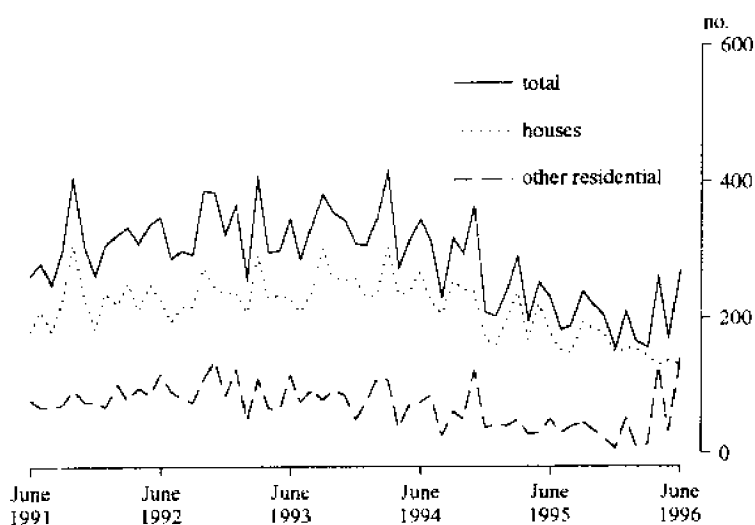


**DWELLING UNIT COMMENCEMENTS REPORTED BY
APPROVING AUTHORITIES, TASMANIA, JUNE 1996**

MAIN FEATURES

- There were 271 new dwelling units commenced in June 1996, a 58 per cent increase on the 171 new dwelling units commenced in May 1996, and a 17 per cent increase on the June 1995 figure of 231.
- For the 1995-96 financial year there were 2428 new dwelling units commenced, a 23 per cent decrease on the 3150 recorded for the 1994-95 financial year.
- The Greater Hobart Statistical Division recorded 43 per cent of the new dwelling units commenced in the 1995-96 financial year, followed by the Northern Statistical Division with 25 per cent, the Mersey-Lyell Statistical Division with 21 per cent while the Southern Statistical Division made up the balance with 11 per cent.
- The City of Hobart recorded 53 new dwelling unit commencements in June 1996, followed by the City of Launceston with 44, the City of Devonport with 29 and the Municipality of Sorell with 19.

NEW DWELLING COMMENCEMENTS



Denis W. Rogers
Deputy Commonwealth Statistician and
Government Statistician of Tasmania

PHONE INQUIRIES

- *about these statistics and the availability of other unpublished data*, telephone David Verrier on Hobart (03) 6220 5878.
- *for other general inquiries including copies of publications*, telephone the Information Officer on Hobart (03) 6220 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 vencer</i>	<i>Fibre cement</i>	<i>Timber</i>	<i>Other and not stated</i>	<i>Total</i>
PRIVATE SECTOR						
1993-94	306	2 073	103	440	79	3 001
1994-95	132	1 813	93	401	62	2 501
1995-96	224	1 145	79	311	80	1 839
1995:						
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
May	36	66	4	27	6	139
June	43	40	5	23	13	124
PUBLIC SECTOR						
1993-94	-	47	-	1	-	48
1994-95	-	3	-	1	-	4
1995-96	-	15	-	-	6	21
1995:						
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	-	-	-	-	-	-
May	-	-	-	-	-	-
June	-	-	-	-	6	6
TOTAL						
1993-94	306	2 120	103	441	79	3 049
1994-95	132	1 816	93	402	62	2 505
1995-96	224	1 160	79	311	86	1 860
1995:						
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
May	36	66	4	27	6	139
June	43	40	5	23	19	130

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

<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>	21	12	1	7	3	44
<i>Southern</i>	5	7	-	10	4	26
Greater Launceston	5	13	3	1	1	23
Central North	-	-	-	2	3	5
North-Eastern	2	-	-	1	-	3
<i>Northern</i>	7	13	3	4	4	31
Burnie-Devonport	8	6	-	-	1	15
North-Western Rural	2	2	1	2	1	8
Lyell	-	-	-	-	-	-
<i>Mersey-Lyell</i>	10	8	1	2	2	23
<i>Tasmania</i>	43	40	5	23	13	124
PUBLIC SECTOR						
<i>Greater Hobart</i>	-	-	-	-	6	6
<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>	-	-	-	-	6	6
TOTAL						
<i>Greater Hobart</i>	21	12	1	7	9	50
<i>Southern</i>	5	7	-	10	4	26
Greater Launceston	5	13	3	1	1	23
Central North	-	-	-	2	3	5
North-Eastern	2	-	-	1	-	3
<i>Northern</i>	7	13	3	4	4	31
Burnie-Devonport	8	6	-	-	1	15
North-Western Rural	2	2	1	2	1	8
Lyell	-	-	-	-	-	-
<i>Mersey-Lyell</i>	10	8	1	2	2	23
<i>Tasmania</i>	43	40	5	23	19	130

TABLE 3. NUMBER AND VALUE OF NEW DWELLING UNITS COMMENCED BY TYPE OF RESIDENTIAL BUILDING IN STATISTICAL LOCAL AREAS, JUNE 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)	8	8	656	8	8	656
Central Highlands	(M)	5	5	358	5	5	358
Clarence	(C)	11	13	1 292	11	13	1 292
Glamorgan/Spring Bay	(M)	4	4	319	4	4	319
Glenorchy	(C)	5	5	395	5	8	1 167
Hobart	(C)	7	26	3 410	13	53	6 613
Huon Valley	(M)	2	2	115	2	2	115
Kingborough	(M)	12	12	1 186	12	12	1 186
New Norfolk	(M)	4	4	246	4	4	246
Sorell	(M)	9	19	848	9	19	848
Southern Midlands	(M)	2	2	154	2	2	154
Tasman	(M)	1	1	46	1	1	46
<i>Greater Hobart-Southern</i>		<i>70</i>	<i>101</i>	<i>9 025</i>	<i>76</i>	<i>131</i>	<i>13 000</i>
Break O'Day	(M)	3	3	181	3	3	181
Dorset	(M)	-	-	-	-	-	-
Flinders	(M)	-	-	-	-	-	-
George Town	(M)	2	3	100	2	3	100
Launceston	(C)	6	10	784	6	44	4 176
Meander Valley	(M)	5	7	466	5	7	466
Northern Midlands	(M)	4	8	439	4	8	439
West Tamar	(M)	11	11	1 015	11	11	1 015
<i>Northern</i>		<i>31</i>	<i>42</i>	<i>2 985</i>	<i>31</i>	<i>76</i>	<i>6 377</i>
Burnie	(C)	4	4	301	4	4	301
Central Coast	(M)	3	8	647	3	15	1 241
Circular Head	(M)	-	-	-	-	4	356
Devonport	(C)	4	7	566	4	29	2 097
Kentish	(M)	5	5	432	5	5	432
King Island	(M)	1	1	120	1	1	120
Latrobe	(M)	2	2	140	2	2	140
Waratah/Wynyard	(M)	4	4	445	4	4	445
West Coast	(M)	-	-	-	-	-	-
<i>Mersey-Lyell</i>		<i>23</i>	<i>31</i>	<i>2 651</i>	<i>23</i>	<i>64</i>	<i>5 132</i>
Tasmania		124	174	14 661	130	271	24 509
<i>Statistical Division and Statistical Subdivision</i>							
<i>Greater Hobart</i>		<i>44</i>	<i>75</i>	<i>7 249</i>	<i>50</i>	<i>105</i>	<i>11 224</i>
<i>Southern</i>		<i>26</i>	<i>26</i>	<i>1 776</i>	<i>26</i>	<i>26</i>	<i>1 776</i>
Greater Launceston		23	33	2 388	23	67	5 780
Central North		5	6	416	5	6	416
North-Eastern		3	3	181	3	3	181
<i>Northern</i>		<i>31</i>	<i>42</i>	<i>2 985</i>	<i>31</i>	<i>76</i>	<i>6 377</i>
Burnie-Devonport		15	23	1 938	15	52	4 063
North-Western Rural		8	8	713	8	12	1 069
Lyell		-	-	-	-	-	-
<i>Mersey-Lyell</i>		<i>23</i>	<i>31</i>	<i>2 651</i>	<i>23</i>	<i>64</i>	<i>5 132</i>
Tasmania		124	174	14 661	130	271	24 509

(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, 1995-96

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)	88	88	6 998	89	89	7 059
Central Highlands (M)	19	19	1 115	19	19	1 115
Clarence (C)	152	186	18 602	152	186	18 602
Glamorgan/Spring Bay (M)	52	60	3 738	52	60	3 738
Glenorchy (M)	121	150	12 857	123	155	13 909
Hobart (C)	135	278	34 585	141	321	39 500
Huon Valley (M)	69	71	4 865	69	71	4 865
Kingborough (M)	156	165	15 416	156	165	15 416
New Norfolk (M)	33	35	2 590	33	35	2 590
Sorell (M)	113	145	9 715	113	145	9 715
Southern Midlands (M)	35	35	2 586	35	35	2 586
Tasman (M)	16	16	906	16	16	906
<i>Greater Hobart - Southern</i>	<i>989</i>	<i>1 248</i>	<i>113 973</i>	<i>998</i>	<i>1 297</i>	<i>120 001</i>
Break O'Day (M)	52	52	3 275	52	52	3 275
Dorset (M)	32	35	2 362	33	36	2 462
Flinders (M)	7	7	508	7	7	508
George Town (M)	20	22	1 610	20	22	1 610
Launceston (C)	102	140	11 902	103	188	16 608
Meander Valley (M)	80	107	7 567	83	110	7 815
Northern Midlands (M)	46	56	4 106	46	59	4 254
West Tamar (M)	134	143	12 828	134	143	12 828
<i>Northern</i>	<i>473</i>	<i>562</i>	<i>44 157</i>	<i>478</i>	<i>617</i>	<i>49 359</i>
Burnie (C)	68	81	6 678	68	93	8 178
Central Coast (M)	65	79	6 612	65	88	7 376
Circular Head (M)	31	35	2 624	31	41	3 073
Devonport (C)	57	68	6 726	64	125	10 034
Kentish (M)	33	37	2 458	33	37	2 458
King Island (M)	4	6	478	4	6	478
Larobe (M)	69	72	5 807	69	72	5 807
Waratah/Wynyard (M)	45	47	4 627	45	47	4 627
West Coast (M)	5	5	157	5	5	157
<i>Mersey-Lyell</i>	<i>377</i>	<i>430</i>	<i>36 166</i>	<i>384</i>	<i>514</i>	<i>42 188</i>
Tasmania	1 839	2 240	194 296	1 860	2 428	211 549
<i>Statistical Division and Statistical Subdivision</i>						
<i>Greater Hobart</i>	<i>740</i>	<i>987</i>	<i>96 481</i>	<i>749</i>	<i>1 036</i>	<i>102 509</i>
<i>Southern</i>	<i>249</i>	<i>261</i>	<i>17 492</i>	<i>249</i>	<i>261</i>	<i>17 492</i>
Greater Launceston	307	388	31 651	311	439	36 605
Central North	75	80	6 361	75	83	6 509
North-Eastern	91	94	6 145	92	95	6 245
<i>Northern</i>	<i>473</i>	<i>562</i>	<i>44 157</i>	<i>478</i>	<i>617</i>	<i>49 359</i>
Burnie-Devonport	254	295	26 573	261	373	32 146
North-Western Rural	118	130	9 436	118	136	9 885
Lyell	5	5	157	5	5	157
<i>Mersey-Lyell</i>	<i>377</i>	<i>430</i>	<i>36 166</i>	<i>384</i>	<i>514</i>	<i>42 188</i>
Tasmania	1 839	2 240	194 296	1 860	2 428	211 549

(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
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
1995-96	1 839	401	2 240	21	167	188	1 860	568	2 428
1995:									
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
May	139	32	171	-	-	-	139	32	171
June	124	50	174	6	91	97	130	141	271

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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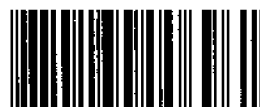
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