

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

**MAIN FEATURES**

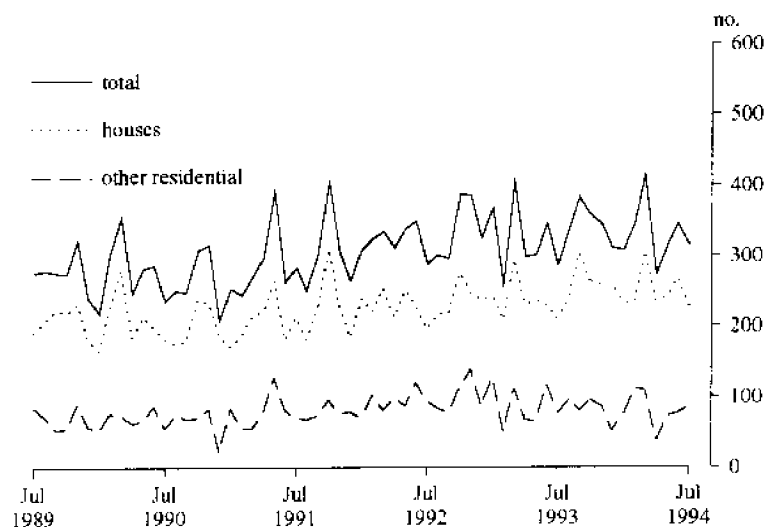
● There were 313 new dwelling units commenced in July 1994, a nine per cent decrease on the 345 new dwelling units commenced in June 1994, but a nine per cent increase on the July 1993 figure of 287.

● For the twelve months ended July 1994 there were 4048 new dwelling units commenced, a two per cent increase on the 3953 recorded for the twelve months ended July 1993.

● The Greater Hobart Statistical Division recorded 41 per cent of the new dwelling units commenced in July 1994, followed by the Northern Statistical Division with 28 per cent; the Mersey-Lyell Statistical Division accounted for 17 per cent while the Southern Statistical Division made up the balance with 14 per cent.

● The City of Clarence recorded 33 new dwelling unit commencements in July 1994, followed by the City of Launceston with 28, the City of Glenorchy with 27 and the Municipality of Kingborough with 26.

**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- *about these statistics and the availability of other unpublished data*, telephone David Verrier on Hobart (002) 20 5878.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 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:						
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
July	15	168	9	25	9	226
<b>PUBLIC SECTOR</b>						
1991-92	-	93	-	2	-	95
1992-93	-	28	-	-	-	28
1993-94	-	47	-	1	-	48
1993:						
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
July	-	-	-	-	-	-
<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:						
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
July	15	168	9	25	9	226

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

<i>Statistical division/ subdivision</i>	<i>Double brick</i>	<i>Brick vener</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>	9	61	-	9	2	81
<i>Southern</i>	2	24	2	5	2	35
Greater Launceston	1	42	1	2	-	46
Central North	1	5	-	3	-	9
North-Eastern	-	10	2	1	-	13
<i>Northern</i>	2	57	3	6	-	68
Burnie-Devonport	1	22	2	4	1	30
North-Western Rural	1	4	2	1	4	12
Lyell	-	-	-	-	-	-
<i>Mersey-Lyell</i>	2	26	4	5	5	42
<b><i>Tasmania</i></b>	<b>15</b>	<b>168</b>	<b>9</b>	<b>25</b>	<b>9</b>	<b>226</b>
<b>PUBLIC SECTOR</b>						
<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>	-	-	-	-	-	-
<b><i>Tasmania</i></b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL</b>						
<i>Greater Hobart</i>	9	61	-	9	2	81
<i>Southern</i>	2	24	2	5	2	35
Greater Launceston	1	42	1	2	-	46
Central North	1	5	-	3	-	9
North-Eastern	-	10	2	1	-	13
<i>Northern</i>	2	57	3	6	-	68
Burnie-Devonport	1	22	2	4	1	30
North-Western Rural	1	4	2	1	4	12
Lyell	-	-	-	-	-	-
<i>Mersey-Lyell</i>	2	26	4	5	5	42
<b><i>Tasmania</i></b>	<b>15</b>	<b>168</b>	<b>9</b>	<b>25</b>	<b>9</b>	<b>226</b>

TABLE 3. NUMBER AND VALUE OF NEW DWELLING UNITS COMMENCED BY TYPE OF RESIDENTIAL BUILDING IN STATISTICAL LOCAL AREAS, JULY 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)	17	17	1 098	17	17	1 098
Central Highlands	(M)	-	6	300	-	6	300
Clarence	(C)	15	33	2 465	15	33	2 465
Glamorgan/Spring Bay	(M)	3	5	262	3	5	262
Glenorchy	(C)	8	19	1 083	8	19	1 083
Hobart	(C)	16	27	2 072	16	27	2 072
Huon Valley	(M)	12	12	776	12	12	776
Kingborough	(M)	21	26	1 952	21	26	1 952
New Norfolk	(M)	10	12	953	10	12	953
Sorell	(M)	11	11	747	11	11	747
Southern Midlands	(M)	2	3	210	2	3	210
Tasman	(M)	1	1	46	1	1	46
<i>Greater Hobart-Southern</i>		116	172	11 964	116	172	11 964
Break O'Day	(M)	6	6	413	6	6	413
Dorset	(M)	7	7	345	7	7	345
Flinders	(M)	-	-	-	-	-	-
George Town	(M)	1	1	110	1	1	110
Launceston	(C)	16	28	1 970	16	28	1 970
Meander Valley	(M)	17	21	1 357	17	25	1 654
Northern Midlands	(M)	7	7	428	7	7	428
West Tamar	(M)	14	14	1 586	14	14	1 586
<i>Northern</i>		68	84	6 207	68	88	6 504
Burnie	(C)	8	13	1 013	8	13	1 013
Central Coast	(M)	6	6	423	6	6	423
Circular Head	(M)	5	9	340	5	9	340
Devonport	(C)	10	12	941	10	12	941
Kentish	(M)	-	-	-	-	-	-
King Island	(M)	-	-	-	-	-	-
Lalorbe	(M)	4	4	226	4	4	226
Waratah/Wynyard	(M)	9	9	657	9	9	657
West Coast	(M)	-	-	-	-	-	-
<i>Mersey-Lyell</i>		42	53	3 600	42	53	3 600
<i>Tasmania</i>		226	309	21 770	226	313	22 067
<i>Statistical Division and Statistical Subdivision</i>							
<i>Greater Hobart</i>		81	128	8 891	81	128	8 891
<i>Southern</i>		35	44	3 073	35	44	3 073
Greater Launceston		46	62	4 788	46	62	4 788
Central-North		9	9	662	9	13	959
North-Eastern		13	13	758	13	13	758
<i>Northern</i>		68	84	6 207	68	88	6 504
Burnie-Devonport		30	37	2 755	30	37	2 755
North-Western Rural		12	16	845	12	16	845
Lyell		-	-	-	-	-	-
<i>Mersey-Lyell</i>		42	53	3 600	42	53	3 600
<i>Tasmania</i>		226	309	21 770	226	313	22 067

(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
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:									
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
July	226	83	309	-	4	4	226	87	313

## EXPLANATORY NOTES

### Introduction

4. 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.

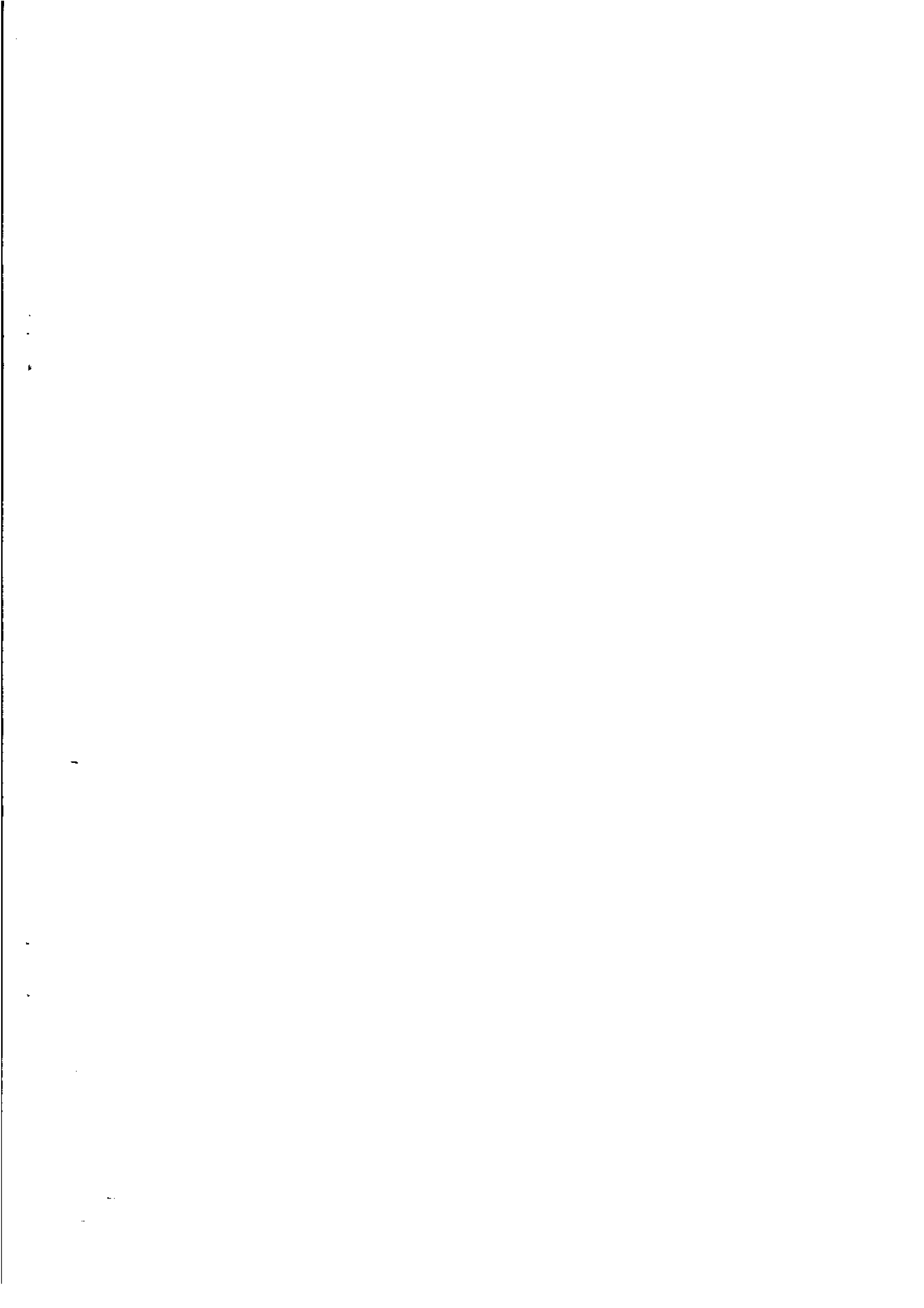
11. Users may also wish to refer to the following priced building and construction publications which are available:

*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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