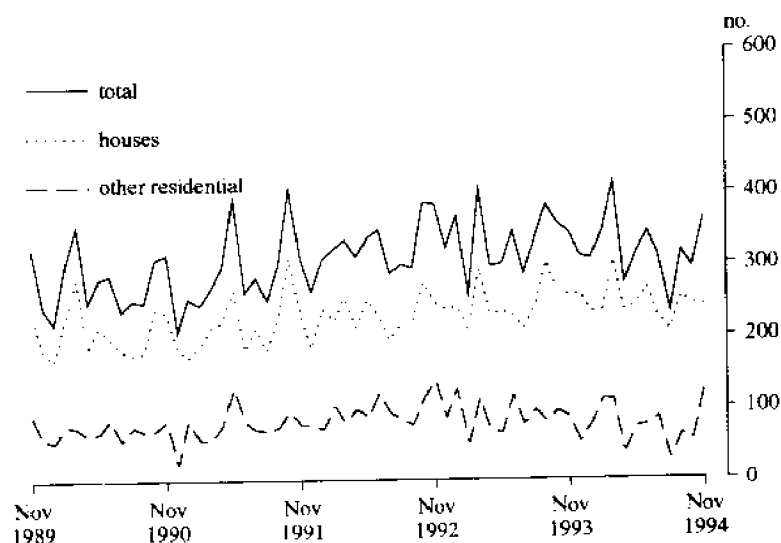


## DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES, TASMANIA, NOVEMBER 1994

### MAIN FEATURES

- There were 364 new dwelling units commenced in November 1994, a 23 per cent increase on the 296 new dwelling units commenced in October 1994, and a 17 per cent increase on the November 1993 figure of 311.
- For the twelve months ended November 1994 there were 3838 new dwelling units commenced, a four per cent decrease on the 4007 recorded for the twelve months ended November 1993.
- The Greater Hobart Statistical Division recorded 50 per cent of the new dwelling units commenced in November 1994, followed by the Northern Statistical Division with 21 per cent; the Mersey-Lyell Statistical Division recorded 16 per cent while the Southern Statistical Division made up the balance with 13 per cent.
- The City of Hobart recorded 77 new dwelling unit commencements in November 1994, followed by the City of Glenorchy with 39, the City of Launceston with 31 and the Municipality of Kingborough with 22.

### NEW DWELLING COMMENCEMENTS



**WILLIAM P. McREYNOLDS**  
Deputy Commonwealth Statistician and  
Statistician of the State of Tasmania

#### PHONE INQUIRIES

- *about these statistics and the availability of other unpublished data*, telephone Eddie Oakford on Hobart (002) 20 5878.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:						
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
August	14	156	5	26	5	206
September	21	188	11	32	3	255
October	11	181	10	35	5	242
November	11	181	10	34	3	239
<b>PUBLIC SECTOR</b>						
1991-92	-	93	-	2	-	95
1992-93	-	28	-	-	-	28
1993-94	-	47	-	1	-	48
1993:						
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	-	-	-	-	-	-
August	-	-	-	-	-	-
September	-	-	-	-	-	-
October	-	1	-	-	-	1
November	-	1	-	-	-	1
<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:						
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
August	14	156	5	26	5	206
September	21	188	11	32	3	255
October	11	182	10	35	5	243
November	11	182	10	34	3	240

TABLE 2. NUMBER OF NEW HOUSES COMMENCED IN STATISTICAL DIVISIONS BY MATERIAL OF OUTER WALLS AND OWNERSHIP  
NOVEMBER 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>	5	83	1	6	-	95
<i>Southern</i>	3	22	5	13	1	44
<i>Greater Launceston</i>	1	30	1	3	1	36
<i>Central North</i>	-	7	1	1	-	9
<i>North-Eastern</i>	-	5	1	4	-	10
<i>Northern</i>	1	42	3	8	1	55
<i>Burnie-Devonport</i>	1	23	-	4	1	29
<i>North-Western Rural</i>	1	11	1	3	-	16
<i>Lyell</i>	-	-	-	-	-	-
<i>Mersey-Lyell</i>	2	34	1	7	1	45
<b><i>Tasmania</i></b>	<b>11</b>	<b>181</b>	<b>10</b>	<b>34</b>	<b>3</b>	<b>239</b>
<b>PUBLIC SECTOR</b>						
<i>Greater Hobart</i>	-	-	-	-	-	-
<i>Southern</i>	-	-	-	-	-	-
<i>Greater Launceston</i>	-	1	-	-	-	1
<i>Central North</i>	-	-	-	-	-	-
<i>North-Eastern</i>	-	-	-	-	-	-
<i>Northern</i>	-	1	-	-	-	1
<i>Burnie-Devonport</i>	-	-	-	-	-	-
<i>North-Western Rural</i>	-	-	-	-	-	-
<i>Lyell</i>	-	-	-	-	-	-
<i>Mersey-Lyell</i>	-	-	-	-	-	-
<b><i>Tasmania</i></b>	<b>-</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1</b>
<b>TOTAL</b>						
<i>Greater Hobart</i>	5	83	1	6	-	95
<i>Southern</i>	3	22	5	13	1	44
<i>Greater Launceston</i>	1	31	1	3	1	37
<i>Central North</i>	-	7	1	1	-	9
<i>North-Eastern</i>	-	5	1	4	-	10
<i>Northern</i>	1	43	3	8	1	56
<i>Burnie-Devonport</i>	1	23	-	4	1	29
<i>North-Western Rural</i>	1	11	1	3	-	16
<i>Lyell</i>	-	-	-	-	-	-
<i>Mersey-Lyell</i>	2	34	1	7	1	45
<b><i>Tasmania</i></b>	<b>11</b>	<b>182</b>	<b>10</b>	<b>34</b>	<b>3</b>	<b>240</b>

**TABLE 3. NUMBER AND VALUE OF NEW DWELLING UNITS COMMENCED BY TYPE OF RESIDENTIAL  
BUILDING IN STATISTICAL LOCAL AREAS, NOVEMBER 1994**

<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)		12	12	910	12	12	910
Central Highlands (M)		5	5	232	5	5	232
Clarence (C)		15	16	1 511	15	16	1 511
Glamorgan/Spring Bay (M)		6	8	586	6	8	586
Glenorchy (C)		13	39	2 225	13	39	2 225
Hobart (C)		21	77	10 361	21	77	10 361
Huon Valley (M)		17	17	1 295	17	17	1 295
Kingborough (M)		18	22	1 838	18	22	1 838
New Norfolk (M)		1	1	88	1	1	88
Sorell (M)		20	20	1 150	20	20	1 150
Southern Midlands (M)		4	5	294	4	5	294
Tasman (M)		7	7	318	7	7	318
<i>Greater Hobart-Southern</i>		<i>139</i>	<i>229</i>	<i>20 806</i>	<i>139</i>	<i>229</i>	<i>20 806</i>
Break O'Day (M)		6	8	445	6	8	445
Dorset (M)		4	4	401	4	4	401
Flinders (M)		-	-	-	-	-	-
George Town (M)		7	7	506	7	7	506
Launceston (C)		14	28	2 190	14	31	2 390
Meander Valley (M)		4	4	287	5	5	397
Northern Midlands (M)		4	4	365	4	4	365
West Tamar (M)		16	16	1 707	16	16	1 707
<i>Northern</i>		<i>55</i>	<i>71</i>	<i>5 900</i>	<i>56</i>	<i>75</i>	<i>6 210</i>
Burnie (C)		3	9	700	3	9	700
Central Coast (M)		12	12	832	12	12	832
Circular Head (M)		3	6	444	3	6	444
Devonport (C)		10	12	1 015	10	12	1 015
Kentish (M)		6	6	395	6	6	395
King Island (M)		1	1	25	1	1	25
Latrobe (M)		6	8	607	6	8	607
Waratah/Wynyard (M)		4	6	419	4	6	419
West Coast (M)		-	-	-	-	-	-
<i>Mersey-Lyell</i>		<i>45</i>	<i>60</i>	<i>4 437</i>	<i>45</i>	<i>60</i>	<i>4 437</i>
<b>Tasmania</b>		<b>239</b>	<b>360</b>	<b>31 143</b>	<b>240</b>	<b>364</b>	<b>31 453</b>
<i>Statistical Division and Statistical Subdivision</i>							
<i>Greater Hobart</i>		<i>95</i>	<i>182</i>	<i>17 875</i>	<i>95</i>	<i>182</i>	<i>17 875</i>
<i>Southern</i>		<i>44</i>	<i>47</i>	<i>2 931</i>	<i>44</i>	<i>47</i>	<i>2 931</i>
Greater Launceston		36	50	4 409	37	54	4 719
Central North		9	9	645	9	9	645
North-Eastern		10	12	846	10	12	846
<i>Northern</i>		<i>55</i>	<i>71</i>	<i>5 900</i>	<i>56</i>	<i>75</i>	<i>6 210</i>
Burnie-Devonport		29	39	2 993	29	39	2 993
North-Western Rural		16	21	1 444	16	21	1 444
Lyell		-	-	-	-	-	-
<i>Mersey-Lyell</i>		<i>45</i>	<i>60</i>	<i>4 437</i>	<i>45</i>	<i>60</i>	<i>4 437</i>
<b>Tasmania</b>		<b>239</b>	<b>360</b>	<b>31 143</b>	<b>240</b>	<b>364</b>	<b>31 453</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 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:									
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
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

### 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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Information Services, ABS, PO Box 10, Belconnen ACT 2616







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(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).

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BUILDING IN STATISTICAL LOCAL AREAS, NOVEMBER 1994**

<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)		12	12	910	12	12	910
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Clarence (C)		15	16	1 511	15	16	1 511
Glamorgan/Spring Bay (M)		6	8	586	6	8	586
Glenorchy (C)		13	39	2 225	13	39	2 225
Hobart (C)		21	77	10 361	21	77	10 361
Huon Valley (M)		17	17	1 295	17	17	1 295
Kingborough (M)		18	22	1 838	18	22	1 838
New Norfolk (M)		1	1	88	1	1	88
Sorell (M)		20	20	1 150	20	20	1 150
Southern Midlands (M)		4	5	294	4	5	294
Tasman (M)		7	7	318	7	7	318
<i>Greater Hobart-Southern</i>		<i>139</i>	<i>229</i>	<i>20 806</i>	<i>139</i>	<i>229</i>	<i>20 806</i>
Break O'Day (M)		6	8	445	6	8	445
Dorset (M)		4	4	401	4	4	401
Flinders (M)		-	-	-	-	-	-
George Town (M)		7	7	506	7	7	506
Launceston (C)		14	28	2 190	14	31	2 390
Meander Valley (M)		4	4	287	5	5	397
Northern Midlands (M)		4	4	365	4	4	365
West Tamar (M)		16	16	1 707	16	16	1 707
<i>Northern</i>		<i>55</i>	<i>71</i>	<i>5 900</i>	<i>56</i>	<i>75</i>	<i>6 210</i>
Burnie (C)		3	9	700	3	9	700
Central Coast (M)		12	12	832	12	12	832
Circular Head (M)		3	6	444	3	6	444
Devonport (C)		10	12	1 015	10	12	1 015
Kentish (M)		6	6	395	6	6	395
King Island (M)		1	1	25	1	1	25
Latrobe (M)		6	8	607	6	8	607
Waratah/Wynyard (M)		4	6	419	4	6	419
West Coast (M)		-	-	-	-	-	-
<i>Mersey-Lyell</i>		<i>45</i>	<i>60</i>	<i>4 437</i>	<i>45</i>	<i>60</i>	<i>4 437</i>
<b>Tasmania</b>		<b>239</b>	<b>360</b>	<b>31 143</b>	<b>240</b>	<b>364</b>	<b>31 453</b>
<i>Statistical Division and Statistical Subdivision</i>							
<i>Greater Hobart</i>		<i>95</i>	<i>182</i>	<i>17 875</i>	<i>95</i>	<i>182</i>	<i>17 875</i>
<i>Southern</i>		<i>44</i>	<i>47</i>	<i>2 931</i>	<i>44</i>	<i>47</i>	<i>2 931</i>
Greater Launceston		36	50	4 409	37	54	4 719
Central North		9	9	645	9	9	645
North-Eastern		10	12	846	10	12	846
<i>Northern</i>		<i>55</i>	<i>71</i>	<i>5 900</i>	<i>56</i>	<i>75</i>	<i>6 210</i>
Burnie-Devonport		29	39	2 993	29	39	2 993
North-Western Rural		16	21	1 444	16	21	1 444
Lyell		-	-	-	-	-	-
<i>Mersey-Lyell</i>		<i>45</i>	<i>60</i>	<i>4 437</i>	<i>45</i>	<i>60</i>	<i>4 437</i>
<b>Tasmania</b>		<b>239</b>	<b>360</b>	<b>31 143</b>	<b>240</b>	<b>364</b>	<b>31 453</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 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:						
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
August	14	156	5	26	5	206
September	21	188	11	32	3	255
October	11	181	10	35	5	242
November	11	181	10	34	3	239
<b>PUBLIC SECTOR</b>						
1991-92	-	93	-	2	-	95
1992-93	-	28	-	-	-	28
1993-94	-	47	-	1	-	48
1993:						
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	-	-	-	-	-	-
August	-	-	-	-	-	-
September	-	-	-	-	-	-
October	-	1	-	-	-	1
November	-	1	-	-	-	1
<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:						
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
August	14	156	5	26	5	206
September	21	188	11	32	3	255
October	11	182	10	35	5	243
November	11	182	10	34	3	240