	15,289	5,035	6,368	846	2,346	483
Offices	9,967	13,512	3,844	5,780	794	751	1,539
Other business premises	7,656	7,083	3,111	5,668	1,357	386	1,595
Educational	4,765	1,983	979	1,711	340	758	230
Religious	1,235	767	467	250	250	—	—
Health	11,063	20,025	9,574	4,066	224	752	60
Entertainment and recreational	2,581	1,403	1,133	1,061	386	75	—
Miscellaneous	1,406	5,888	3,081	960	560	—	—
Total non-residential building	62,416	81,251	35,782	36,478	6,195	7,981	4,889
Total	360,929	413,933	181,598	169,108	34,806	37,069	29,415
PUBLIC SECTOR							
New houses	2,098	4,190	593	290	70	220	—
New other residential buildings	7,490	4,273	—	715	260	200	—
Total new residential building	9,588	8,463	593	1,005	330	420	—
Alterations and additions to residential buildings	211	340	39	272	15	140	66
Hotels, etc.	1,430	300	—	—	—	—	—
Shops	114	—	—	—	—	—	—
Factories	—	2,381	2,381	—	—	—	—
Offices	8,919	4,668	2,886	1,611	142	1,239	90
Other business premises	150	3,979	194	295	—	70	150
Educational	13,429	26,338	9,507	9,263	1,351	—	6,868
Religious	—	—	—	—	—	—	—
Health	8,596	22,763	21,225	505	—	50	107
Entertainment and recreational	1,005	1,533	1,463	130	—	—	—
Miscellaneous	8,478	2,709	1,697	6,075	75	—	6,000
Total non-residential building	40,691	64,671	39,353	17,878	1,568	1,359	13,215
Total	50,490	73,474	39,985	19,155	1,913	1,919	13,281
TOTAL							
New houses	216,989	242,071	100,756	97,905	21,057	22,291	17,564
New other residential buildings	58,273	59,892	30,777	17,493	3,447	3,395	3,600
Total new residential building	275,262	301,963	131,533	115,398	24,504	25,686	21,163
Alterations and additions to residential buildings	33,050	39,522	14,915	18,509	4,451	3,963	3,429
Hotels, etc.	4,047	4,169	2,564	2,143	495	539	470
Shops	9,536	11,432	5,995	8,472	944	2,375	513
Factories	10,276	17,670	7,416	6,368	846	2,346	483
Offices	18,886	18,180	6,730	7,390	936	1,989	1,629
Other business premises	7,806	11,062	3,305	5,963	1,357	456	1,745
Educational	18,194	28,321	10,486	10,974	1,691	758	7,098
Religious	1,235	767	467	250	250	—	—
Health	19,658	42,788	30,799	4,571	224	802	167
Entertainment and recreational	3,586	2,936	2,596	1,191	386	75	—
Miscellaneous	9,884	8,597	4,778	7,035	635	—	6,000
Total non-residential building	103,107	145,922	75,135	54,356	7,763	9,340	18,104
Total	411,419	487,407	221,583	188,263	36,719	38,988	42,696

**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)
HOELS, ETC.												
1994 September	3	195	1	300	—	—	—	—	—	—	4	495
October	2	259	1	280	—	—	—	—	—	—	3	539
November	2	170	1	300	—	—	—	—	—	—	3	470
SHOPS												
1994 September	8	674	1	270	—	—	—	—	—	—	9	944
October	5	425	4	1,200	1	750	—	—	—	—	10	2,375
November	6	513	—	—	—	—	—	—	—	—	6	513
FACTORIES												
1994 September	3	346	—	—	1	500	—	—	—	—	4	846
October	7	746	1	200	2	1,400	—	—	—	—	10	2,346
November	6	483	—	—	—	—	—	—	—	—	6	483
OFFICES												
1994 September	5	466	2	470	—	—	—	—	—	—	7	936
October	3	320	5	1,669	—	—	—	—	—	—	8	1,989
November	5	650	3	979	—	—	—	—	—	—	8	1,629
OTHER BUSINESS PREMISES												
1994 September	2	177	—	—	2	1,180	—	—	—	—	4	1,357
October	3	250	1	206	—	—	—	—	—	—	4	456
November	6	595	2	450	1	700	—	—	—	—	9	1,745
EDUCATIONAL												
1994 September	2	151	2	740	1	800	—	—	—	—	5	1,691
October	1	125	2	633	—	—	—	—	—	—	3	758
November	3	298	—	—	—	—	—	—	1	6,800	4	7,098
RELIGIOUS												
1994 September	1	50	1	200	—	—	—	—	—	—	2	250
October	—	—	—	—	—	—	—	—	—	—	—	—
November	—	—	—	—	—	—	—	—	—	—	—	—
HEALTH												
1994 September	—	—	1	224	—	—	—	—	—	—	1	224
October	2	125	2	677	—	—	—	—	—	—	4	802
November	2	167	—	—	—	—	—	—	—	—	2	167
ENTERTAINMENT AND RECREATIONAL												
1994 September	1	80	1	306	—	—	—	—	—	—	2	386
October	1	75	—	—	—	—	—	—	—	—	1	75
November	—	—	—	—	—	—	—	—	—	—	—	—
MISCELLANEOUS												
1994 September	2	135	—	—	1	500	—	—	—	—	3	635
October	—	—	—	—	—	—	—	—	—	—	—	—
November	1	100	—	—	—	—	—	—	1	5,900	2	6,000
TOTAL NON-RESIDENTIAL BUILDING												
1994 September	27	2,274	9	2,510	5	2,980	—	—	—	—	41	7,763
October	24	2,325	16	4,865	3	2,150	—	—	—	—	43	9,340
November	31	2,975	6	1,729	1	700	—	—	2	12,700	40	18,104

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

Period	Material of outer walls					Total
	Double brick	Brick veneer	Fibre cement	Timber	Other and not stated	
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
1993-94	302	2,176	105	441	89	3,113
1993:						
September	27	194	10	45	2	278
October	23	181	9	28	6	247
November	26	187	6	55	8	282
December	1	199	11	51	14	276
1994:						
January	26	163	3	34	7	233
February	23	181	6	41	6	257
March	25	188	13	34	6	266
April	22	177	7	27	10	243
May	27	183	17	34	10	271
June	16	183	11	25	6	241
July	10	147	8	40	7	212
August	21	185	14	35	2	257
September	19	194	12	27	4	256
October	13	202	9	37	4	265
November	9	159	7	43	4	222

(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
1993-94	139,703	210,890	34,132	44,022	79,617	127,615	48,511	104,880	301,963	487,407
1993:										
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
December	12,324	21,599	3,286	3,550	6,151	8,649	4,983	6,852	26,743	40,649
1994:										
January	11,543	14,377	2,648	2,735	7,958	13,900	3,843	9,890	25,992	40,902
February	10,685	12,916	2,304	2,524	6,312	10,135	4,502	7,124	23,803	32,699
March	11,284	17,910	2,207	2,732	9,091	11,193	2,908	4,485	25,488	36,319
April	6,381	14,639	3,141	3,313	6,431	10,860	4,496	6,177	20,449	34,988
May	8,664	15,651	3,757	4,291	7,320	12,523	4,887	9,763	24,627	42,228
June	10,983	16,596	2,957	5,035	6,371	7,654	3,016	8,753	23,327	38,037
July	7,721	11,237	2,735	3,098	6,572	9,743	3,854	7,139	20,883	31,217
August	9,374	14,762	2,090	2,628	6,699	8,581	4,999	12,673	23,162	38,643
September	9,232	14,433	1,917	2,719	8,879	12,968	4,477	6,599	24,504	36,719
October	10,768	17,157	2,000	2,326	7,400	9,898	5,518	9,607	25,686	38,988
November	9,235	25,982	2,532	3,344	4,514	5,746	4,884	7,623	21,163	42,696

(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 1994

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)	13	---	1,092	---	---	---	48	---	---	1,140
Central Highlands (M)	6	---	334	---	---	---	---	---	---	334
Clarence (C)	7	---	697	2	---	97	282	419	419	1,495
Glamorgan/Spring Bay (M)	7	---	422	---	---	---	174	58	58	653
Glenorchy (C)	11	---	845	27	---	1,675	134	928	1,035	3,689
Hobart (C) — Inner & Remainder	27	---	2,594	---	---	---	695	635	13,335	16,624
Huon Valley (M)	13	---	790	---	---	---	259	---	---	1,049
Kingborough (M) Pt A & B	14	---	1,296	2	---	100	228	354	354	1,978
New Norfolk (M) Pt A & B	3	---	267	---	---	---	43	108	108	417
Sorell (M) Pt A & B	17	---	1,218	---	---	---	101	260	260	1,579
Southern Midlands (M)	3	---	243	---	---	---	20	---	---	263
Tasman (M)	2	---	96	---	---	---	10	---	---	106
Greater Hobart-Southern (SDs)	123	---	9,894	31	---	1,872	1,993	2,761	15,568	29,327
NORTHERN STATISTICAL DIVISION										
Break O'Day (M)	9	---	674	2	---	110	57	---	---	841
Dorset (M)	7	---	453	---	---	---	93	---	---	546
Flinders (M)	1	---	50	---	---	---	---	---	---	50
George Town (M) Pt A & B	2	---	165	1	---	35	25	145	145	370
Launceston (C) Inner, Pt B & Pt C	17	---	1,264	8	---	454	353	112	280	2,351
Meander Valley (M) Pt A & B	---	---	---	---	---	---	---	---	---	---
Northern Midlands (M) Pt A & B	---	---	---	---	---	---	---	---	---	---
West Tamar (M) Pt A & B	14	---	1,115	4	---	194	280	---	---	1,589
Northern (SD)	50	---	3,721	15	---	793	808	257	425	5,746
MERSEY-LYELL STATISTICAL DIVISION										
Burnie (C) Pt A & B	3	---	255	2	---	120	17	455	545	937
Central Coast (M) Pt A & B	11	---	891	8	---	415	121	150	150	1,577
Circular Head (M)	4	---	407	3	---	180	78	601	601	1,266
Devonport (C)	8	---	649	---	---	---	113	530	680	1,442
Kentish (M)	5	---	208	---	---	---	---	---	---	208
King Island (M)	---	---	---	---	---	---	---	---	---	---
Latrobe (M) Pt A & B	8	---	612	2	---	90	30	135	135	867
Waratah/Wynyard (M) Pt A & B	10	---	927	2	---	130	270	---	---	1,327
West Coast (M)	---	---	---	---	---	---	---	---	---	---
Mersey-Lyell (SD)	49	---	3,949	17	---	935	629	1,871	2,111	7,623

For footnote, see end of table.

TABLE 7. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NOVEMBER 1994—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)	83	—	7,363	31	—	1,872	1,509	2,432	15,239	25,982
Southern (SD)	40	—	2,532	—	—	—	484	329	329	3,344
Greater Launceston (SSD)	30	—	2,404	13	—	683	658	257	325	4,070
Central North (SSD)	3	—	140	—	—	—	—	—	100	240
North-Eastern (SSD)	17	—	1,177	2	—	110	150	—	—	1,437
Northern (SD)	50	—	3,721	15	—	793	808	257	425	5,746
Burnie-Devonport (SSD)	29	—	2,628	11	—	615	497	1,085	1,235	4,975
North-Western Rural (SSD)	20	—	1,321	6	—	320	132	786	876	2,649
Lyell (SSD)	—	—	—	—	—	—	—	—	—	—
Mersey-Lyell (SD)	49	—	3,949	17	—	935	629	1,871	2,111	7,623
Tasmania	222	—	17,564	63	—	3,600	3,429	4,889	18,104	42,696

(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 1994 (\$'000)

Class of building	Greater Hobart	Southern	Northern	Mersey-Lyell	Tasmania
New houses	7,363	2,532	3,721	3,949	17,564
New other residential building	1,872	—	793	935	3,600
Total new residential building	9,235	2,532	4,514	4,884	21,163
Alterations and additions to residential buildings	1,509	484	808	629	3,429
Hotels etc.	—	58	112	300	470
Shops	149	104	—	260	513
Factories	—	108	145	230	483
Offices	863	—	—	766	1,629
Other business premises	1,350	60	—	335	1,745
Educational	6,870	—	68	160	7,098
Religious	—	—	—	—	—
Health	107	—	—	60	167
Entertainment and recreational	—	—	—	—	—
Miscellaneous	5,900	—	100	—	6,000
Total non-residential building	15,239	329	425	2,111	18,104
Total building	25,982	3,344	5,746	7,623	42,696

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							
1991-92	181.6	188.2	51.0	239.2	29.5	68.5	105.2	327.2	373.9
1992-93	187.4	189.3	57.6	246.9	28.8	62.4	103.0	329.9	378.7
1993-94	200.5	204.0	58.9	262.9	33.3	80.7	144.9	370.9	441.1
1993—									
June qtr.	47.0	47.0	15.2	62.2	7.0	13.3	27.0	82.8	96.3
Sept. qtr.	51.5	51.6	13.5	65.1	6.9	24.2	40.8	96.6	112.8
Dec. qtr.	49.5	51.8	21.9	73.7	8.7	15.8	44.2	96.6	126.7
1994—									
Mar. qtr.	50.1	51.1	14.4	65.5	8.3	17.2	24.5	86.1	98.3
June qtr.	49.4	49.5	9.1	58.5	9.4	23.5	35.4	91.6	103.3
Sept. qtr.	47.8	47.9	10.2	58.1	9.2	23.3	26.6	90.6	93.9

(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 1994

NOVEMBER 1954

Other residential building										Total residential building
Statistical division	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			
NUMBER OF DWELLING UNITS										
Greater Hobart	83	31	—	31	—	—	—	—	31	114
Southern	40	—	—	—	—	—	—	—	—	40
Northern	50	15	—	15	—	—	—	—	15	65
Mersey-Lyell	49	17	—	17	—	—	—	—	17	66
Tasmania	222	63	—	63	—	—	—	—	63	285
VALUE (\$'000)										
Greater Hobart	7,363	1,872	—	1,872	—	—	—	—	1,872	9,235
Southern	2,532	—	—	—	—	—	—	—	—	2,532
Northern	3,721	793	—	793	—	—	—	—	793	4,514
Mersey-Lyell	3,949	935	—	935	—	—	—	—	935	4,884
Tasmania	17,564	3,600	—	3,600	—	—	—	—	3,600	21,163

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.



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