

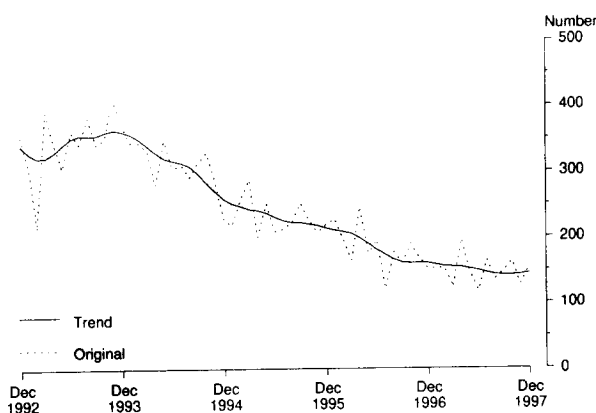
BUILDING APPROVALS

TASMANIA

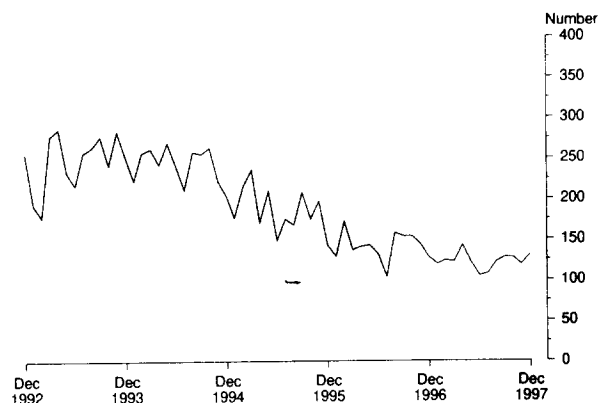
EMBARGO: 11.30AM (CANBERRA TIME) TUES 10 FEB 1998

MAIN FEATURES

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES



Residential building

- The trend for the total number of dwelling units approved has flattened after a lengthy decline since late 1993.
- In original terms the total number of dwelling units approved in December was 155, up from 128 in November.
- There were 18 dwellings approved in the City of Glenorchy, 15 in the Municipality of Central Coast and 14 in the Municipality of Glamorgan/Spring Bay.

- The value of new residential building approved was \$13.5 million.

Non-residential building

- The value of non-residential building jobs approved in December was \$12.7 million. Hotels accounted for \$7.1 million of this total with a waterfront redevelopment project in the City of Hobart contributing \$7.0 million to this category.

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7585 or any ABS State Office.
- for information about other ABS statistics and services please contact Information Services on Hobart (03) 6220 5800, call at 200 Collins Street, Hobart or write to Information Services, ABS, GPO Box 66A, Hobart 7001.

TABLE 1. DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)			Trend estimate
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total	
1994-95	2,570	6	2,576	545	51	596	14	3,129	57	3,186	..
1995-96	1,917	21	1,938	448	153	601	7	2,372	174	2,546	..
1996-97	1,575	18	1,593	194	57	251	17	1,781	80	1,861	..
1996-97											
July-December	843	9	852	76	37	113	4	923	46	969	..
1997-98											
July-December	733	6	739	153	2	155	2	888	8	896	..
1996—											
October	154	—	154	11	22	33	3	168	22	190	160
November	145	1	146	18	4	22	—	163	5	168	160
December	128	2	130	12	11	23	—	140	13	153	160
1997—											
January	117	1	118	25	—	25	10	147	6	153	158
February	124	5	129	9	15	24	—	133	20	153	156
March	123	2	125	—	—	—	—	123	2	125	155
April	143	1	144	46	5	51	1	190	6	196	154
May	121	—	121	25	—	25	1	147	—	147	152
June	104	—	104	13	—	13	1	118	—	118	149
July	108	1	109	56	—	56	—	164	1	165	146
August	121	—	121	12	2	14	1	134	2	136	143
September	128	3	131	18	—	18	—	146	3	149	142
October	127	1	128	35	—	35	—	162	1	163	142
November	119	1	120	8	—	8	—	127	1	128	143
December	130	—	130	24	—	24	1	155	—	155	145

(a) Includes Conversions, etc. See paragraphs 10-12 of the Explanatory Notes.

TABLE 2. VALUE OF BUILDING APPROVED
(\$'000)

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
1994-95	210,842	510	211,352	29,696	3,575	33,271	240,537	4,085	244,623	39,963	117,984	161,567	397,901	446,152
1995-96	163,633	1,649	165,282	37,698	14,465	52,163	201,330	16,114	217,445	36,890	119,849	216,752	356,114	471,086
1996-97	135,511	1,763	137,274	14,346	5,808	20,154	149,856	7,572	157,428	35,323	121,490	158,970	305,728	351,720
1996—														
October	14,089	—	14,089	691	2,533	3,225	14,780	2,533	17,314	3,530	9,585	10,647	27,814	31,491
November	12,015	67	12,082	915	354	1,269	12,930	421	13,351	3,347	6,375	7,262	22,616	23,960
December	11,090	148	11,238	800	905	1,705	11,890	1,053	12,943	2,371	3,796	4,396	18,015	19,710
1997—														
January	10,492	66	10,558	1,683	—	1,683	12,174	66	12,241	3,513	9,258	10,878	24,578	26,632
February	11,161	600	11,761	660	1,281	1,941	11,821	1,881	13,702	3,253	8,862	12,507	23,925	29,461
March	10,712	210	10,922	—	—	—	10,712	210	10,922	3,719	7,861	10,140	22,292	24,781
April	11,068	118	11,186	4,979	735	5,714	16,047	853	16,900	3,165	4,758	5,454	23,971	25,520
May	10,821	—	10,821	1,947	—	1,947	12,768	—	12,768	2,723	16,913	18,091	32,009	33,582
June	8,936	—	8,936	528	—	528	9,464	—	9,464	2,523	13,294	13,619	25,280	25,606
July	9,494	65	9,559	4,730	—	4,730	14,224	65	14,289	3,695	5,761	7,807	23,669	25,790
August	10,155	—	10,155	642	190	832	10,797	190	10,987	3,481	4,944	6,444	19,223	20,913
September	11,449	274	11,723	2,080	—	2,080	13,529	274	13,803	2,845	3,806	13,474	20,050	30,122
October	10,921	420	11,341	2,537	—	2,537	13,458	420	13,878	3,413	8,584	10,722	25,315	28,014
November	10,668	50	10,718	380	—	380	11,048	50	11,098	2,816	3,459	7,341	17,283	21,255
December	12,135	—	12,135	1,400	—	1,400	13,535	—	13,535	2,740	10,958	12,655	27,234	28,931

**TABLE 3. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
(\$'000)**

Class of building	1995-96	1996-97	July-December		1997		
			1996-97	1997-98	October	November	December
PRIVATE SECTOR							
New houses	163,633	135,511	72,322	64,823	10,921	10,668	12,135
New other residential buildings	37,698	14,346	4,548	11,769	2,537	380	1,400
<i>Total new residential building</i>	<i>201,330</i>	<i>149,856</i>	<i>76,870</i>	<i>76,592</i>	<i>13,458</i>	<i>11,048</i>	<i>13,535</i>
Alterations and additions to residential buildings	34,935	34,381	16,257	18,670	3,273	2,776	2,740
Hotels, etc.	13,965	6,389	4,051	7,978	360	60	7,123
Shops	29,289	15,258	7,583	5,379	1,617	756	1,058
Factories	19,168	37,455	26,216	3,541	290	240	480
Offices	10,794	14,063	5,428	3,988	900	525	532
Other business premises	16,756	20,024	7,602	5,926	3,303	670	530
Educational	7,768	4,770	1,255	1,427	—	112	—
Religious	1,820	555	250	80	80	—	—
Health	12,203	14,881	4,280	3,471	588	150	160
Entertainment and recreational	2,141	4,819	2,935	3,525	1,150	350	225
Miscellaneous	5,944	3,277	945	2,198	296	596	850
<i>Total non-residential building</i>	<i>119,849</i>	<i>121,490</i>	<i>60,545</i>	<i>37,513</i>	<i>8,584</i>	<i>3,459</i>	<i>10,958</i>
Total	356,114	305,728	153,672	132,774	25,315	17,283	27,234
PUBLIC SECTOR							
New houses	1,649	1,763	769	809	420	50	—
New other residential buildings	14,465	5,808	3,792	190	—	—	—
<i>Total new residential building</i>	<i>16,114</i>	<i>7,572</i>	<i>4,561</i>	<i>999</i>	<i>420</i>	<i>50</i>	<i>—</i>
Alterations and additions to residential buildings	1,954	941	170	321	140	40	—
Hotels, etc.	414	200	200	—	—	—	—
Shops	3,375	595	595	—	—	—	—
Factories	600	520	70	95	95	—	—
Offices	6,599	13,097	9,915	7,645	200	865	—
Other business premises	6,340	1,337	337	668	75	—	—
Educational	25,165	10,577	10,577	9,419	400	2,717	1,587
Religious	—	—	—	—	—	—	—
Health	30,383	1,233	250	2,144	1,018	—	110
Entertainment and recreational	12,798	2,632	241	190	—	80	—
Miscellaneous	11,229	7,289	5,550	770	350	220	—
<i>Total non-residential building</i>	<i>96,903</i>	<i>37,479</i>	<i>27,735</i>	<i>20,931</i>	<i>2,138</i>	<i>3,882</i>	<i>1,697</i>
Total	114,972	45,992	32,466	22,251	2,698	3,972	1,697
TOTAL							
New houses	165,282	137,274	73,091	65,632	11,341	10,718	12,135
New other residential buildings	52,163	20,154	8,340	11,959	2,537	380	1,400
<i>Total new residential building</i>	<i>217,445</i>	<i>157,428</i>	<i>81,431</i>	<i>77,591</i>	<i>13,878</i>	<i>11,098</i>	<i>13,535</i>
Alterations and additions to residential buildings	36,890	35,323	16,426	18,990	3,413	2,816	2,740
Hotels, etc.	14,379	6,589	4,251	7,978	360	60	7,123
Shops	32,664	15,853	8,178	5,379	1,617	756	1,058
Factories	19,768	37,975	26,286	3,636	385	240	480
Offices	17,393	27,159	15,343	11,633	1,100	1,390	532
Other business premises	23,096	21,361	7,939	6,594	3,378	670	530
Educational	32,933	15,347	11,832	10,846	400	2,829	1,587
Religious	1,820	555	250	80	80	—	—
Health	42,586	16,114	4,530	5,615	1,606	150	270
Entertainment and recreational	14,939	7,451	3,176	3,715	1,150	430	225
Miscellaneous	17,173	10,566	6,495	2,968	646	816	850
<i>Total non-residential building</i>	<i>216,752</i>	<i>158,970</i>	<i>88,280</i>	<i>58,444</i>	<i>10,722</i>	<i>7,341</i>	<i>12,655</i>
Total	471,086	351,720	186,138	155,025	28,014	21,255	28,931

TABLE 4. NON-RESIDENTIAL BUILDING JOBS APPROVED, BY CLASS OF BUILDING AND VALUE SIZE GROUPS

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$'000)	No.	Value (\$'000)	No.	Value (\$'000)	No.	Value (\$'000)	No.	Value (\$'000)	No.	Value (\$'000)
HOTELS, ETC.												
1997 October	3	360	—	—	—	—	—	—	—	—	3	360
November	1	60	—	—	—	—	—	—	—	—	1	60
December	1	125	—	—	—	—	—	—	1	6,998	2	7,123
SHOPS												
1997 October	3	427	4	1,190	—	—	—	—	—	—	7	1,617
November	4	306	2	450	—	—	—	—	—	—	6	756
December	6	633	2	425	—	—	—	—	—	—	8	1,058
FACTORIES												
1997 October	4	385	—	—	—	—	—	—	—	—	4	385
November	3	240	—	—	—	—	—	—	—	—	3	240
December	2	180	1	300	—	—	—	—	—	—	3	480
OFFICES												
1997 October	—	—	1	200	1	900	—	—	—	—	2	1,100
November	5	590	3	800	—	—	—	—	—	—	8	1,390
December	5	532	—	—	—	—	—	—	—	—	5	532
OTHER BUSINESS PREMISES												
1997 October	5	528	—	—	—	—	2	2,850	—	—	7	3,378
November	3	270	2	400	—	—	—	—	—	—	5	670
December	1	130	1	400	—	—	—	—	—	—	2	530
EDUCATIONAL												
1997 October	1	170	1	230	—	—	—	—	—	—	2	400
November	3	257	1	390	1	604	1	1,578	—	—	6	2,829
December	1	120	—	—	2	1,467	—	—	—	—	3	1,587
RELIGIOUS												
1997 October	1	80	—	—	—	—	—	—	—	—	1	80
November	—	—	—	—	—	—	—	—	—	—	—	—
December	—	—	—	—	—	—	—	—	—	—	—	—
HEALTH												
1997 October	1	188	2	700	1	718	—	—	—	—	4	1,606
November	1	150	—	—	—	—	—	—	—	—	1	150
December	2	270	—	—	—	—	—	—	—	—	2	270
ENTERTAINMENT AND RECREATIONAL												
1997 October	1	50	—	—	—	—	1	1,100	—	—	2	1,150
November	2	130	1	300	—	—	—	—	—	—	3	430
December	2	225	—	—	—	—	—	—	—	—	2	225
MISCELLANEOUS												
1997 October	1	100	2	546	—	—	—	—	—	—	3	646
November	3	190	3	626	—	—	—	—	—	—	6	816
December	—	—	—	—	1	850	—	—	—	—	1	850
TOTAL NON-RESIDENTIAL BUILDING												
1997 October	20	2,288	10	2,866	2	1,618	3	3,950	—	—	35	10,722
November	25	2,193	12	2,966	1	604	1	1,578	—	—	39	7,341
December	20	2,215	4	1,125	3	2,317	—	—	1	6,998	28	12,655

TABLE 5: NUMBER OF NEW HOUSES (a) APPROVED BY MATERIAL OF OUTER WALLS (b)

Period	Material of outer walls					Total
	Double brick	Brick veneer	Fibre cement	Timber	Other and not stated	
1994-95	129	1,865	89	428	59	2,570
1995-96	248	1,104	94	335	157	1,938
1996-97	108	997	60	278	150	1,593
1996:						
October	12	94	3	24	21	154
November	32	53	12	18	31	146
December	2	93	5	18	12	130
1997:						
January	5	82	—	23	8	118
February	2	93	4	23	7	129
March	4	83	3	23	12	125
April	2	88	9	34	11	144
May	—	89	4	18	10	121
June	2	75	5	17	5	104
July	8	75	5	14	7	109
August	4	82	3	22	10	121
September	10	78	9	19	15	131
October	1	93	9	17	8	128
November	3	82	6	16	13	120
December	2	90	9	19	10	130

(a) Excludes Conversions etc. (b) From July 1990 includes only those approvals valued at \$10,000 and over.

TABLE 6: VALUE OF BUILDING APPROVED IN STATISTICAL DIVISIONS (a)
(\$'000)

Period	Greater Hobart		Southern		Northern		Mersey-Lyell		Tasmania	
	New residential building	All building (b)	New residential building	All building (b)	New residential building	All building (b)	New residential building	All building (b)	New residential building	All building (b)
1994-95	101,301	206,436	22,687	30,302	69,151	115,780	51,483	93,633	244,623	446,152
1995-96	105,158	243,553	19,934	29,637	49,298	110,219	43,056	87,678	217,445	471,086
1996-97	67,238	143,367	14,365	21,233	41,812	101,014	32,295	86,105	155,710	351,721
1996:										
October	6,413	14,793	938	1,533	3,342	7,607	4,901	7,558	15,594	31,491
November	5,890	8,533	913	1,668	3,901	7,494	2,647	6,265	13,351	23,960
December	5,685	9,604	770	863	3,880	5,606	2,609	3,637	12,943	19,710
1997:										
January	5,717	13,500	1,685	2,209	2,099	5,650	2,740	5,274	12,241	26,633
February	5,400	11,331	1,979	4,326	3,737	6,866	2,586	6,939	13,702	29,462
March	4,351	12,115	650	1,280	3,395	5,955	2,527	5,431	10,922	24,781
April	8,510	10,471	1,345	1,521	4,709	9,508	2,337	4,019	16,901	25,519
May	4,765	9,927	1,565	1,811	4,011	8,676	2,426	13,168	12,768	33,582
June	3,778	6,037	1,152	1,527	2,451	6,241	2,083	11,801	9,464	25,606
July	9,412	14,517	1,181	2,110	2,683	6,571	1,013	2,592	14,289	25,790
August	3,718	8,700	1,571	1,768	3,337	5,451	2,361	4,995	10,987	20,913
September	5,883	9,686	1,493	2,019	4,020	13,814	2,408	4,603	13,803	30,122
October	4,494	7,877	1,608	2,118	3,300	9,350	4,476	8,669	13,878	28,014
November	5,338	10,220	902	2,853	2,274	4,124	2,583	4,058	11,098	21,255
December	5,032	16,355	1,692	2,077	3,169	4,341	3,643	6,158	13,535	28,931

(a) See explanatory notes, paragraphs 3-6. (b) Includes new residential buildings specified in the previous column. The items comprising 'All building' are specified in Table 8.

TABLE 7. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, DECEMBER 1997

Statistical region sectors and statistical local areas (a)	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		Total building (\$'000)
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
GREATER HOBART-SOUTHERN STATISTICAL DIVISIONS										
Brighton (M)	4	—	381	—	—	—	15	—	—	396
Central Highlands (M)	1	—	20	—	—	—	30	—	—	50
Clarence (C)	5	—	697	5	—	330	422	618	618	2,067
Derwent Valley (M)	2	—	127	—	—	—	55	—	—	182
Glamorgan/Spring Bay (M)	14	—	954	—	—	—	15	—	—	969
Glenorchy (C)	9	—	904	9	—	450	28	380	380	1,762
Hobart (C)	9	—	1,158	—	—	—	393	9,195	9,195	10,745
Huon Valley (M)	3	—	210	—	—	—	110	130	130	450
Kingborough (M)	9	—	800	—	—	—	246	—	—	1,046
Sorell (M)	4	—	349	—	—	—	12	—	—	361
Southern Midlands (M)	2	—	249	—	—	—	35	—	—	284
Tasman (M)	1	—	95	—	—	—	25	—	—	120
Greater Hobart-Southern (SDs)	63	—	5,944	14	—	780	1,386	10,323	10,323	18,432
NORTHERN STATISTICAL DIVISION										
Break O'Day (M)	3	—	197	—	—	—	—	—	—	197
Dorset (M)	3	—	285	—	—	—	20	—	—	305
Flinders (M)	—	—	—	—	—	—	33	—	—	33
George Town (M)	2	—	253	—	—	—	67	—	—	320
Launceston (C)	11	—	1,029	—	—	—	105	50	280	1,414
Meander Valley (M)	5	—	460	—	—	—	15	100	100	575
Northern Midlands (M)	6	—	653	—	—	—	185	60	60	898
West Tamar (M)	1	—	42	4	—	250	207	100	100	599
Northern (SD)	31	—	2,919	4	—	250	631	310	540	4,341
MERSEY-LYELL STATISTICAL DIVISION										
Burnie (C)	4	—	432	—	—	—	190	—	—	622
Central Coast (M)	9	—	855	6	—	370	125	—	—	1,350
Circular Head (M)	1	—	122	—	—	—	30	—	—	152
Devonport (C)	3	—	364	—	—	—	59	—	879	1,302
Kentish (M)	2	—	135	—	—	—	24	125	125	284
King Island (M)	2	—	181	—	—	—	—	—	—	181
Latrobe (M)	11	—	863	—	—	—	50	125	713	1,626
Waratah/Wynyard (M)	3	—	306	—	—	—	229	75	75	610
West Coast (M)	1	—	15	—	—	—	16	—	—	31
Mersey-Lyell (SD)	36	—	3,273	6	—	370	723	325	1,792	6,158

For footnote, see end of table.

TABLE 7. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, DECEMBER 1997—continued

Statistical region sectors and statistical local areas (a)	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
STATISTICAL DIVISIONS AND SUBDIVISIONS										
Greater Hobart (SD)	39	—	4,252	14	—	780	1,131	10,193	10,193	16,355
Southern (SD)	24	—	1,692	—	—	—	255	130	130	2,077
Greater Launceston (SSD)	21	—	2,054	4	—	250	461	310	540	3,305
Central North (SSD)	4	—	384	—	—	—	118	—	—	501
North-Eastern (SSD)	6	—	482	—	—	—	53	—	—	535
Northern (SD)	31	—	2,919	4	—	250	631	310	540	4,341
Burnie-Devonport (SSD)	28	—	2,654	6	—	370	522	200	1,667	5,213
North-Western Rural (SSD)	7	—	604	—	—	—	185	125	125	914
Lyell (SSD)	1	—	15	—	—	—	16	—	—	31
Mersey-Lyell (SD)	36	—	3,273	6	—	370	723	325	1,792	6,158
Tasmania	130	—	12,135	24	—	1,400	2,740	10,958	12,655	28,931

(a) Statistics are presented in terms of statistical local areas aggregated to their equivalent legal local government areas. (b) Excludes Conversions, etc.

TABLE 8. VALUE OF BUILDING APPROVALS IN STATISTICAL DIVISIONS BY CLASS OF BUILDING, DECEMBER 1997 (\$'000)

Class of building	Greater Hobart	Southern	Northern	Mersey-Lyell	Tasmania
New houses	4,252	1,692	2,919	3,273	12,135
New other residential building	780	—	250	370	1,400
Total new residential building	5,032	1,692	3,169	3,643	13,535
Alterations and additions to residential buildings	1,131	255	631	723	2,740
Hotels etc.	6,998	—	—	125	7,123
Shops	923	—	60	75	1,058
Factories	380	—	100	—	480
Offices	482	—	50	—	532
Other business premises	400	130	—	—	530
Educational	—	—	120	1,467	1,587
Religious	—	—	—	—	—
Health	160	—	110	—	270
Entertainment and recreational	—	—	100	125	225
Miscellaneous	850	—	—	—	850
Total non-residential building	10,193	130	540	1,792	12,655
Total building	16,355	2,077	4,341	6,158	28,931

TABLE 9. VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES (a) (\$ million)

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1994-95	172.7	173.1	32.1	205.3	32.8	115.6	158.3	351.7	396.3
1995-96	130.8	132.1	49.6	181.7	29.5	116.0	209.6	313.4	420.9
1996-97	108.3	109.7	19.0	128.6	28.2	116.5	152.5	268.4	309.4
1996—									
June qtr.	28.5	28.6	16.5	45.1	8.1	26.5	53.8	72.2	107.1
Sept. qtr.	28.0	28.5	2.0	30.5	5.7	39.3	63.6	75.7	99.8
Dec. qtr.	29.7	29.9	5.9	35.8	7.3	19.0	21.4	58.8	64.5
1997—									
Mar. qtr.	25.9	26.5	3.4	29.9	8.4	24.9	32.1	61.8	70.4
June qtr.	24.6	24.7	7.7	32.4	6.7	33.3	35.4	72.1	74.6
Sept. qtr.	24.9	25.1	7.1	32.2	8.0	13.7	26.2	54.0	66.4

(a) See paragraphs 16-18 of the Explanatory Notes. Constant price estimates are subject to revisions each quarter as more up to date information on prices and commodity compositions becomes available.

**TABLE 10. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION
DECEMBER 1997**

Statistical division	New other residential building									Total new residential building
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Greater Hobart	39	14	—	14	—	—	—	—	14	53
Southern	24	—	—	—	—	—	—	—	—	24
Northern	31	4	—	4	—	—	—	—	4	35
Mersey-Lyell	36	6	—	6	—	—	—	—	6	42
Tasmania	130	24	—	24	—	—	—	—	24	154
VALUE (\$'000)										
Greater Hobart	4,252	780	—	780	—	—	—	—	780	5,032
Southern	1,692	—	—	—	—	—	—	—	—	1,692
Northern	2,919	250	—	250	—	—	—	—	250	3,169
Mersey-Lyell	3,273	370	—	370	—	—	—	—	370	3,643
Tasmania	12,135	1,400	—	1,400	—	—	—	—	1,400	13,535

(a) Excludes Conversions, etc.

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

2. For purposes of comparison, it should be noted that statistics of building approvals are affected from month to month by large projects (e.g. blocks of flats, multi-storey office buildings) approved in particular months and also by the administrative arrangements of government authorities.

Scope and Coverage

3. Statistics of building work approved are compiled from:

- (a) permits issued by local authorities in areas subject to building control by those authorities;
- (b) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities;
- (c) major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites).

4. The statistics relate to building activity which includes construction of new buildings, and alterations and additions to existing buildings. Construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks etc.) is excluded from this publication, but can be found in the ABS publication *Engineering Construction Survey* (Cat. no. 8762.0).

5. In relation to work carried out on existing buildings, the statistics include details of non-structural renovation and refurbishment work and the installation of integral building fixtures for which building approval was obtained.

6. From July 1990, the statistics cover:

- (a) all approved new residential building jobs valued at \$10,000 or more (previously \$5,000 or more)
- (b) approved alterations and additions to residential buildings valued at \$10,000 or more
- (c) all approved non-residential building jobs valued at \$50,000 or more (previously \$30,000 or more).

These changes in coverage do not have a statistically significant effect on broad building approvals aggregate data. However, care should be taken in interpreting data for specific classes of non-residential building.

Definitions

7. A *building* is defined as a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design, to satisfy its intended use, is the provision for regular access by persons.

8. 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. The value of units of this type is included in the appropriate category of non-residential buildings' approved.

9. A *residential building* is defined as a building predominantly consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.

- (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 caretaker's 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. includes townhouses, duplexes, apartment buildings etc.).

10. From the January 1995 issue of this publication, the number of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building is shown separately in Table 1 under the heading of 'Conversions, etc.', and is included in the total number of dwelling units shown in these tables. Previously, such dwellings were only included as a footnote.

11. In addition, from the January 1995 issue, the trend estimates for the number of dwelling units approved, shown in Table 1, include these conversions, etc. Previously, only dwelling units approved as part of the construction of new residential buildings were included in these estimates.

12. The value of new residential building approved continues to exclude the value of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building. Approved building work represented by these conversions, etc. jobs continues to be included in the value of alterations and additions to residential buildings or in the value of non-residential building as appropriate.

13. Value data are derived by aggregation of the estimated value (when completed) of building work (excluding value of land and landscaping but including site preparation) as reported on approval documents. For 'houses', these estimates are usually a reliable indicator of the completed value of the building. However, for 'other residential buildings' and 'non-residential buildings' these estimates can differ significantly from the completed value of the building.

Building Classification

14. *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.

15. *Functional classification of buildings*: a building is classified according to its intended major function. Hence a building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to Offices, a detached cafeteria building to Shops, while factory buildings

would be classified to Factories. An exception to this rule is the treatment of group accommodation buildings e.g. a student accommodation building on a university campus would be classified to Educational.

Estimates at Constant Prices

16. Estimates of the quarterly value of building approvals at average 1989–90 prices are presented in Table 9. (Note: monthly value data at constant prices are not available.)

17. Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The deflators used to revalue the current price estimates are derived from the same price data underlying the deflators compiled for the dwelling and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

18. Estimates at constant prices are subject to a number of approximations and assumptions. Further information on the nature and concepts of constant price estimates is contained in Chapter 4 of *Australian National Accounts : Concepts, Sources and Methods* (Cat. no. 5216.0).

Trend Estimates

19. Table 1 shows the trend estimates for total dwellings. These are obtained by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted time series. For further information, see *A Guide to Interpreting Time Series – Monitoring 'Trends': an Overview* (Cat. no. 1348.0).

20. While the smoothing technique described in paragraph 19 enables trend estimates to be produced for the latest few months, it does result in revisions to the trend estimates as new data become available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

Australian Standard Geographical Classification (ASGC)

21. Area statistics are now being classified to the *Australian Standard Geographical Classification, 1996 Edition* (Cat. no. 1216.0), effective from 1 July 1996, and ASGC terminology has been adopted in the presentation of building statistics. Further details are:

- (a) The boundaries of Latrobe (M)–Pt A and Latrobe (M)–Pt B were amended by the transfer of part of Latrobe (M)–Pt B to Latrobe (M)–Pt A. There are consequential changes to the Burnie–Devonport and North Western Rural SSDs and the Burnie–Devonport Statistical District.
- (b) The municipal area of New Norfolk has been renamed the municipal area of Derwent Valley. As a result New Norfolk (M)–Pt A and New Norfolk (M)–Pt B have been renamed Derwent Valley (M)–Pt A and Derwent Valley (M)–Pt B respectively.

Unpublished Data and Related Publications

22. The ABS can also make available certain building approvals 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: photocopy, computer printout and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

23. Other ABS publications which may be of interest include:

- Building Approvals, Australia* (Cat. no. 8731.0) – issued monthly
- Building Activity, Australia: Dwelling Unit Commencements, Preliminary* (Cat. no. 8750.0) – issued monthly
- Building Activity, Tasmania* (Cat. no. 8752.6) – issued quarterly

24. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia* (Cat. no. 1101.0). The ABS also issues, on Tuesdays and Fridays, a *Release Advice* (Cat. no. 1105.0) which lists publications to be released in the next few days. The Catalogue and Release Advice are available from any ABS office.

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- nil or rounded to zero (including null cells)
- r figure or series revised since previous issue
- n.a. not available
- n.y.a. not yet available

25. Where figures have been rounded, discrepancies may occur between sums of the component items and totals.

Dennis W. Rogers
Regional Director
Tasmania



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