

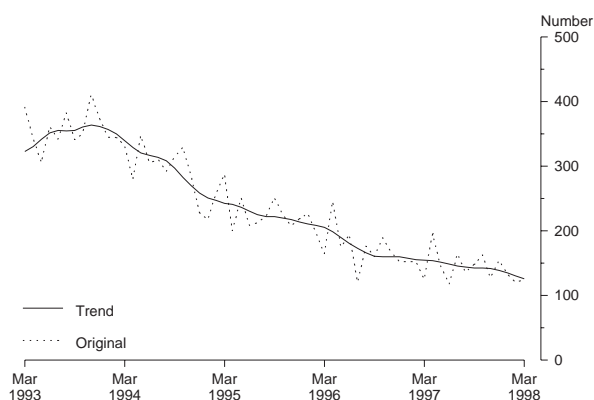
BUILDING APPROVALS

TASMANIA

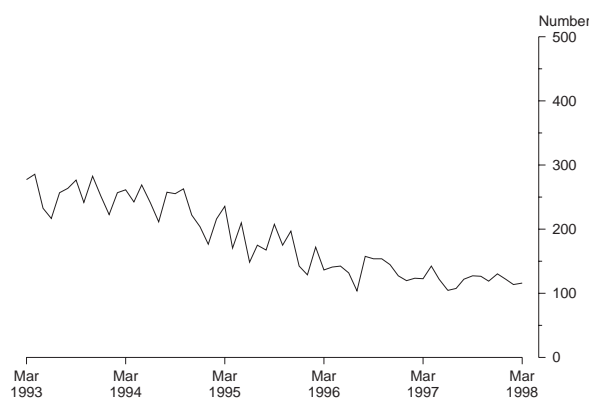
EMBARGO: 11.30AM (CANBERRA TIME) TUES 12 MAY 1998

MAIN FEATURES

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES

**Residential building**

- The trend for the total number of dwelling units approved has been declining since late 1993. It has fallen by 11.9% since September 1997 and has dropped 18.7% during the past year.
- In original terms the total number of dwelling units approved was 125, comprising 117 new houses and 8 new other residential dwellings.
- There were 16 dwellings approved in both the Municipality of Kingborough and City of Launceston and 11 in the Municipality of West Tamar.
- The value of new residential building approved was \$12.0 million.

Non-residential building

- The value of non-residential building approved for March was \$15.9 million. Other business premises accounted for \$7.1 million of this total, with a warehouse development in the Municipality of Northern Midlands contributing \$6.5 million to this category. The other major contributor was Education with \$4.0 million.

Please note that changes will be made to the content and presentation of the next issue of this publication to more closely align it with Building Approvals, Australia (Cat. no. 8731.0).

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- *for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7585 or any ABS State Office.*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-March	1,207	17	1,224	110	52	162	14	1,326	74	1,400	..
1997-98											
July-March	1,085	9	1,094	170	9	179	2	1,257	18	1,275	..
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	144
September	128	3	131	18	—	18	—	146	3	149	143
October	127	1	128	35	—	35	—	162	1	163	143
November	119	1	120	8	—	8	—	127	1	128	142
December	130	—	130	24	—	24	1	155	—	155	139
1998—											
January	122	1	123	10	—	10	—	132	1	133	135
February	114	1	115	2	4	6	—	116	5	121	131
March	116	1	117	5	3	8	—	121	4	125	126

(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
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
1998—														
January	10,937	63	11,000	690	—	690	11,627	63	11,690	3,138	9,993	13,066	24,701	27,894
February	9,318	237	9,556	170	329	499	9,488	567	10,055	3,092	2,692	6,178	15,165	19,325
March	11,294	90	11,384	313	300	613	11,607	390	11,997	3,220	10,684	15,852	25,438	31,069

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

Class of building	1995-96	1996-97	July-March		1998		
			1996-97	1997-98	January	February	March
PRIVATE SECTOR							
New houses	163,633	135,511	104,686	96,373	10,937	9,318	11,294
New other residential buildings	37,698	14,346	6,891	12,942	690	170	313
<i>Total new residential building</i>	<i>201,330</i>	<i>149,856</i>	<i>111,578</i>	<i>109,315</i>	<i>11,627</i>	<i>9,488</i>	<i>11,607</i>
Alterations and additions to residential buildings	34,935	34,381	26,364	27,881	3,081	2,985	3,147
Hotels, etc.	13,965	6,389	4,862	8,088	60	—	50
Shops	29,289	15,258	10,733	9,434	1,580	975	1,500
Factories	19,168	37,455	27,326	6,825	2,155	354	775
Offices	10,794	14,063	9,938	6,737	1,026	923	800
Other business premises	16,756	20,024	10,620	14,939	1,705	440	6,869
Educational	7,768	4,770	4,185	4,809	3,317	—	65
Religious	1,820	555	310	215	—	—	135
Health	12,203	14,881	10,988	3,541	—	—	70
Entertainment and recreational	2,141	4,819	4,539	3,865	—	—	340
Miscellaneous	5,944	3,277	3,025	2,428	150	—	80
<i>Total non-residential building</i>	<i>119,849</i>	<i>121,490</i>	<i>86,526</i>	<i>60,881</i>	<i>9,993</i>	<i>2,692</i>	<i>10,684</i>
Total	356,114	305,728	224,467	198,078	24,701	15,165	25,438
PUBLIC SECTOR							
New houses	1,649	1,763	1,645	1,199	63	237	90
New other residential buildings	14,465	5,808	5,073	819	—	329	300
<i>Total new residential building</i>	<i>16,114</i>	<i>7,572</i>	<i>6,718</i>	<i>2,019</i>	<i>63</i>	<i>567</i>	<i>390</i>
Alterations and additions to residential buildings	1,954	941	547	559	58	107	73
Hotels, etc.	414	200	200	—	—	—	—
Shops	3,375	595	595	—	—	—	—
Factories	600	520	70	295	200	—	—
Offices	6,599	13,097	11,688	8,395	—	200	550
Other business premises	6,340	1,337	1,337	1,048	—	100	280
Educational	25,165	10,577	10,577	18,150	2,603	2,200	3,928
Religious	—	—	—	—	—	—	—
Health	30,383	1,233	1,233	2,234	90	—	—
Entertainment and recreational	12,798	2,632	2,551	755	80	75	410
Miscellaneous	11,229	7,289	7,029	1,782	100	912	—
<i>Total non-residential building</i>	<i>96,903</i>	<i>37,479</i>	<i>35,280</i>	<i>32,658</i>	<i>3,073</i>	<i>3,487</i>	<i>5,168</i>
Total	114,972	45,992	42,545	35,236	3,193	4,161	5,631
TOTAL							
New houses	165,282	137,274	106,332	97,572	11,000	9,556	11,384
New other residential buildings	52,163	20,154	11,964	13,761	690	499	613
<i>Total new residential building</i>	<i>217,445</i>	<i>157,428</i>	<i>118,296</i>	<i>111,334</i>	<i>11,690</i>	<i>10,055</i>	<i>11,997</i>
Alterations and additions to residential buildings	36,890	35,323	26,911	28,440	3,138	3,092	3,220
Hotels, etc.	14,379	6,589	5,062	8,088	60	—	50
Shops	32,664	15,853	11,328	9,434	1,580	975	1,500
Factories	19,768	37,975	27,396	7,120	2,355	354	775
Offices	17,393	27,159	21,626	15,132	1,026	1,123	1,350
Other business premises	23,096	21,361	11,957	15,987	1,705	540	7,149
Educational	32,933	15,347	14,762	22,959	5,920	2,200	3,993
Religious	1,820	555	310	215	—	—	135
Health	42,586	16,114	12,221	5,775	90	—	70
Entertainment and recreational	14,939	7,451	7,090	4,620	80	75	750
Miscellaneous	17,173	10,566	10,054	4,210	250	912	80
<i>Total non-residential building</i>	<i>216,752</i>	<i>158,970</i>	<i>121,805</i>	<i>93,540</i>	<i>13,066</i>	<i>6,178</i>	<i>15,852</i>
Total	471,086	351,720	267,012	233,313	27,894	19,325	31,069

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.												
1998 January	1	60	—	—	—	—	—	—	—	—	1	60
February	—	—	—	—	—	—	—	—	—	—	—	—
March	1	50	—	—	—	—	—	—	—	—	1	50
SHOPS												
1998 January	3	330	1	250	2	1,000	—	—	—	—	6	1,580
February	9	975	—	—	—	—	—	—	—	—	9	975
March	1	50	1	200	—	—	1	1,250	—	—	3	1,500
FACTORIES												
1998 January	5	355	—	—	—	—	1	2,000	—	—	6	2,355
February	1	136	1	218	—	—	—	—	—	—	2	354
March	4	460	1	315	—	—	—	—	—	—	5	775
OFFICES												
1998 January	3	310	1	216	1	500	—	—	—	—	5	1,026
February	5	563	2	560	—	—	—	—	—	—	7	1,123
March	8	800	—	—	1	550	—	—	—	—	9	1,350
OTHER BUSINESS PREMISES												
1998 January	3	205	—	—	—	—	1	1,500	—	—	4	1,705
February	3	340	1	200	—	—	—	—	—	—	4	540
March	4	353	1	250	—	—	—	—	1	6,546	6	7,149
EDUCATIONAL												
1998 January	2	240	—	—	1	900	3	4,780	—	—	6	5,920
February	—	—	—	—	—	—	1	2,200	—	—	1	2,200
March	1	65	—	—	—	—	1	3,928	—	—	2	3,993
RELIGIOUS												
1998 January	—	—	—	—	—	—	—	—	—	—	—	—
February	—	—	—	—	—	—	—	—	—	—	—	—
March	1	135	—	—	—	—	—	—	—	—	1	135
HEALTH												
1998 January	1	90	—	—	—	—	—	—	—	—	1	90
February	—	—	—	—	—	—	—	—	—	—	—	—
March	1	70	—	—	—	—	—	—	—	—	1	70
ENTERTAINMENT AND RECREATIONAL												
1998 January	1	80	—	—	—	—	—	—	—	—	1	80
February	1	75	—	—	—	—	—	—	—	—	1	75
March	2	140	2	610	—	—	—	—	—	—	4	750
MISCELLANEOUS												
1998 January	3	250	—	—	—	—	—	—	—	—	3	250
February	1	62	—	—	1	850	—	—	—	—	2	912
March	1	80	—	—	—	—	—	—	—	—	1	80
TOTAL NON-RESIDENTIAL BUILDING												
1998 January	22	1,920	2	466	4	2,400	5	8,280	—	—	33	13,066
February	20	2,150	4	978	1	850	1	2,200	—	—	26	6,178
March	24	2,203	5	1,375	1	550	2	5,178	1	6,546	33	15,852

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
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
1998:						
January	—	77	5	27	14	123
February	—	84	8	14	9	115
March	1	82	5	20	9	117

(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
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
1998:										
January	4,769	11,392	956	3,211	3,800	9,626	2,166	3,665	11,690	27,894
February	3,749	9,877	1,071	1,472	3,626	4,982	1,609	2,994	10,055	19,325
March	4,950	7,460	1,278	1,890	3,452	17,708	2,318	4,012	11,997	31,069

(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, MARCH 1998

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)				
GREATER HOBART-SOUTHERN STATISTICAL DIVISIONS										
Brighton (M)	3	—	260	—	—	—	97	—	—	356
Central Highlands (M)	1	—	25	—	—	—	—	—	—	25
Clarence (C)	7	—	975	—	—	—	387	—	60	1,422
Derwent Valley (M)	2	—	145	—	—	—	—	—	—	145
Glamorgan/Spring Bay (M)	3	—	155	—	—	—	81	210	210	446
Glenorchy (C)	8	—	764	2	—	120	19	520	520	1,424
Hobart (C)	6	1	1,147	—	—	—	770	365	365	2,282
Huon Valley (M)	7	—	589	—	—	—	65	135	135	789
Kingborough (M)	16	—	1,808	—	—	—	318	—	—	2,126
Sorell (M)	2	—	110	—	—	—	71	—	—	181
Southern Midlands (M)	2	—	89	—	—	—	25	—	—	114
Tasman (M)	1	—	40	—	—	—	—	—	—	40
Greater Hobart-Southern (SDs)	58	1	6,108	2	—	120	1,832	1,230	1,290	9,350
NORTHERN STATISTICAL DIVISION										
Break O' Day (M)	2	—	141	—	—	—	35	80	80	256
Dorset (M)	1	—	65	—	—	—	13	—	410	488
Flinders (M)	1	—	22	—	—	—	—	—	—	22
George Town (M)	—	—	—	—	—	—	110	—	—	110
Launceston (C)	13	—	1,257	—	3	300	406	1,510	5,988	7,950
Meander Valley (M)	7	—	606	—	—	—	79	70	70	755
Northern Midlands (M)	3	—	159	—	—	—	159	6,546	6,546	6,863
West Tamar (M)	11	—	904	—	—	—	200	—	160	1,263
Northern (SD)	38	—	3,152	—	3	300	1,002	8,206	13,254	17,708
MERSEY-LYELL STATISTICAL DIVISION										
Burnie (C)	5	—	534	—	—	—	65	130	130	728
Central Coast (M)	4	—	428	3	—	193	98	—	—	719
Circular Head (M)	1	—	90	—	—	—	15	430	430	535
Devonport (C)	1	—	65	—	—	—	81	300	300	446
Kentish (M)	2	—	187	—	—	—	25	—	—	212
King Island (M)	—	—	—	—	—	—	—	—	—	—
Latrobe (M)	4	—	401	—	—	—	63	—	60	524
Waratah/Wynyard (M)	3	—	420	—	—	—	40	315	315	775
West Coast (M)	—	—	—	—	—	—	—	73	73	73
Mersey-Lyell (SD)	20	—	2,125	3	—	193	386	1,248	1,308	4,012

For footnote, see end of table.

TABLE 7. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, MARCH 1998—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)	40	1	4,830	2	—	120	1,565	885	945	7,460
Southern (SD)	18	—	1,278	—	—	—	267	345	345	1,890
Greater Launceston (SSD)	31	—	2,660	—	3	300	644	8,056	12,694	16,298
Central North (SSD)	3	—	265	—	—	—	309	70	70	644
North-Eastern (SSD)	4	—	227	—	—	—	48	80	490	765
Northern (SD)	38	—	3,152	—	3	300	1,002	8,206	13,254	17,708
Burnie-Devonport (SSD)	16	—	1,734	3	—	193	346	745	745	3,018
North-Western Rural (SSD)	4	—	391	—	—	—	40	430	490	921
Lyell (SSD)	—	—	—	—	—	—	—	73	73	73
Mersey-Lyell (SD)	20	—	2,125	3	—	193	386	1,248	1,308	4,012
Tasmania	116	1	11,384	5	3	613	3,220	10,684	15,852	31,069

(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, MARCH 1998 (\$'000)

Class of building	Greater Hobart	Southern	Northern	Mersey-Lyell	Tasmania
New houses	4,830	1,278	3,152	2,125	11,384
New other residential building	120	—	300	193	613
Total new residential building	4,950	1,278	3,452	2,318	11,997
Alterations and additions to residential buildings	1,565	267	1,002	386	3,220
Hotels etc.	—	—	—	50	50
Shops	250	—	1,250	—	1,500
Factories	120	150	—	505	775
Offices	250	—	730	370	1,350
Other business premises	60	—	6,706	383	7,149
Educational	65	—	3,928	—	3,993
Religious	—	135	—	—	135
Health	—	—	70	—	70
Entertainment and recreational	200	60	490	—	750
Miscellaneous	—	—	80	—	80
Total non-residential building	945	23	345	1,308	15,852
Total building	7,460	1,890	17,708	4,012	31,069

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	116.7	152.7	268.5	309.5
1996—									
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	33.4	35.5	72.2	74.7
Sept. qtr.	24.9	25.1	7.1	32.2	8.0	13.8	26.3	54.1	66.5
Dec. qtr.	26.9	27.3	4.0	31.3	7.2	21.7	29.0	60.3	67.6

(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
MARCH 1998**

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	Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			
NUMBER OF DWELLING UNITS										
Greater Hobart	41	2	—	2	—	—	—	—	2	43
Southern	18	—	—	—	—	—	—	—	—	18
Northern	38	3	—	3	—	—	—	—	3	41
Mersey-Lyell	20	3	—	3	—	—	—	—	3	23
Tasmania	117	8	—	8	—	—	—	—	8	125
VALUE (\$'000)										
Greater Hobart	4,830	120	—	120	—	—	—	—	120	4,950
Southern	1,278	—	—	—	—	—	—	—	—	1,278
Northern	3,152	300	—	300	—	—	—	—	300	3,452
Mersey-Lyell	2,125	193	—	193	—	—	—	—	193	2,318
Tasmania	11,384	613	—	613	—	—	—	—	613	11,997

(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 town-houses, 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.

Symbols and Other Usages

- 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.

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