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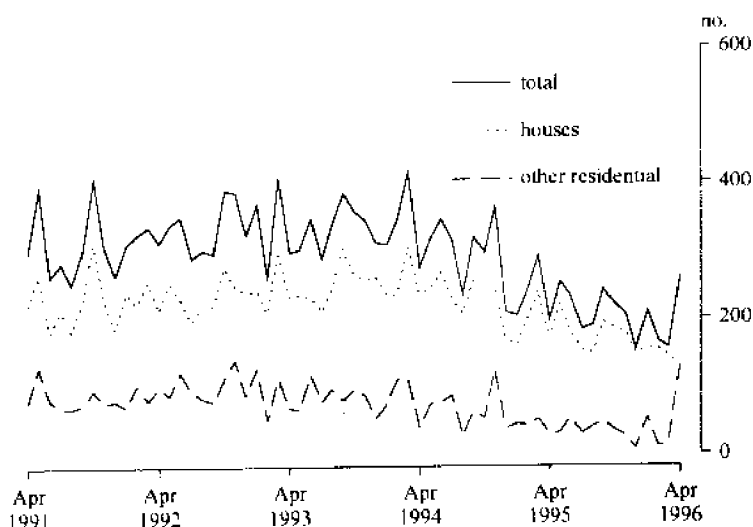
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DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES, TASMANIA, APRIL 1996

MAIN FEATURES

- There were 261 new dwelling units commenced in April 1996, a 66 per cent increase on the 157 new dwelling units commenced in March 1996, and a 32 per cent increase on the April 1995 figure of 197. Note: The April 1996 new dwelling unit commencements include 106 units associated with two large projects in the City of Hobart.
- For the twelve months ended April 1996 there were 2469 new dwelling units commenced, a 26 per cent decrease on the 3325 recorded for the twelve months ended April 1995.
- The Greater Hobart Statistical Division recorded 63 per cent of the new dwelling units commenced in April 1996, followed by the Northern Statistical Division with 19 per cent, the Mersey-Lyell Statistical Division with 12 per cent while the Southern Statistical Division made up the balance with 6 per cent.
- The City of Hobart recorded 123 new dwelling unit commencements in April 1996, followed by the City of Glenorchy with 16, the Municipality of West Tamar with 15 and the City of Launceston with 14.

NEW DWELLING COMMENCEMENTS



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Acting Deputy Commonwealth Statistician

PHONE INQUIRIES

- *about these statistics and the availability of other unpublished data*, telephone David Verrier on Hobart (002) 20 5878.
- *for other general inquiries including copies of publications*, telephone the Information Officer on Hobart (002) 20 5800.

OTHER INQUIRIES

- *for counter inquiries*, The Tasmanian Office of the Bureau is located on the Ground 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						
1992-93	277	1 905	103	447	65	2 797
1993-94	306	2 073	103	440	79	3 001
1994-95	132	1 813	93	401	62	2 501
1995:						
February	13	134	5	38	9	199
March	6	167	5	54	8	240
April	13	111	6	35	3	168
May	14	156	11	36	4	221
June	3	127	11	31	6	178
July	5	106	2	37	2	152
August	3	108	6	29	1	147
September	8	133	11	34	1	187
October	18	128	9	24	4	183
November	17	116	7	33	5	178
December	13	100	4	22	7	146
1996:						
January	18	103	7	18	9	155
February	13	97	11	21	12	154
March	25	77	6	20	14	142
April	24	71	7	23	6	131
PUBLIC SECTOR						
1992-93	-	28	-	-	-	28
1993-94	-	47	-	1	-	48
1994-95	-	3	-	1	-	4
1995:						
February	-	-	-	-	-	-
March	-	-	-	-	-	-
April	-	-	-	-	-	-
May	-	-	-	-	-	-
June	-	-	-	-	-	-
July	-	1	-	-	-	1
August	-	1	-	-	-	1
September	-	7	-	-	-	7
October	-	1	-	-	-	1
November	-	1	-	-	-	1
December	-	1	-	-	-	1
1996:						
January	-	1	-	-	-	1
February	-	1	-	-	-	1
March	-	1	-	-	-	1
April	-	-	-	-	-	-
TOTAL						
1992-93	277	1 933	103	447	65	2 825
1993-94	306	2 120	103	441	79	3 049
1994-95	132	1 816	93	402	62	2 505
1995:						
February	13	134	5	38	9	199
March	6	167	5	54	8	240
April	13	111	6	35	3	168
May	14	156	11	36	4	221
June	3	127	11	31	6	178
July	5	107	2	37	2	153
August	3	109	6	29	1	148
September	8	140	11	34	1	194
October	18	129	9	24	4	184
November	17	117	7	33	5	179
December	13	101	4	22	7	147
1996:						
January	18	104	7	18	9	156
February	13	98	11	21	12	155
March	25	78	6	20	14	143
April	24	71	7	23	6	131

TABLE 2. NUMBER OF NEW HOUSES COMMENCED IN STATISTICAL DIVISIONS BY MATERIAL OF OUTER WALLS AND OWNERSHIP
APRIL 1996

<i>Statistical division/ subdivision</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						
<i>Greater Hobart</i>	10	23	-	5	-	38
<i>Southern</i>	-	8	2	5	1	16
Greater Launceston	1	19	1	1	5	27
Central North	-	7	1	2	-	10
North-Eastern	2	4	-	3	-	9
<i>Northern</i>	3	30	2	6	5	46
Burnie-Devonport	7	8	-	2	-	17
North-Western Rural	4	2	3	5	-	14
Lyell	-	-	-	-	-	-
<i>Mersey-Lyell</i>	11	10	3	7	-	31
Tasmania	24	71	7	23	6	131
PUBLIC SECTOR						
<i>Greater Hobart</i>	-	-	-	-	-	-
<i>Southern</i>	-	-	-	-	-	-
Greater Launceston	-	-	-	-	-	-
Central North	-	-	-	-	-	-
North-Eastern	-	-	-	-	-	-
<i>Northern</i>	-	-	-	-	-	-
Burnie-Devonport	-	-	-	-	-	-
North-Western Rural	-	-	-	-	-	-
Lyell	-	-	-	-	-	-
<i>Mersey-Lyell</i>	-	-	-	-	-	-
Tasmania	-	-	-	-	-	-
TOTAL						
<i>Greater Hobart</i>	10	23	-	5	-	38
<i>Southern</i>	-	8	2	5	1	16
Greater Launceston	1	19	1	1	5	27
Central North	-	7	1	2	-	10
North-Eastern	2	4	-	3	-	9
<i>Northern</i>	3	30	2	6	5	46
Burnie-Devonport	7	8	-	2	-	17
North-Western Rural	4	2	3	5	-	14
Lyell	-	-	-	-	-	-
<i>Mersey-Lyell</i>	11	10	3	7	-	31
Tasmania	24	71	7	23	6	131

**TABLE 3. NUMBER AND VALUE OF NEW DWELLING UNITS COMMENCED BY TYPE OF RESIDENTIAL
BUILDING IN STATISTICAL LOCAL AREAS, APRIL 1996**

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)		4	4	270	4	4	270
Central Highlands (M)		1	1	20	1	1	20
Clarence (C)		5	9	1 120	5	9	1 120
Glamorgan/Spring Bay (M)		1	1	91	1	1	91
Glenorchy (C)		6	16	1 784	6	16	1 784
Hobart (C)		11	123	17 283	11	123	17 283
Huon Valley (M)		3	3	198	3	3	198
Kingborough (M)		8	8	723	8	8	723
New Norfolk (M)		1	1	103	1	1	103
Sorell (M)		7	7	615	7	7	615
Southern Midlands (M)		6	6	345	6	6	345
Tasman (M)		1	1	85	1	1	85
Greater Hobart-Southern		54	180	22 637	54	180	22 637
Break O'Day (M)		4	4	205	4	4	205
Dorset (M)		4	4	285	4	4	285
Flinders (M)		1	1	75	1	1	75
George Town (M)		1	1	80	1	1	80
Launceston (C)		12	14	1 169	12	14	1 169
Meander Valley (M)		8	8	684	8	8	684
Northern Midlands (M)		3	3	265	3	3	265
West Tamar (M)		13	15	1 049	13	15	1 049
Northern		46	50	3 812	46	50	3 812
Burnie (C)		7	7	524	7	7	524
Central Coast (M)		2	2	193	2	2	193
Circular Head (M)		1	1	60	1	1	60
Devonport (C)		4	4	448	4	4	448
Kentish (M)		5	5	292	5	5	292
King Island (M)		1	1	55	1	1	55
Latrobe (M)		6	6	600	6	6	600
Waratah/Wynyard (M)		5	5	290	5	5	290
West Coast (M)		-	-	-	-	-	-
Mersey-Lyell		31	31	2 462	31	31	2 462
Tasmania		131	261	28 911	131	261	28 911
<i>Statistical Division and Statistical Subdivision</i>							
Greater Hobart		38	164	21 579	38	164	21 579
Southern		16	16	1 058	16	16	1 058
Greater Launceston		27	31	2 514	27	31	2 514
Central North		10	10	733	10	10	733
North-Eastern		9	9	565	9	9	565
Northern		46	50	3 812	46	50	3 812
Burnie-Devonport		17	17	1 667	17	17	1 667
North-Western Rural		14	14	795	14	14	795
Lyell		-	-	-	-	-	-
Mersey-Lyell		31	31	2 462	31	31	2 462
Tasmania		131	261	28 911	131	261	28 911

(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
1992-93	2 797	1 027	3 824	28	102	130	2 825	1 129	3 954
1993-94	3 001	923	3 924	48	50	98	3 049	973	4 022
1994-95	2 501	605	3 106	4	40	44	2 505	645	3 150
1995:									
February	199	42	241	-	-	-	199	42	241
March	240	42	282	-	10	10	240	52	292
April	168	23	191	-	6	6	168	29	197
May	221	30	251	-	2	2	221	32	253
June	178	53	231	-	-	-	178	53	231
July	152	16	168	1	14	15	153	30	183
August	147	41	188	1	-	1	148	41	189
September	187	27	214	7	20	27	194	47	241
October	183	35	218	1	-	1	184	35	219
November	178	26	204	1	-	1	179	26	205
December	146	7	153	1	-	1	147	7	154
1996:									
January	155	20	175	1	34	35	156	54	210
February	154	5	159	1	6	7	155	11	166
March	142	12	154	1	2	3	143	14	157
April	131	130	261	-	-	-	131	130	261

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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