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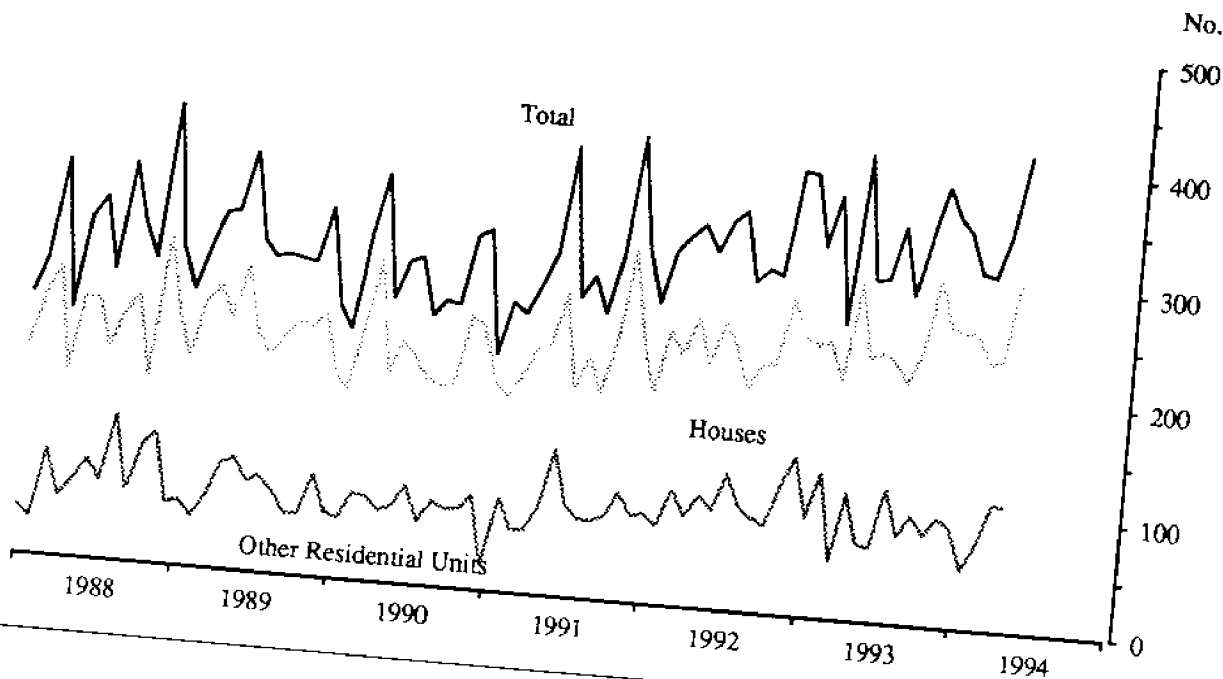
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**DWELLING UNIT COMMENCEMENTS REPORTED BY
APPROVING AUTHORITIES, TASMANIA, MARCH 1994**

MAIN FEATURES

- There were 415 new dwelling units commenced in March 1994, a 20 per cent increase on the 346 new dwelling units commenced in February 1994, and a two per cent increase on the March 1993 figure of 406.
- For the twelve months ended March 1994 there were 4032 new dwelling units commenced, Less than a one per cent increase on the 4007 recorded for the twelve months ended March 1993.
- The Greater Hobart Statistical Division recorded 43.1 per cent of the new dwelling units commenced in March 1994, followed by the Northern Statistical Division with 28.0; the Mersey-Lyell Statistical Division accounted for 16.1 per cent while the Southern Statistical Division made up the balance with 12.8 per cent.
- The City of Glenorchy recorded 58 new dwelling unit commencements in March 1994, followed by the Municipality of Kingborough with 36, the City of Launceston with 33 and the Municipality of West Tamar with 31.

NEW DWELLING COMMENCEMENTS



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FOR MORE INFORMATION

FOR OTHER INQUIRIES

- *about these statistics and the availability of other unpublished data* — contact David Verrier on Hobart (002) 20 5878.
- *for other general inquiries including copies of publications* — telephone the Information Officer on Hobart (002) 20 5800.
- *for counter inquiries* — 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 NEW HOUSES COMMENCED BY MATERIAL OF OUTER WALLS AND OWNERSHIP, TASMANIA

<i>Period</i>	<i>Double brick</i>	<i>Brick veneer</i>	<i>Fibre cement</i>	<i>Timber</i>	<i>Other and not stated</i>	<i>Total</i>
PRIVATE SECTOR						
1990-91	153	1 620	75	401	85	2 334
1991-92	238	1 773	67	498	78	2 654
1992-93	277	1 905	103	447	65	2 797
1993:						
January	23	149	11	49	6	238
February	27	134	7	36	4	208
March	33	202	7	43	8	293
April	17	166	5	38	4	230
May	15	176	4	39	1	235
June	15	175	9	20	10	229
July	28	142	5	34	1	210
August	32	174	6	23	5	240
September	46	188	9	54	5	302
October	33	176	9	37	4	259
November	24	176	10	39	7	256
December	15	163	7	46	16	247
1994:						
January	15	160	4	35	4	218
February	23	163	3	39	6	234
March	18	208	17	46	8	297
PUBLIC SECTOR						
1990-91	1	89	-	1	-	91
1991-92	-	93	-	2	-	95
1992-93	-	28	-	-	-	28
1993:						
January	-	3	-	-	-	3
February	-	-	-	-	-	-
March	-	1	-	-	-	1
April	-	-	-	-	-	-
May	-	-	-	-	-	-
June	-	-	-	-	-	-
July	-	-	-	-	-	-
August	-	-	-	-	-	-
September	-	1	-	-	-	1
October	-	3	-	-	-	3
November	-	1	-	-	-	1
December	-	12	-	-	-	12
1994:						
January	-	15	-	-	-	15
February	-	1	-	-	-	1
March	-	7	-	1	-	8
TOTAL						
1990-91	154	1 709	75	402	85	2 425
1991-92	238	1 866	67	500	78	2 749
1992-93	277	1 933	103	447	65	2 825
1993:						
January	23	152	11	49	6	241
February	27	134	7	36	4	208
March	33	203	7	43	8	294
April	17	166	5	38	4	230
May	15	176	4	39	1	235
June	15	175	9	20	10	229
July	28	142	5	34	1	210
August	32	174	6	23	5	240
September	46	189	9	54	5	303
October	33	179	9	37	4	262
November	24	177	10	39	7	257
December	15	175	7	46	16	259
1994:						
January	15	175	4	35	4	233
February	23	164	3	39	6	235
March	18	215	17	47	8	305

TABLE 2. NUMBER OF NEW HOUSES COMMENCED IN STATISTICAL DIVISIONS BY MATERIAL OF OUTER WALLS AND OWNERSHIP
MARCH 1994

<i>Statistical division/ subdivision</i>	<i>Double brick</i>	<i>Brick vencer</i>	<i>Fibre cement</i>	<i>Timber</i>	<i>Other and not stated</i>	<i>Total</i>
PRIVATE SECTOR						
<i>Greater Hobart</i>	11	92	2	5	2	112
<i>Southern</i>	4	19	1	24	3	51
Greater Launceston	-	49	5	4	1	59
Central North	1	6	1	1	-	9
North-Eastern	-	9	5	5	1	20
<i>Northern</i>	1	64	11	10	2	88
Burnie-Devonport	2	18	1	2	-	23
North-Western Rural	-	15	2	4	1	22
Lyell	-	-	-	1	-	1
<i>Mersey-Lyell</i>	2	33	3	7	1	46
<i>Tasmania</i>	18	208	17	46	8	297
PUBLIC SECTOR						
<i>Greater Hobart</i>	-	-	-	1	-	1
<i>Southern</i>	-	-	-	-	-	-
Greater Launceston	-	3	-	-	-	3
Central North	-	1	-	-	-	1
North-Eastern	-	-	-	-	-	-
<i>Northern</i>	-	4	-	-	-	4
Burnie-Devonport	-	3	-	-	-	3
North-Western Rural	-	-	-	-	-	-
Lyell	-	-	-	-	-	-
<i>Mersey-Lyell</i>	-	3	-	-	-	3
<i>Tasmania</i>	-	7	-	1	-	8
TOTAL						
<i>Greater Hobart</i>	11	92	2	6	2	113
<i>Southern</i>	4	19	1	24	3	51
Greater Launceston	-	52	5	4	1	62
Central North	1	7	1	1	-	10
North-Eastern	-	9	5	5	1	20
<i>Northern</i>	1	68	11	10	2	92
Burnie-Devonport	2	21	1	2	-	26
North-Western Rural	-	15	2	4	1	22
Lyell	-	-	-	1	-	1
<i>Mersey-Lyell</i>	2	36	3	7	1	49
<i>Tasmania</i>	18	215	17	47	8	305

TABLE 3. NUMBER AND VALUE OF NEW DWELLING UNITS COMMENCED BY TYPE OF RESIDENTIAL BUILDING IN STATISTICAL LOCAL AREAS, MARCH 1994

Statistical region sectors and statistical local areas (a)		Private sector			Total (b)		
		Houses	Total dwelling units	Value of dwelling units	Houses	Total dwelling units	Value of dwelling units
		Number	Number	(\$'000)	Number	Number	(\$'000)
Brighton	(M)	19	21	1 363	19	21	1 363
Central Highlands	(M)	3	3	138	3	3	138
Clarence	(C)	18	30	2 455	18	30	2 455
Glamorgan/Spring Bay	(M)	8	8	556	8	8	556
Glenorchy	(C)	19	58	3 177	19	58	3 177
Hobart	(C)	15	28	3 081	16	29	3 181
Huon Valley	(M)	14	14	973	14	14	973
Kingborough	(M)	36	36	3 161	36	36	3 161
New Norfolk	(M)	10	10	860	10	10	860
Sorell	(M)	11	11	614	11	11	614
Southern Midlands	(M)	-	2	73	-	2	73
Tasman	(M)	10	10	364	10	10	364
Greater Hobart-Southern		163	231	16 815	164	232	16 915
Break O' Day	(M)	15	17	1 037	15	17	1 037
Dorset	(M)	5	6	425	5	6	425
Flinders	(M)	-	-	-	-	-	-
George Town	(M)	-	-	-	-	-	-
Launceston	(C)	16	33	2 110	16	33	2 110
Meander Valley	(M)	18	18	1 456	18	18	1 456
Northern Midlands	(M)	10	10	662	11	11	752
West Tamar	(M)	24	28	2 361	27	31	2 586
Northern		88	112	8 051	92	116	8 366
Burnie	(C)	5	7	719	5	9	879
Central Coast	(M)	6	6	565	6	6	565
Circular Head	(M)	6	6	311	6	6	311
Devonport	(C)	6	6	535	9	15	1 193
Kentish	(M)	7	11	749	7	11	749
King Island	(M)	1	1	75	1	1	75
Latrobe	(M)	8	12	809	8	12	809
Waratah/Wynyard	(M)	6	6	535	6	6	535
West Coast	(M)	1	1	35	1	1	35
Mersey-Lyell		46	56	4 332	49	67	5 150
- Tasmania		297	399	29 198	305	415	30 431
<i>Statistical Division and Statistical Subdivision</i>							
Greater Hobart		112	178	13 651	113	179	13 751
Southern		51	53	3 164	51	53	3 164
Greater Launceston		59	80	5 988	62	83	6 213
Central North		9	9	601	10	10	691
North-Eastern		20	23	1 462	20	23	1 462
Northern		88	112	8 051	92	116	8 366
Burnie-Devonport		23	29	2 385	26	40	3 203
North-Western Rural		22	26	1 912	22	26	1 912
Lyell		1	1	35	1	1	35
Mersey-Lyell		46	56	4 332	49	67	5 150
Tasmania		297	399	29 198	305	415	30 431

(a) In this table, statistics are presented in terms of statistical local areas aggregated to their equivalent local government areas.

(b) Private sector plus public sector.

TABLE 4. NUMBER OF NEW DWELLING UNITS COMMENCED BY OWNERSHIP AND TYPE OF RESIDENTIAL BUILDING, TASMANIA

Period	Private sector			Public sector			Total		
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
	Number	Number of dwelling units	Number of dwelling units	Number	Number of dwelling units	Number of dwelling units	Number	Number of dwelling units	Number of dwelling units
1990-91	2 334	762	3 096	91	96	187	2 425	858	3 283
1991-92	2 654	950	3 604	95	74	169	2 749	1 024	3 773
1992-93	2 797	1 027	3 824	28	102	130	2 825	1 129	3 954
1993:									
January	238	93	331	3	34	37	241	127	368
February	208	48	256	-	2	2	208	50	258
March	293	112	405	1	-	1	294	112	406
April	230	68	298	-	-	-	230	68	298
May	235	65	300	-	-	-	235	65	300
June	229	117	346	-	-	-	229	117	346
July	210	77	287	-	-	-	210	77	287
August	240	97	337	-	-	-	240	97	337
September	302	80	382	1	-	1	303	80	383
October	259	95	354	3	-	3	262	95	357
November	256	87	343	1	-	1	257	87	344
December	247	52	299	12	-	12	259	52	311
1994:									
January	218	56	274	15	19	34	233	75	308
February	234	90	324	1	21	22	235	111	346
March	297	102	399	8	8	16	305	110	415

EXPLANATORY NOTES

Introduction

1. This publication contains monthly details of the number of new dwelling units reported by approving authorities as having commenced in each local government area.

Scope and Coverage

2. The statistics were compiled from monthly reports, provided by local and other government authorities, of commencements of new houses and other new residential buildings for which:

(a) building permits were issued by local government authorities in areas subject to building control by those authorities; or

(b) contracts were let, or day labour work was authorised, by Commonwealth, State, semi-government and local government authorities.

Major residential building commencements in areas not subject to the normal administrative approval processes (e.g., buildings on remote mine sites) are included also.

3. The number of dwelling units created by alterations and additions to existing buildings, and through the construction of new non-residential buildings (i.e., buildings other than dwellings) is not included.

Definitions

4. 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.

5. A *residential building* is defined as a building predominantly consisting of one or more dwelling units. Dwellings can be either houses or other residential buildings as follows:

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

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

6. **Commencements:** For the purposes of this statistical series, a residential building is regarded as being commenced on the date when:

(a) the building work is first inspected by a local government, or other government authority building inspector or surveyor, whether the work is passed or not (in general, the first inspection is undertaken at the foundations or footings stage of construction); or

(b) the building work is determined as commenced by a building inspector or surveyor.

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

Comparability of Statistics

8. Because of the difference in data sources, collection methodologies, and timing of notification of commencements, care should be exercised in comparing quarterly data derived from monthly dwelling unit commencements statistics with the quarterly dwelling unit commencements statistics from the Building Activity Survey, published in *Building Activity, Tasmania* (8752.6).

Australian Standard Geographical Classification

9. 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

10. The ABS can also make available certain dwelling unit commencement 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.

11. Users may also wish to refer to the following priced building and construction publications which are available:

Building Approvals, Tasmania (8731.6) monthly.
Building Activity, Tasmania (8752.6), quarterly.
Building Approvals, Australia (8731.0), monthly.
Building Activity Australia: Dwelling Unit Commencements, Preliminary (8750.0), quarterly.
Building Activity, Australia (8752.0), quarterly.
Engineering Construction Survey, Australia (8762.0), quarterly.
Construction Industry Survey - Private Sector Construction Establishments, Details of Operations, Tasmania, 1984-85 (8772.6).

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

Symbols and Other Usages

(M) Municipality
 (C) City
 (-) Nil or rounded to zero.



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