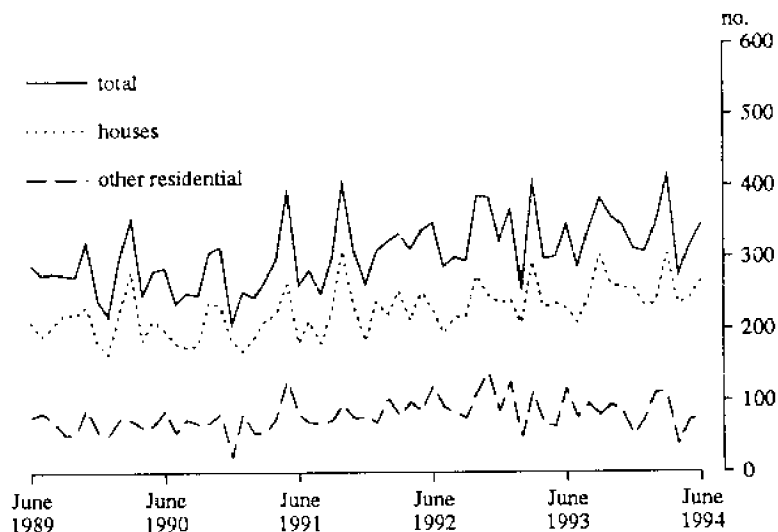


**DWELLING UNIT COMMENCEMENTS REPORTED BY  
APPROVING AUTHORITIES, TASMANIA, JUNE 1994**

**MAIN FEATURES**

- There were 345 new dwelling units commenced in June 1994, a 10 per cent increase on the 315 new dwelling units commenced in May 1994, but virtually the same as the June 1993 figure of 346.
- For the twelve months ended June 1994 there were 4022 new dwelling units commenced, a two per cent increase on the 3954 recorded for the twelve months ended June 1993.
- The Greater Hobart Statistical Division recorded 46 per cent of the new dwelling units commenced in June 1994, followed by the Northern Statistical Division with 22 per cent; the Mersey-Lyell Statistical Division accounted for 19 per cent while the Southern Statistical Division made up the balance with 12 per cent.
- The City of Hobart recorded 55 new dwelling unit commencements in June 1994, followed by the City of Glenorchy with 32 and the Municipality of Kingborough with 31.

**NEW DWELLING COMMENCEMENTS**



**R J CASWELL**  
Acting Deputy Commonwealth Statistician

**PHONE 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- *about these statistics and the availability of other unpublished data* — contact David Verrier on Hobart (002) 20 5878.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.

**OTHER INQUIRIES**

- *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>
<b>PRIVATE SECTOR</b>						
1991-92	238	1 773	67	498	78	2 654
1992-93	277	1 905	103	447	65	2 797
1993-94	306	2 073	103	440	79	3 001
1993:						
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
April	22	164	9	32	8	235
May	28	172	10	24	6	240
June	22	187	14	31	9	263
<b>PUBLIC SECTOR</b>						
1991-92	-	93	-	2	-	95
1992-93	-	28	-	-	-	28
1993-94	-	47	-	1	-	48
1993:						
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
April	-	-	-	-	-	-
May	-	2	-	-	-	2
June	-	5	-	-	-	5
<b>TOTAL</b>						
1991-92	238	1 866	67	500	78	2 749
1992-93	277	1 933	103	447	65	2 825
1993-94	306	2 120	103	441	79	3 049
1993:						
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
April	22	164	9	32	8	235
May	28	174	10	24	6	242
June	22	192	14	31	9	268

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

JUNE 1994

<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>
<b>PRIVATE SECTOR</b>						
<i>Greater Hobart</i>	18	69	2	13	3	105
<i>Southern</i>	1	23	1	10	4	39
Greater Launceston	2	40	3	1	-	46
Central North	-	4	1	4	1	10
North-Eastern	1	7	1	1	1	11
<i>Northern</i>	3	51	5	6	2	67
Burnie-Devonport	-	29	4	1	-	34
North-Western Rural	-	14	1	1	-	16
Lyell	-	1	1	-	-	2
<i>Mersey-Lyell</i>	-	44	6	2	-	52
<i>Tasmania</i>	22	187	14	31	9	263
<b>PUBLIC SECTOR</b>						
<i>Greater Hobart</i>	-	5	-	-	-	5
<i>Southern</i>	-	-	-	-	-	-
Greater Launceston	-	-	-	-	-	-
Central North	-	-	-	-	-	-
North-Eastern	-	-	-	-	-	-
<i>Northern</i>	-	-	-	-	-	-
Burnie-Devonport	-	-	-	-	-	-
North-Western Rural	-	-	-	-	-	-
Lyell	-	-	-	-	-	-
<i>Mersey-Lyell</i>	-	-	-	-	-	-
<i>Tasmania</i>	-	5	-	-	-	5
<b>TOTAL</b>						
<i>Greater Hobart</i>	18	74	2	13	3	110
<i>Southern</i>	1	23	1	10	4	39
Greater Launceston	2	40	3	1	-	46
Central North	-	4	1	4	1	10
North-Eastern	1	7	1	1	1	11
<i>Northern</i>	3	51	5	6	2	67
Burnie-Devonport	-	29	4	1	-	34
North-Western Rural	-	14	1	1	-	16
Lyell	-	1	1	-	-	2
<i>Mersey-Lyell</i>	-	44	6	2	-	52
<i>Tasmania</i>	22	192	14	31	9	268

TABLE 3. NUMBER AND VALUE OF NEW DWELLING UNITS COMMENCED BY TYPE OF RESIDENTIAL BUILDING IN STATISTICAL LOCAL AREAS, JUNE 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)	13	13	1 080	13	13	1 080
Central Highlands	(M)	3	3	320	3	3	320
Clarence	(C)	19	19	1 846	19	19	1 846
Glamorgan/Spring Bay	(M)	7	9	560	7	9	560
Glenorchy	(C)	13	27	1 755	18	32	2 153
Hobart	(C)	21	55	3 860	21	55	3 860
Huon Valley	(M)	13	13	903	13	13	903
Kingborough	(M)	29	31	2 814	29	31	2 814
New Norfolk	(M)	4	4	353	4	4	353
Sorell	(M)	15	15	815	15	15	815
Southern Midlands	(M)	2	2	35	2	2	35
Tasman	(M)	5	5	206	5	5	206
<i>Greater Hobart-Southern</i>		144	196	14 548	149	201	14 946
Break O'Day	(M)	7	8	482	7	8	482
Dorset	(M)	4	4	282	4	4	282
Flinders	(M)	-	-	-	-	-	-
George Town	(M)	4	4	212	4	4	212
Launceston	(C)	10	13	1 141	10	13	1 141
Meander Valley	(M)	19	21	1 581	19	21	1 581
Northern Midlands	(M)	11	11	735	11	11	735
West Tamar	(M)	12	16	1 489	12	16	1 489
<i>Northern</i>		67	77	5 922	67	77	5 922
Burnie	(C)	1	5	279	1	5	279
Central Coast	(M)	11	16	1 022	11	16	1 022
Circular Head	(M)	7	7	569	7	7	569
Devonport	(C)	10	10	685	10	10	685
Kentish	(M)	3	5	268	3	5	268
King Island	(M)	-	-	-	-	-	-
Latrobe	(M)	9	11	799	9	11	799
Waratah/Wynyard	(M)	9	11	933	9	11	933
West Coast	(M)	2	2	120	2	2	120
<i>Mersey-Lyell</i>		52	67	4 675	52	67	4 675
<b>Tasmania</b>		<b>263</b>	<b>340</b>	<b>25 144</b>	<b>268</b>	<b>345</b>	<b>25 542</b>
<i>Statistical Division and Statistical Subdivision</i>							
<i>Greater Hobart</i>		105	155	11 386	110	160	11 784
<i>Southern</i>		39	41	3 162	39	41	3 162
Greater Launceston		46	55	4 548	46	55	4 548
Central North		10	10	610	10	10	610
North-Eastern		11	12	764	11	12	764
<i>Northern</i>		67	77	5 922	67	77	5 922
Burnie-Devonport		34	47	3 188	34	47	3 188
North-Western Rural		16	18	1 367	16	18	1 367
Lyell		2	2	120	2	2	120
<i>Mersey-Lyell</i>		52	67	4 675	52	67	4 675
<b>Tasmania</b>		<b>263</b>	<b>340</b>	<b>25 144</b>	<b>268</b>	<b>345</b>	<b>25 542</b>

(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 AND VALUE OF NEW DWELLING UNITS COMMENCED BY TYPE OF RESIDENTIAL BUILDING IN STATISTICAL LOCAL AREAS, 1993-94

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)	142	149	9 769	155	162	11 073
Central Highlands	(M)	38	38	1 640	38	38	1 640
Clarence	(C)	271	363	30 175	271	378	31 113
Glamorgan/Spring Bay	(M)	92	123	6 617	92	123	6 617
Glenorchy	(M)	152	346	23 933	170	364	25 398
Hobart	(C)	173	284	21 587	174	300	22 887
Huon Valley	(M)	139	154	9 265	139	156	9 393
Kingborough	(M)	337	375	32 623	338	376	32 735
New Norfolk	(M)	50	52	4 021	50	52	4 021
Sorell	(M)	188	203	11 768	188	203	11 768
Southern Midlans	(M)	51	55	3 301	51	55	3 301
Tasman	(M)	47	47	2 001	47	47	2 001
<i>Greater Hobart - Southern</i>		<i>1 680</i>	<i>2 189</i>	<i>156 698</i>	<i>1 713</i>	<i>2 254</i>	<i>161 945</i>
Break O' Day	(M)	95	104	6 231	95	106	6 368
Dorset	(M)	45	50	3 120	45	50	3 120
Flinders	(M)	3	3	136	3	3	136
George Town	(M)	34	34	2 207	34	34	2 207
Launceston	(C)	176	327	22 366	178	331	22 661
Meander Valley	(M)	202	222	15 613	204	224	15 738
Northern Midlands	(M)	85	94	6 423	87	96	6 596
West Tamar	(M)	181	213	18 042	184	218	18 402
<i>Northern</i>		<i>821</i>	<i>1 047</i>	<i>74 137</i>	<i>830</i>	<i>1 062</i>	<i>75 227</i>
Burnie	(C)	54	91	6 914	54	93	7 074
Central Coast	(M)	121	157	11 652	122	158	11 745
Circular Head	(M)	40	42	2 926	41	43	3 017
Devonport	(C)	76	138	9 445	79	151	10 283
Kentish	(M)	47	53	3 163	47	53	3 163
King Island	(M)	6	10	723	6	10	723
Latrobe	(M)	84	106	7 645	84	106	7 645
Waratah/Wynyard	(M)	62	78	6 139	63	79	6 229
West Coast	(M)	10	13	428	10	13	428
<i>Mersey-Lyell</i>		<i>500</i>	<i>688</i>	<i>49 036</i>	<i>506</i>	<i>706</i>	<i>50 308</i>
<b>Tasmania</b>		<b>3 001</b>	<b>3 924</b>	<b>279 871</b>	<b>3 049</b>	<b>4 022</b>	<b>287 481</b>
<i>Statistical Division and Statistical Subdivision</i>							
<i>Greater Hobart</i>		<i>1 207</i>	<i>1 661</i>	<i>125 350</i>	<i>1 240</i>	<i>1 724</i>	<i>130 469</i>
<i>Southern</i>		<i>473</i>	<i>528</i>	<i>31 348</i>	<i>473</i>	<i>530</i>	<i>31 476</i>
Greater Launceston		567	775	57 245	575	787	58 108
Central North		111	115	7 406	112	116	7 496
North-Eastern		143	157	9 486	143	159	9 623
<i>Northern</i>		<i>821</i>	<i>1 047</i>	<i>74 137</i>	<i>830</i>	<i>1 062</i>	<i>75 227</i>
Burnie-Devonport		316	482	35 348	321	499	36 529
North-Western Rural		174	193	13 260	175	194	13 351
Lyell		10	13	428	10	13	428
<i>Mersey-Lyell</i>		<i>500</i>	<i>688</i>	<i>49 036</i>	<i>506</i>	<i>706</i>	<i>50 308</i>
<b>Tasmania</b>		<b>3 001</b>	<b>3 924</b>	<b>279 871</b>	<b>3 049</b>	<b>4 022</b>	<b>287 481</b>

(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 5. 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
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
1993-94	3 001	923	3 924	48	50	98	3 049	973	4 022
1993:									
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
April	235	39	274	-	-	-	235	39	274
May	240	71	311	2	2	4	242	73	315
June	263	77	340	5	-	5	268	77	345

### 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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