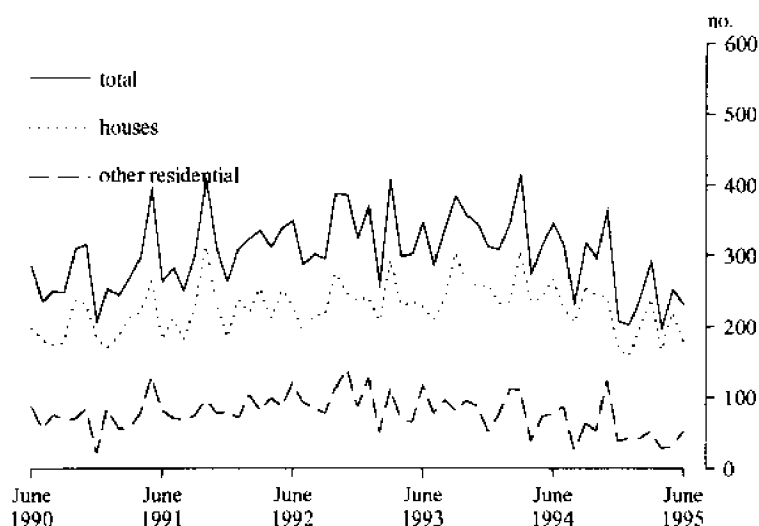


## DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES, TASMANIA, JUNE 1995

### MAIN FEATURES

- There were 231 new dwelling units commenced in June 1995, a nine per cent decrease on the 253 new dwelling units commenced in May 1995, and a 33 per cent decrease on the June 1994 figure of 345.
- For the twelve months ended June 1995 there were 3150 new dwelling units commenced, a 22 per cent decrease on the 4022 recorded for the twelve months ended June 1994.
- The Greater Hobart Statistical Division recorded 42 per cent of the new dwelling units commenced in June 1995, followed by the Northern Statistical Division with 32 per cent, the Mersey-Lyell Statistical Division with 15 per cent while the Southern Statistical Division made up the balance with 11 per cent.
- The City of Hobart recorded 32 new dwelling unit commencements in June 1995, followed by the City of Launceston with 30, the Municipality of Kingborough with 29 and the City of Clarence with 16.

### NEW DWELLING COMMENCEMENTS



**Denis W. Rogers**  
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- *about these statistics and the availability of other unpublished data*, telephone David Verrier on Hobart (002) 20 5878.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>
<b>PRIVATE SECTOR</b>						
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
1994:						235
April	22	164	9	32	8	240
May	28	172	10	24	6	263
June	22	187	14	31	9	226
July	15	168	9	25	9	206
August	14	156	5	26	5	255
September	21	188	11	32	3	242
October	11	181	10	35	5	239
November	11	181	10	34	3	170
December	6	116	6	36	6	
1995:						157
January	5	128	4	19	1	198
February	13	133	5	38	9	240
March	6	167	5	54	8	168
April	13	131	6	35	3	221
May	14	156	11	36	4	178
June	3	127	11	31	6	
<b>PUBLIC SECTOR</b>						
1992-93	-	28	-	-	-	28
1993-94	-	47	-	1	-	48
1994-95	-	3	-	1	-	4
1994:						-
April	-	-	-	-	-	2
May	-	2	-	-	-	5
June	-	5	-	-	-	-
July	-	-	-	-	-	-
August	-	-	-	-	-	-
September	-	-	-	-	-	1
October	-	1	-	-	-	1
November	-	1	-	-	-	-
December	-	-	-	-	-	-
1995:						2
January	-	1	-	1	-	-
February	-	-	-	-	-	-
March	-	-	-	-	-	-
April	-	-	-	-	-	-
May	-	-	-	-	-	-
June	-	-	-	-	-	-
<b>TOTAL</b>						
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
1994:						235
April	22	164	9	32	8	242
May	28	174	10	24	6	268
June	22	192	14	31	9	226
July	15	168	9	25	9	206
August	14	156	5	26	5	255
September	21	188	11	32	3	243
October	11	182	10	35	5	240
November	11	182	10	34	3	170
December	6	116	6	36	6	
1995:						159
January	5	129	4	20	1	198
February	13	133	5	38	9	240
March	6	167	5	54	8	168
April	13	111	6	35	3	221
May	14	156	11	36	4	178
June	3	127	11	31	6	

TABLE 2. NUMBER OF NEW HOUSES COMMENCED IN STATISTICAL DIVISIONS BY MATERIAL OF OUTER WALLS AND OWNERSHIP  
JUNE 1995

<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>	1	50	-	11	1	63
<i>Southern</i>	1	9	3	8	2	23
<i>Greater Launceston</i>	1	34	3	2	1	41
<i>Central North</i>	-	10	2	4	1	17
<i>North-Eastern</i>	-	1	1	3	-	5
<i>Northern</i>	1	45	6	9	2	63
<i>Burnie-Devonport</i>	-	19	-	2	-	21
<i>North-Western Rural</i>	-	4	1	1	1	7
<i>Lyell</i>	-	-	1	-	-	1
<i>Mersey-Lyell</i>	-	23	2	3	1	29
<b><i>Tasmania</i></b>	<b>3</b>	<b>127</b>	<b>11</b>	<b>31</b>	<b>6</b>	<b>178</b>
<b>PUBLIC SECTOR</b>						
<i>Greater Hobart</i>	-	-	-	-	-	-
<i>Southern</i>	-	-	-	-	-	-
<i>Greater Launceston</i>	-	-	-	-	-	-
<i>Central North</i>	-	-	-	-	-	-
<i>North-Eastern</i>	-	-	-	-	-	-
<i>Northern</i>	-	-	-	-	-	-
<i>Burnie-Devonport</i>	-	-	-	-	-	-
<i>North-Western Rural</i>	-	-	-	-	-	-
<i>Lyell</i>	-	-	-	-	-	-
<i>Mersey-Lyell</i>	-	-	-	-	-	-
<b><i>Tasmania</i></b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL</b>						
<i>Greater Hobart</i>	1	50	-	11	1	63
<i>Southern</i>	1	9	3	8	2	23
<i>Greater Launceston</i>	1	34	3	2	1	41
<i>Central North</i>	-	10	2	4	1	17
<i>North-Eastern</i>	-	1	1	3	-	5
<i>Northern</i>	1	45	6	9	2	63
<i>Burnie-Devonport</i>	-	19	-	2	-	21
<i>North-Western Rural</i>	-	4	1	1	1	7
<i>Lyell</i>	-	-	1	-	-	1
<i>Mersey-Lyell</i>	-	23	2	3	1	29
<b><i>Tasmania</i></b>	<b>3</b>	<b>127</b>	<b>11</b>	<b>31</b>	<b>6</b>	<b>178</b>

**TABLE 3. NUMBER AND VALUE OF NEW DWELLING UNITS COMMENCED BY TYPE OF RESIDENTIAL  
BUILDING IN STATISTICAL LOCAL AREAS, JUNE 1995**

<i>Statistical region sectors and statistical local areas (a)</i>		<i>Private sector</i>			<i>Total (b)</i>		
		<i>Houses</i>	<i>Total dwelling units</i>	<i>Value of dwelling units</i>	<i>Houses</i>	<i>Total dwelling units</i>	<i>Value of dwelling units</i>
		<i>Number</i>	<i>Number</i>	<i>(\$ '000)</i>	<i>Number</i>	<i>Number</i>	<i>(\$ '000)</i>
Brighton (M)	7	7	534	7	7	534	
Central Highlands (M)	1	1	225	1	1	225	
Clarence (C)	9	16	1 303	9	16	1 303	
Glamorgan/Spring Bay (M)	7	7	478	7	7	478	
Glenorchy (C)	6	7	540	6	7	540	
Hobart (C)	9	32	1 541	9	32	1 541	
Huon Valley (M)	4	7	510	4	7	510	
Kingborough (M)	26	29	2 269	26	29	2 269	
New Norfolk (M)	5	5	428	5	5	428	
Sorell (M)	11	11	737	11	11	737	
Southern Midlands (M)	1	1	70	1	1	70	
Tasman (M)	-	-	-	-	-	-	
<i>Greater Hobart-Southern</i>	<i>86</i>	<i>123</i>	<i>8 635</i>	<i>86</i>	<i>123</i>	<i>8 635</i>	
Break O'Day (M)	3	3	139	3	3	139	
Dorset (M)	2	2	122	2	2	122	
Flinders (M)	-	-	-	-	-	-	
George Town (M)	4	4	231	4	4	231	
Launceston (C)	19	30	2 191	19	30	2 191	
Meander Valley (M)	13	13	1 093	13	13	1 093	
Northern Midlands (M)	8	8	533	8	8	533	
West Tamar (M)	14	14	1 512	14	14	1 512	
<i>Northern</i>	<i>63</i>	<i>74</i>	<i>5 819</i>	<i>63</i>	<i>74</i>	<i>5 819</i>	
Burnie (C)	3	3	190	3	3	190	
Central Coast (M)	5	5	490	5	5	490	
Circular Head (M)	3	3	190	3	3	190	
Devonport (C)	8	10	746	8	10	746	
Kentish (M)	-	-	-	-	-	-	
King Island (M)	1	1	80	1	1	80	
Latrobe (M)	3	5	355	3	5	355	
Waratah/Wynyard (M)	5	6	783	5	6	783	
West Coast (M)	1	1	42	1	1	42	
<i>Mersey-Lyell</i>	<i>29</i>	<i>34</i>	<i>2 876</i>	<i>29</i>	<i>34</i>	<i>2 876</i>	
<b><i>Tasmania</i></b>	<b><i>178</i></b>	<b><i>231</i></b>	<b><i>17 330</i></b>	<b><i>178</i></b>	<b><i>231</i></b>	<b><i>17 330</i></b>	
<i>Statistical Division and Statistical Subdivision</i>							
<i>Greater Hobart</i>	<i>63</i>	<i>97</i>	<i>6 568</i>	<i>63</i>	<i>97</i>	<i>6 568</i>	
<i>Southern</i>	<i>23</i>	<i>26</i>	<i>2 067</i>	<i>23</i>	<i>26</i>	<i>2 067</i>	
<i>Greater Launceston</i>	<i>41</i>	<i>52</i>	<i>4 451</i>	<i>41</i>	<i>52</i>	<i>4 451</i>	
<i>Central North</i>	<i>17</i>	<i>17</i>	<i>1 107</i>	<i>17</i>	<i>17</i>	<i>1 107</i>	
<i>North-Eastern</i>	<i>5</i>	<i>5</i>	<i>261</i>	<i>5</i>	<i>5</i>	<i>261</i>	
<i>Northern</i>	<i>63</i>	<i>74</i>	<i>5 819</i>	<i>63</i>	<i>74</i>	<i>5 819</i>	
<i>Burnie-Devonport</i>	<i>21</i>	<i>26</i>	<i>2 269</i>	<i>21</i>	<i>26</i>	<i>2 269</i>	
<i>North-Western Rural</i>	<i>7</i>	<i>7</i>	<i>565</i>	<i>7</i>	<i>7</i>	<i>565</i>	
<i>Lyell</i>	<i>1</i>	<i>1</i>	<i>42</i>	<i>1</i>	<i>1</i>	<i>42</i>	
<i>Mersey-Lyell</i>	<i>29</i>	<i>34</i>	<i>2 876</i>	<i>29</i>	<i>34</i>	<i>2 876</i>	
<b><i>Tasmania</i></b>	<b><i>178</i></b>	<b><i>231</i></b>	<b><i>17 330</i></b>	<b><i>178</i></b>	<b><i>231</i></b>	<b><i>17 330</i></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, 1994-95**

<i>Statistical region sectors and statistical local areas (a)</i>		<i>Private sector</i>			<i>Total (b)</i>		
		<i>Houses</i>	<i>Total dwelling units</i>	<i>Value of dwelling units</i>	<i>Houses</i>	<i>Total dwelling units</i>	<i>Value of dwelling units</i>
		<i>Number</i>	<i>Number</i>	<i>(\$ '000)</i>	<i>Number</i>	<i>Number</i>	<i>(\$ '000)</i>
Brighton (M)		140	145	10 513	142	147	10 633
Central Highlands (M)		23	29	1 364	23	29	1 364
Clarence (C)		208	261	23 423	208	269	24 031
Glamorgan/Spring Bay (M)		61	73	4 301	61	73	4 301
Glenorchy (M)		124	199	13 477	124	201	13 587
Hobart (C)		191	287	28 998	191	287	28 998
Huon Valley (M)		104	109	7 342	104	109	7 342
Kingborough (M)		212	239	20 063	212	239	20 063
New Norfolk (M)		45	51	3 748	45	51	3 748
Sorell (M)		145	153	9 677	145	153	9 677
Southern Midlands (M)		36	38	2 646	36	38	2 646
Tasman (M)		31	31	1 591	31	31	1 591
<i>Greater Hobart - Southern</i>		<i>1 320</i>	<i>1 615</i>	<i>127 141</i>	<i>1322</i>	<i>1627</i>	<i>127959</i>
Break O'Day (M)		68	76	4 819	68	76	4 819
Dorset (M)		40	40	2 788	40	40	2 788
Flinders (M)		7	7	465	7	7	465
George Town (M)		31	31	2 632	31	31	2 632
Launceston (C)		160	261	20 616	160	277	21 817
Meander Valley (M)		140	173	12 056	142	179	12 573
Northern Midlands (M)		56	58	4 065	56	60	4 213
West Tamar (M)		187	203	18 849	187	203	18 849
<i>Northern</i>		<i>689</i>	<i>849</i>	<i>66 288</i>	<i>691</i>	<i>873</i>	<i>68 154</i>
Burnie (C)		53	81	7 086	53	83	7 246
Central Coast (M)		105	124	10 092	105	124	10 092
Circular Head (M)		59	71	4 147	59	73	4 340
Devonport (C)		95	133	1 519	95	133	1 519
Kentish (M)		35	35	2 292	35	35	2 292
King Island (M)		7	7	421	7	7	421
Latrobe (M)		67	79	5 855	67	79	5 855
Waratah/Wynyard (M)		60	99	8 612	60	99	8 612
West Coast (M)		11	13	399	11	17	747
<i>Mersey-Lyell</i>		<i>492</i>	<i>642</i>	<i>49 421</i>	<i>492</i>	<i>650</i>	<i>50 122</i>
<b><i>Tasmania</i></b>		<b><i>2 501</i></b>	<b><i>3 106</i></b>	<b><i>242 850</i></b>	<b><i>2 505</i></b>	<b><i>3 150</i></b>	<b><i>246 234</i></b>
<i>Statistical Division and Statistical Subdivision</i>							
<i>Greater Hobart</i>		<i>983</i>	<i>1 252</i>	<i>104 033</i>	<i>985</i>	<i>1 264</i>	<i>104 851</i>
<i>Southern</i>		<i>337</i>	<i>363</i>	<i>23 108</i>	<i>337</i>	<i>363</i>	<i>23 108</i>
<i>Greater Launceston</i>		<i>459</i>	<i>605</i>	<i>48 346</i>	<i>461</i>	<i>625</i>	<i>49 915</i>
<i>Central North</i>		<i>115</i>	<i>121</i>	<i>9 872</i>	<i>115</i>	<i>125</i>	<i>10 169</i>
<i>North-Eastern</i>		<i>115</i>	<i>123</i>	<i>8 071</i>	<i>115</i>	<i>123</i>	<i>8 071</i>
<i>Northern</i>		<i>689</i>	<i>849</i>	<i>66 288</i>	<i>691</i>	<i>873</i>	<i>68 154</i>
<i>Burnie-Devonport</i>		<i>321</i>	<i>452</i>	<i>37 316</i>	<i>321</i>	<i>454</i>	<i>37 476</i>
<i>North-Western Rural</i>		<i>160</i>	<i>177</i>	<i>11 706</i>	<i>160</i>	<i>179</i>	<i>11 899</i>
<i>Lyell</i>		<i>11</i>	<i>13</i>	<i>399</i>	<i>11</i>	<i>17</i>	<i>747</i>
<i>Mersey-Lyell</i>		<i>492</i>	<i>642</i>	<i>49 421</i>	<i>492</i>	<i>650</i>	<i>50 122</i>
<b><i>Tasmania</i></b>		<b><i>2 501</i></b>	<b><i>3 106</i></b>	<b><i>242 850</i></b>	<b><i>2 505</i></b>	<b><i>3 150</i></b>	<b><i>246 234</i></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
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
1994:									
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
July	226	83	309	-	4	4	226	87	313
August	206	27	233	-	-	-	206	27	233
September	255	52	307	-	11	11	255	63	318
October	242	49	291	1	4	5	243	53	296
November	239	121	360	1	3	4	240	124	364
December	170	39	209	-	-	-	170	39	209
1995:									
January	157	44	201	2	-	2	159	44	203
February	198	42	240	-	-	-	198	42	240
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

### 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.



## *For more information ...*

The ABS publishes a wide range of statistics and other information on Australia's economic and social conditions. Details of what is available in various publications and other products can be found in the *ABS Catalogue of Publications and Products* available at all ABS Offices (see below for contact details).

### **Information Consultancy Service**

Information tailored to special needs of clients can be obtained from the Information Consultancy Service available at ABS Offices (see Information Inquiries below for contact details).

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