

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

MAIN FEATURES

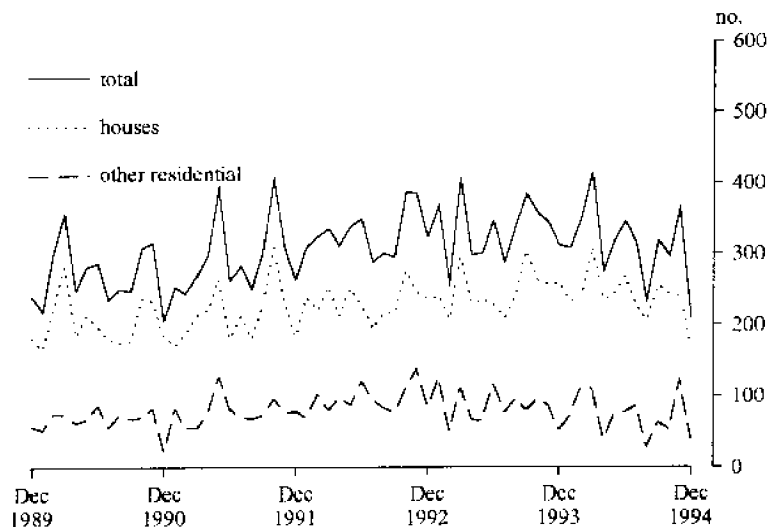
● There were 209 new dwelling units commenced in December 1994, a 43 per cent decrease on the 364 new dwelling units commenced in November 1994, and a 33 per cent decrease on the December 1993 figure of 311.

● For the twelve months ended December 1994 there were 3736 new dwelling units commenced, a six per cent decrease on the 3995 recorded for the twelve months ended November 1993.

● The Northern Statistical Division recorded 35 per cent of the new dwelling units commenced in December 1994, followed by the Greater Hobart Statistical Division with 31 per cent; the Mersey-Lyell Statistical Division recorded 19 per cent while the Southern Statistical Division made up the balance with 15 per cent.

● The City of Launceston recorded 24 new dwelling unit commencements in December 1994, followed by the municipalities of Kingborough and Meander Valley each with 18 and the Municipality of West Tamar with 16.

NEW DWELLING COMMENCEMENTS



WILLIAM P. McREYNOLDS
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- *about these statistics and the availability of other unpublished data*, telephone David Verrier on Hobart (002) 20 5878.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 vener</i>	<i>Fibre cement</i>	<i>Timber</i>	<i>Other and not stated</i>	<i>Total</i>
PRIVATE SECTOR						
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:						
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
December	6	116	6	36	6	170
PUBLIC SECTOR						
1991-92	-	93	-	2	-	95
1992-93	-	28	-	-	-	28
1993-94	-	47	-	1	-	48
1993:						
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
December	-	-	-	-	-	-
TOTAL						
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:						
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
December	6	116	6	36	6	170

TABLE 2. NUMBER OF NEW HOUSES COMMENCED IN STATISTICAL DIVISIONS BY MATERIAL OF OUTER WALLS AND OWNERSHIP
DECEMBER 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>
PRIVATE SECTOR						
<i>Greater Hobart</i>	2	45	1	9	2	59
<i>Southern</i>	-	15	1	14	2	32
Greater Launceston	2	26	-	3	1	32
Central North	-	6	1	-	-	7
North-Eastern	1	6	-	4	-	11
<i>Northern</i>	3	38	1	7	1	50
Burnie-Devonport	1	13	1	3	1	19
North-Western Rural	-	5	2	2	-	9
Lyell	-	-	-	1	-	1
<i>Mersey-Lyell</i>	1	18	3	6	1	29
<i>Tasmania</i>	6	116	6	36	6	170
PUBLIC SECTOR						
<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>	-	-	-	-	-	-
<i>Tasmania</i>	-	-	-	-	-	-
TOTAL						
<i>Greater Hobart</i>	2	45	1	9	2	59
<i>Southern</i>	-	15	1	14	2	32
Greater Launceston	2	26	-	3	1	32
Central North	-	6	1	-	-	7
North-Eastern	1	6	-	4	-	11
<i>Northern</i>	3	38	1	7	1	50
Burnie-Devonport	1	13	1	3	1	19
North-Western Rural	-	5	2	2	-	9
Lyell	-	-	-	1	-	1
<i>Mersey-Lyell</i>	1	18	3	6	1	29
<i>Tasmania</i>	6	116	6	36	6	170

TABLE 3. NUMBER AND VALUE OF NEW DWELLING UNITS COMMENCED BY TYPE OF RESIDENTIAL BUILDING IN STATISTICAL LOCAL AREAS, DECEMBER 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)	10	10	721	10	10	721
Central Highlands	(M)	4	4	198	4	4	198
Clarence	(C)	8	10	833	8	10	833
Glamorgan/Spring Bay	(M)	10	10	578	10	10	578
Glenorchy	(C)	8	12	1 080	8	12	1 080
Hobart	(C)	4	4	659	4	4	659
Huon Valley	(M)	7	7	534	7	7	534
Kingborough	(M)	18	18	1 506	18	18	1 506
New Norfolk	(M)	3	3	174	3	3	174
Sorell	(M)	15	15	1 077	15	15	1 077
Southern Midlands	(M)	2	2	158	2	2	158
Tasman	(M)	2	2	95	2	2	95
<i>Greater Hobart-Southern</i>		<i>91</i>	<i>97</i>	<i>7 612</i>	<i>91</i>	<i>97</i>	<i>7 612</i>
Break O'Day	(M)	6	6	488	6	6	488
Dorset	(M)	2	2	140	2	2	140
Flinders	(M)	3	3	215	3	3	215
George Town	(M)	3	3	222	3	3	222
Launceston	(C)	13	24	1 613	13	24	1 613
Meander Valley	(M)	11	18	1 148	11	18	1 148
Northern Midlands	(M)	-	-	-	-	-	-
West Tamar	(M)	12	16	1 057	12	16	1 057
<i>Northern</i>		<i>50</i>	<i>72</i>	<i>4 883</i>	<i>50</i>	<i>72</i>	<i>4 883</i>
Burnie	(C)	4	4	300	4	4	300
Central Coast	(M)	7	15	1 048	7	15	1 048
Circular Head	(M)	2	2	193	2	2	193
Devonport	(C)	7	8	760	7	8	760
Kentish	(M)	-	-	-	-	-	-
King Island	(M)	2	2	158	2	2	158
Latrobe	(M)	4	4	265	4	4	265
Waratah/Wynyard	(M)	2	4	305	2	4	305
West Coast	(M)	1	1	18	1	1	18
<i>Mersey-Lyell</i>		<i>29</i>	<i>40</i>	<i>3 047</i>	<i>29</i>	<i>40</i>	<i>3 047</i>
Tasmania		170	209	15 541	170	209	15 541
<i>Statistical Division and Statistical Subdivision</i>							
<i>Greater Hobart</i>		<i>59</i>	<i>65</i>	<i>5 627</i>	<i>59</i>	<i>65</i>	<i>5 627</i>
<i>Southern</i>		<i>32</i>	<i>32</i>	<i>1 985</i>	<i>32</i>	<i>32</i>	<i>1 985</i>
Greater Launceston		32	54	3 515	32	54	3 515
Central North		7	7	525	7	7	525
North-Eastern		11	11	843	11	11	843
<i>Northern</i>		<i>50</i>	<i>72</i>	<i>4 883</i>	<i>50</i>	<i>72</i>	<i>4 883</i>
Burnie-Devonport		19	30	2 273	19	30	2 273
North-Western Rural		9	9	756	9	9	756
Lyell		1	1	18	1	1	18
<i>Mersey-Lyell</i>		<i>29</i>	<i>40</i>	<i>2 047</i>	<i>29</i>	<i>40</i>	<i>3 047</i>
Tasmania		170	209	15 541	170	209	15 541

(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:									
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
December	170	39	209	-	-	-	170	39	209

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).

National Dial-a-Statistic Line

0055 86 400

(Steadycom P.L. premium rate 25c/21.4 secs.)

This number gives 24-hour access, 365 days a year, for a range of statistics.

Electronic Data Services

A large range of data is available via on-line services, diskette, magnetic tape, tape cartridge and CD ROM. For more details about these electronic data services, contact any ABS Office (see below).

Bookshops and Subscriptions

There is a large number of ABS publications available from ABS bookshops (see below Bookshop Sales for contact details). The ABS also provides a subscription service through which nominated publications are supplied by mail on a regular basis (telephone Subscription Service toll free on 008 02 0608 Australia wide).

Sales and Inquiries

Regional Offices	Information Inquiries	Bookshop Sales
SYDNEY (02)	268 4611	268 4620
MELBOURNE (03)	615 7000	615 7829
BRISBANE (07)	222 6351	222 6350
PERTH (09)	360 5140	360 5307
ADELAIDE (08)	237 7100	237 7582
HOBART (002)	20 5800	20 5800
CANBERRA (06)	207 0326	207 0326
DARWIN (089)	43 2111	43 2111
National Office		
ACT (06)	252 6007	008 020 608

ABS Email Addresses

Keylink	STAT.INFO/ABS
X.400	(C:AU,A:TELMEMO,O:ABS,SN:INFO,FN:STAT)
Internet	STAT.INFO@ABS. TELEMEMO.AU

