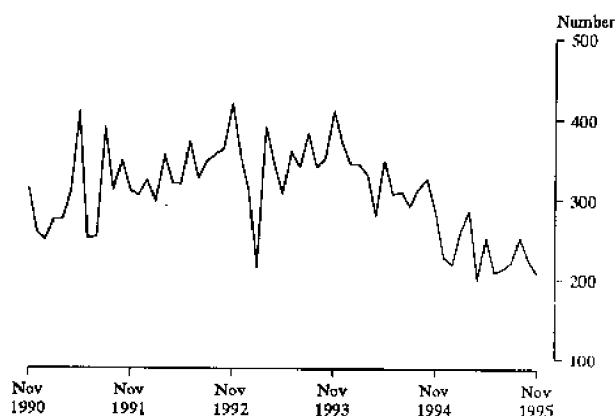


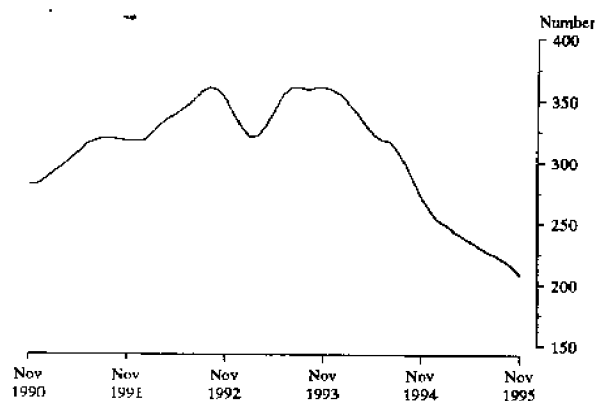
BUILDING APPROVALS, TASMANIA, NOVEMBER 1995

MAIN FEATURES

NUMBER OF NEW DWELLING UNITS APPROVED
ORIGINAL SERIES



NUMBER OF DWELLING UNITS APPROVED
TREND SERIES



Dwelling units

- There were 208 dwelling units approved in November 1995, a 7.6% decrease on the 225 approved in October 1995, and a 27.0% decrease on November 1994 (285).
- For the five months to November 1995 there were 1,121 dwelling units approved in Tasmania, 26.9% fewer than for the same period last year (1,533).
- The trend of the total number of dwelling units approved has resumed its downward path, with the estimate for November being 208.

- The highest number of dwelling units approved in November 1995 was recorded by the Municipality of Kingborough with 20, followed by the City of Clarence with 19, the Municipality of West Tamar with 15 and the Municipality of Meander Valley with 14.

Value of total building

- The value of total building approved in November 1995 was \$32.7 million, a decrease of 13.8% from the October 1995 figure of \$37.9 million, and 23.5% less than November 1994 (\$42.7 million).

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes on Adelaide (08) 237 7590 or any ABS State Office.
- for information about other ABS statistics and services please refer to the back of this publication.

TABLE 1. NUMBER OF 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	
1992-93	2,928	28	2,956	1,023	115	1,138	11	3,962	143	4,105	
1993-94	3,065	48	3,113	973	61	1,034	11	4,048	110	4,158	
1994-95	2,570	6	2,576	545	51	596	14	3,129	57	3,186	
1994-95											
July-November	1,209	3	1,212	300	11	311	10	1,519	14	1,533	
1995-96											
July-November	921	11	932	149	36	185	4	1,074	47	1,121	
1994—											
September	255	1	256	53	4	57	2	310	5	315	297
October	263	2	265	57	3	60	5	325	5	330	283
November	222	—	222	63	—	63	—	285	—	285	270
December	204	1	205	23	—	23	—	227	1	228	260
1995—											
January	177	1	178	40	—	40	—	217	1	218	252
February	216	—	216	43	—	43	—	259	—	259	248
March	236	—	236	24	26	50	2	262	26	288	243
April	170	—	170	26	3	29	1	197	3	200	239
May	210	1	211	40	—	40	—	250	1	251	235
June	148	—	148	49	11	60	1	198	11	209	231
July	175	1	176	25	12	37	—	200	13	213	227
August	167	—	167	54	—	54	2	223	—	223	224
September	208	8	216	28	8	36	—	236	16	252	220
October	174	1	175	33	16	49	1	208	17	225	215
November	197	1	198	9	—	9	1	207	1	208	208

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

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
1992-93	214,890	2,098	216,989	50,783	7,490	58,273	265,674	9,588	275,262	33,050	62,416	103,107	360,929	411,419
1993-94	237,881	4,190	242,071	55,619	4,273	59,892	293,499	8,463	301,963	39,522	81,251	145,922	413,933	487,407
1994-95	210,842	510	211,352	29,696	3,575	33,271	240,537	4,085	244,623	39,963	117,984	161,567	397,901	446,152
1994—														
September	20,987	70	21,057	3,187	260	3,447	24,174	330	24,504	4,451	6,195	7,763	34,806	36,719
October	22,071	220	22,291	3,195	200	3,395	25,266	420	25,686	3,963	7,981	9,340	37,069	38,988
November	17,564	—	17,564	3,600	—	3,600	21,163	—	21,163	3,429	4,889	18,104	29,415	42,696
December	17,142	35	17,177	1,070	—	1,070	18,212	35	18,247	2,609	26,814	27,374	47,635	48,230
1995—														
January	14,718	85	14,803	2,490	—	2,490	17,208	85	17,293	2,868	5,391	13,761	25,285	33,921
February	17,482	—	17,482	2,077	—	2,077	19,559	—	19,559	2,977	6,347	10,177	28,827	32,713
March	18,717	—	18,717	1,440	1,732	3,172	20,157	1,732	21,890	3,549	8,635	10,934	32,293	36,373
April	15,178	—	15,178	1,450	148	1,598	16,628	148	16,776	2,937	8,039	15,677	27,604	35,390
May	17,558	100	17,658	2,543	—	2,543	20,101	100	20,201	2,922	12,247	14,290	35,270	37,413
June	12,430	—	12,430	1,848	980	2,828	14,278	980	15,258	3,592	14,036	14,999	31,879	33,849
July	14,578	61	14,639	1,467	1,500	2,967	16,045	1,561	17,606	2,202	5,841	9,495	24,050	29,303
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

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

Class of building	(5 000)						
	1993-94	1994-95	July-November		1995		
			1994-95	1995-96	September	October	November
PRIVATE SECTOR							
New houses	237,881	210,842	97,615	79,030	18,143	14,685	17,866
New other residential buildings	55,619	29,696	16,778	8,312	1,038	1,647	530
Total new residential building	293,499	240,537	114,393	87,242	19,181	16,332	18,396
Alterations and additions to residential buildings	39,182	39,379	18,237	14,108	2,554	3,212	3,296
Hotels, etc.	3,869	4,933	2,143	2,272	181	—	—
Shops	11,432	29,874	8,472	14,070	1,051	7,882	1,317
Factories	15,289	11,841	6,368	6,278	1,004	2,035	583
Offices	13,512	14,288	5,780	4,190	713	676	590
Other business premises	7,083	14,957	5,668	6,770	806	100	1,450
Educational	1,983	11,682	1,711	2,560	—	—	1,560
Religious	767	432	250	690	—	100	120
Health	20,025	17,317	4,066	6,761	61	2,150	—
Entertainment and recreational	1,403	9,922	1,061	640	200	240	—
Miscellaneous	5,888	2,739	960	233	—	—	81
Total non-residential building	81,251	117,984	36,478	44,465	4,016	13,183	5,701
Total	413,933	397,901	169,108	145,814	25,750	32,728	27,393
PUBLIC SECTOR							
New houses	4,190	510	290	619	352	106	100
New other residential buildings	4,273	3,575	715	3,294	81	1,713	—
Total new residential building	8,463	4,085	1,005	3,912	432	1,819	100
Alterations and additions to residential buildings	340	584	272	100	—	—	18
Hotels, etc.	300	—	—	—	—	—	—
Shops	—	—	—	—	—	—	—
Factories	2,381	95	—	—	—	—	—
Offices	4,668	7,367	1,611	1,887	55	550	80
Other business premises	1,979	935	295	5,400	—	250	150
Educational	26,338	12,830	9,263	18,236	13,650	830	730
Religious	—	—	—	—	—	—	—
Health	22,763	9,370	505	7,273	909	1,400	3,918
Entertainment and recreational	1,533	320	130	—	—	—	—
Miscellaneous	2,709	12,666	6,075	1,991	—	298	262
Total non-residential building	64,671	43,582	17,878	34,788	14,614	3,329	5,140
Total	73,474	48,251	19,155	38,800	15,046	5,148	5,258
TOTAL							
New houses	242,071	211,352	97,905	79,649	18,495	14,791	17,966
New other residential buildings	59,892	33,271	17,493	11,505	1,118	3,360	530
Total new residential building	301,963	244,623	115,398	91,154	19,613	18,151	18,496
Alterations and additions to residential buildings	39,522	39,963	18,509	14,207	2,554	3,212	3,314
Hotels, etc.	4,169	4,933	2,143	2,272	181	—	—
Shops	11,432	29,874	8,472	14,070	1,051	7,882	1,317
Factories	17,670	11,935	6,368	6,278	1,004	2,035	583
Offices	18,180	21,655	7,390	6,077	768	1,226	670
Other business premises	11,062	15,892	5,963	12,170	806	350	1,600
Educational	28,321	24,512	10,974	20,796	13,650	830	2,290
Religious	767	432	250	690	—	100	120
Health	42,788	26,686	4,571	14,034	970	3,550	3,918
Entertainment and recreational	2,936	10,242	1,191	640	200	240	—
Miscellaneous	8,597	15,405	7,035	2,224	—	298	343
Total non-residential building	145,922	161,567	54,356	79,253	18,630	16,512	10,842
Total	487,407	446,152	189,263	184,614	40,796	37,875	32,651

**TABLE 4. NON-RESIDENTIAL BUILDING JOBS APPROVED, BY CLASS OF BUILDING
AND VALUE SIZE GROUPS**

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$'000)	No.	Value (\$'000)	No.	Value (\$'000)	No.	Value (\$'000)	No.	Value (\$'000)	No.	Value (\$'000)
HOTELS, ETC.												
1995 September	2	181	—	—	—	—	—	—	—	—	2	181
October	—	—	—	—	—	—	—	—	—	—	—	—
November	—	—	—	—	—	—	—	—	—	—	—	—
SHOPS												
1995 September	6	451	2	600	—	—	—	—	—	—	8	1,051
October	12	882	—	—	—	—	—	—	1	7,000	13	7,882
November	12	1,117	1	200	—	—	—	—	—	—	13	1,317
FACTORIES												
1995 September	1	50	1	454	1	500	—	—	—	—	3	1,004
October	3	415	1	220	—	—	1	1,400	—	—	5	2,035
November	6	583	—	—	—	—	—	—	—	—	6	583
OFFICES												
1995 September	6	458	1	310	—	—	—	—	—	—	7	768
October	7	623	2	603	—	—	—	—	—	—	9	1,226
November	1	80	2	590	—	—	—	—	—	—	3	670
OTHER BUSINESS PREMISES												
1995 September	3	306	—	—	1	500	—	—	—	—	4	806
October	2	100	1	250	—	—	—	—	—	—	3	350
November	3	355	—	—	2	1,245	—	—	—	—	5	1,600
EDUCATIONAL												
1995 September	2	150	—	—	—	—	—	—	1	13,500	3	13,650
October	1	150	—	—	1	680	—	—	—	—	2	830
November	2	270	2	640	2	1,380	—	—	—	—	6	2,290
RELIGIOUS												
1995 September	—	—	—	—	—	—	—	—	—	—	—	—
October	1	100	—	—	—	—	—	—	—	—	1	100
November	1	120	—	—	—	—	—	—	—	—	1	120
HEALTH												
1995 September	1	61	1	375	1	534	—	—	—	—	3	970
October	—	—	1	350	1	800	2	2,400	—	—	4	3,550
November	1	90	—	—	—	—	1	3,828	—	—	2	3,918
ENTERTAINMENT AND RECREATIONAL												
1995 September	—	—	1	200	—	—	—	—	—	—	1	200
October	2	240	—	—	—	—	—	—	—	—	2	240
November	—	—	—	—	—	—	—	—	—	—	—	—
MISCELLANEOUS												
1995 September	—	—	—	—	—	—	—	—	—	—	—	—
October	—	—	1	298	—	—	—	—	—	—	1	298
November	2	136	1	207	—	—	—	—	—	—	3	343
TOTAL NON-RESIDENTIAL BUILDING												
1995 September	21	1,657	6	1,939	3	1,534	—	—	1	13,500	31	18,630
October	28	2,510	6	1,722	2	1,480	3	3,800	1	7,000	40	16,512
November	28	2,751	6	1,637	4	2,625	1	3,828	—	—	39	10,842

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

Period	Material of outer walls					Total
	Double brick	Brick veneer	Fibre cement	Timber	Other and not stated	
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
1994-95	129	1,865	89	428	59	2,570
1994:						
September	19	194	12	27	4	256
October	13	202	9	37	4	265
November	9	159	7	43	4	222
December	4	162	5	30	4	205
1995:						
January	10	134	8	21	5	178
February	9	142	3	56	6	216
March	16	146	5	57	12	236
April	5	136	7	21	1	170
May	5	158	8	33	7	211
June	5	105	3	29	6	148
July	6	118	6	43	3	176
August	2	111	12	39	3	167
September	22	144	6	42	2	216
October	6	116	10	38	5	175
November	22	126	8	25	17	198

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

TABLE 6: VALUE OF BUILDING APPROVED IN STATISTICAL DIVISIONS (a)
(\$'000)

Period	Greater Hobart		Southern		Northern		Mersey-Lyell		Tasmania	
	New residential building	All building (b)	New residential building	All building (b)	New residential building	All building (b)	New residential building	All building (b)	New residential building	All building (b)
1987-88	79,070	154,886	21,074	27,704	52,115	119,131	40,523	86,978	192,782	388,699
1988-89	88,215	204,554	23,731	30,180	72,931	126,685	50,967	100,238	235,845	461,657
1989-90	88,156	173,760	23,416	29,823	79,631	118,360	46,182	76,085	237,385	398,028
1990-91	94,266	190,545	25,998	34,220	78,257	112,342	43,755	69,571	242,276	406,678
1991-92	105,027	173,652	28,412	35,994	84,619	118,574	42,238	70,653	260,296	398,873
1992-93	114,154	182,266	27,818	32,593	82,656	116,014	50,634	80,546	275,262	411,419
1993-94	139,703	210,890	34,132	44,022	79,617	127,615	48,511	104,880	301,963	487,407
1994-95	101,301	206,436	22,687	30,302	69,151	115,780	51,483	93,633	244,623	446,152
1994:										
September	9,232	14,433	1,917	2,719	8,879	12,968	4,477	6,599	24,504	36,719
October	10,768	17,157	2,000	2,326	7,400	9,898	5,518	9,607	25,686	38,988
November	9,235	25,982	2,532	3,344	4,514	5,746	4,884	7,623	21,163	42,696
December	6,677	31,160	1,829	2,137	5,838	7,807	3,903	7,126	18,247	48,230
1995:										
January	7,419	13,452	1,205	1,493	4,030	7,381	4,638	11,595	17,293	33,921
February	7,540	15,822	2,547	2,852	3,853	4,993	5,889	9,046	19,559	32,713
March	9,657	15,189	1,756	2,401	6,187	11,664	4,289	7,118	21,890	36,373
April	7,913	14,478	1,148	2,075	4,656	14,066	3,058	4,771	16,776	35,390
May	8,431	12,431	1,882	3,706	6,021	15,312	3,867	5,965	20,201	37,413
June	7,334	20,333	1,045	1,523	4,773	7,621	2,106	4,372	15,258	33,849
July	6,851	11,075	2,215	5,630	3,953	5,621	4,586	6,976	17,606	29,303
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

(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 1995

Statistical region sectors and statistical local areas (a)	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
GREATER HOBART-SOUTHERN STATISTICAL DIVISIONS										
Brighton (M)	11	—	876	—	—	—	45	80	80	1,001
Central Highlands (M)	2	—	340	—	—	—	25	—	—	365
Clarence (C)	19	—	1,924	—	—	—	528	189	244	2,695
Glamorgan/Spring Bay (M)	10	—	685	—	—	—	67	81	81	833
Glenorchy (C)	13	—	1,119	—	—	—	118	1,030	1,030	2,267
Hobart (C) — Inner & Remainder	10	—	1,772	—	—	—	618	550	5,108	7,498
Huon Valley (M)	8	—	643	—	—	—	91	270	360	1,094
Kingborough (M) Pt A & B	18	—	1,482	2	—	165	236	100	250	2,133
New Norfolk (M) Pt A & B	1	—	95	—	—	—	13	—	—	108
Sorell (M) Pt A & B	10	—	703	2	—	90	35	—	—	828
Southern Midlands (M)	4	—	316	—	—	—	—	600	600	916
Tasman (M)	2	—	65	—	—	—	40	140	140	245
Greater Hobart-Southern (SDs)	108	—	10,019	4	—	255	1,815	3,040	7,893	19,982
NORTHERN STATISTICAL DIVISION										
Break O'Day (M)	7	—	504	—	—	—	75	50	50	629
Dorset (M)	1	—	80	—	—	—	28	—	—	108
Flinders (M)	—	—	—	—	—	—	48	—	—	48
George Town (M) Pt A & B	2	—	92	—	—	—	—	150	150	242
Launceston (C) Inner, Pt B & Pt C	7	—	560	—	—	—	278	482	689	1,527
Meander Valley (M) Pt A & B	13	1	1,239	—	—	—	112	—	—	1,350
Northern Midlands (M) Pt A & B	6	—	659	—	—	—	97	—	—	756
West Tamar (M) Pt A & B	15	—	1,503	—	—	—	235	—	—	1,739
Northern (SD)	51	1	4,636	—	—	—	873	682	889	6,399
MERSEY-LYELL STATISTICAL DIVISION										
Burnie (C) Pt A & B	12	—	995	—	—	—	150	700	700	1,846
Central Coast (M) Pt A & B	3	—	227	—	—	—	66	—	—	293
Circular Head (M)	3	—	240	—	—	—	20	645	645	905
Devonport (C)	4	—	389	3	—	195	103	420	500	1,186
Kentish (M)	1	—	60	—	—	—	29	50	50	139
King Island (M)	—	—	—	2	—	80	59	—	—	139
Latrobe (M) Pt A & B	7	—	687	—	—	—	94	—	—	781
Waratah/Wynyard (M) Pt A & B	8	—	712	—	—	—	92	164	164	968
West Coast (M)	—	—	—	—	—	—	14	—	—	14
Mersey-Lyell (SD)	38	—	3,310	5	—	275	626	1,979	2,059	6,270

For footnote, see end of table.

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

Statistical region sectors and statistical local areas (a)	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
STATISTICAL DIVISIONS AND SUBDIVISIONS										
Greater Hobart (SD)	76	—	7,531	4	—	255	1,557	1,949	6,562	15,905
Southern (SD)	32	—	2,488	—	—	—	258	1,091	1,331	4,077
Greater Launceston (SSD)	34	1	3,419	—	—	—	534	632	839	4,792
Central North (SSD)	9	—	634	—	—	—	188	—	—	822
North-Eastern (SSD)	8	—	584	—	—	—	151	50	50	785
Northern (SD)	51	1	4,636	—	—	—	873	682	889	6,399
Burnie-Devonport (SSD)	30	—	2,652	—	—	195	363	1,284	1,364	4,574
North-Western Rural (SSD)	8	—	658	2	—	80	250	695	695	1,682
Lyell (SSD)	—	—	—	—	—	—	14	—	—	14
Mersey-Lyell (SD)	38	—	3,310	5	—	275	626	1,979	2,059	6,270
Tasmania	197	1	17,966	9	—	530	3,314	5,701	10,842	32,651

(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, NOVEMBER 1995 (\$'000)

Class of building	Greater Hobart	Southern	Northern	Mersey-Lyell	Tasmania
New houses	7,531	2,488	4,636	3,310	17,966
New other residential building	255	—	—	275	530
Total new residential building	7,786	2,488	4,636	3,585	18,496
Alterations and additions to residential buildings	1,557	258	873	626	3,314
Hotels etc.	—	—	—	—	—
Shops	240	290	507	280	1,317
Factories	269	—	—	314	583
Offices	590	—	—	80	670
Other business premises	—	750	65	785	1,600
Educational	1,580	—	110	600	2,290
Religious	—	120	—	—	120
Health	3,828	90	—	—	3,918
Entertainment and recreational	—	—	—	—	—
Miscellaneous	55	81	207	—	343
Total non-residential building	6,562	1,331	889	2,059	10,842
Total building	15,905	4,077	6,399	6,270	32,651

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

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1992-93	187.4	189.3	57.6	246.9	28.8	62.4	103.0	329.9	378.7
1993-94	200.5	204.0	58.9	262.9	33.3	80.6	144.9	370.8	441.0
1994-95	172.7	173.1	32.1	205.2	32.7	115.7	158.4	351.7	396.4
1994—									
June qtr.	49.4	49.5	9.1	58.5	9.4	23.4	35.3	91.5	103.2
Sept. qtr.	47.8	47.9	10.2	58.1	9.2	23.3	26.5	90.6	93.8
Dec. qtr.	46.6	46.8	7.8	54.6	8.2	39.0	53.8	101.9	116.6
1995—									
Mar. qtr.	41.6	41.7	7.4	49.1	7.7	20.0	34.1	75.3	90.9
June qtr.	36.6	36.7	6.7	43.4	7.7	33.4	43.9	84.0	95.0
Sept. qtr.	37.2	37.5	7.3	44.8	6.2	24.9	50.4	74.5	101.4

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

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

NOVEMBER 1950

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	76	4	—	4	—	—	—	—	4	80
Southern	32	—	—	—	—	—	—	—	—	32
Northern	52	—	—	—	—	—	—	—	—	52
Mersey-Lyell	38	5	—	5	—	—	—	—	5	43
Tasmania	198	9	—	9	—	—	—	—	9	207
VALUE (\$'000)										
Greater Hobart	7,531	255	—	255	—	—	—	—	255	7,786
Southern	2,488	—	—	—	—	—	—	—	—	2,488
Northern	4,636	—	—	—	—	—	—	—	—	4,636
Mersey-Lyell	3,310	275	—	275	—	—	—	—	275	3,585
Tasmania	17,966	530	—	530	—	—	—	—	530	18,496

(a) Excludes Conversions, etc.

EXPLANATORY NOTES

Introduction

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

Scope and coverage

2. The statistics relate to BUILDING activity which includes construction of new buildings and alterations and additions to existing buildings. Construction activity not defined as building (construction of roads, bridges, railways, earth-works 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 caretakers residences) are defined as houses for the purpose of these statistics.
- (b) An *other residential building* is defined as a building which is predominantly used for long-term residential purposes and which contains (or has attached to it) more than one dwelling unit (includes townhouses, duplexes, apartment buildings etc.).

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

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

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

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

Building classification

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

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

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

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

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

- (a) Semi-detached, row or terrace houses, townhouses, etc. (dwellings having their own private grounds and no other dwellings above or below) with:
 - one storey;
 - two or more storeys.
- (b) Flats, units or apartments, etc. (dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell) in a building of:
 - one or two storeys;
 - three stores;
 - four or more storeys.

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

General

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

Constant Price Estimates

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

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

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

Unpublished data and related publications

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

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

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

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

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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.

DENIS W. ROGERS
 Acting Deputy Commonwealth Statistician



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