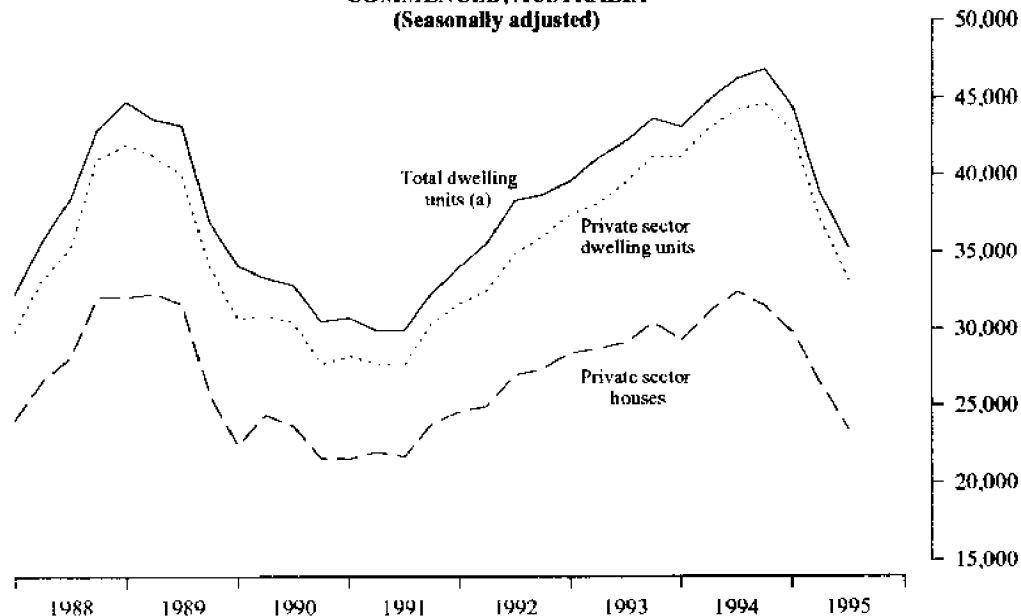


**BUILDING ACTIVITY, AUSTRALIA: DWELLING UNIT COMMENCEMENTS,  
JUNE QUARTER 1995, PRELIMINARY**

**MAIN FEATURES**

**NUMBER OF NEW DWELLING UNITS  
COMMENCED, AUSTRALIA  
(Seasonally adjusted)**



(a) Includes public sector.

**Dwelling Unit Commencements, June quarter 1995**

In *seasonally adjusted* terms, the preliminary estimate of the number of dwelling units commenced in the June quarter 1995 was 35,283, a decrease of 9.1% from the March quarter 1995 estimate of 38,804, and 23.7% below the June quarter 1994 estimate. Private sector new house commencements fell 11.2% to 23,510 in the June quarter 1995, and were 27.6% below the June quarter 1994 estimate.

With the exception of Tasmania, where new dwelling unit commencements remained static, all States and the Australian Capital Territory recorded falls in new dwelling unit commencements for the June quarter 1995.

In *original* terms, there were 35,647 dwelling units commenced in the June quarter 1995, an increase of 1.1% over the March quarter 1995 estimate of 35,271. Total private sector commencements fell 0.7% (house commencements down 0.3%; other residential building commencements down 1.8%). Total public sector commencements rose 39.9% (house commencements up 44.2%; other residential building commencements up 37.7%).

**Dwelling Unit Commencements, 1994-95**

In *original* terms, there were 165,982 dwelling units commenced in 1994-95, a decrease of 6.7% from the 1993-94 estimate of 177,922, the highest annual figure recorded. Total house

commencements fell by 9.6% to 114,326, while total other residential building (townhouses, flats, apartments, etc.) commencements rose by 0.5% to 51,656. The increasing importance of the construction of other residential dwellings can be seen from the proportion of other residential dwelling unit commencements as a percentage of total dwelling units commenced. This proportion has increased from 27.5% in 1992-93, to 28.9% in 1993-94 and 31.1% in 1994-95.

Total private sector commencements fell 6.7% (house commencements down 9.3%; other residential building commencements up 0.5%). Total public sector commencements fell 8.0% (house commencements down 20.3%; other residential building commencements up 0.3%).

Percentage movements between 1993-94 and 1994-95 in the number of dwelling units commenced were:

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Houses	-3.5	-7.5	-13.5	-14.3	-10.4	-15.2	-23.4	-14.6	-9.6
Other residential	27.7	2.9	-13.0	-19.4	-9.2	-46.4	17.0	-49.9	0.5
<b>Total dwellings</b>	<b>8.4</b>	<b>-6.3</b>	<b>-13.3</b>	<b>-15.1</b>	<b>-10.1</b>	<b>-23.5</b>	<b>-12.5</b>	<b>-34.9</b>	<b>-6.7</b>

**INQUIRIES**

• for further information about statistics in this publication and the availability of related unpublished statistics contact Information Services on Canberra (06) 252 6627 or any ABS State office.

for info

TABLE 1. NUMBER OF DWELLING UNITS COMMENCED IN NEW RESIDENTIAL BUILDINGS,  
ORIGINAL AND SEASONALLY ADJUSTED, AUSTRALIA

Period	Houses		Other residential buildings	Total	
	Original	Seasonally adjusted		Original	Seasonally adjusted
<b>PRIVATE SECTOR</b>					
1992-93	113,708	..	37,389	151,097	..
1993-94	123,228	..	46,518	169,746	..
1994-95 p	111,709	..	46,748	158,457	..
<i>1994</i>					
Mar. qtr	27,952	31,148	11,189	39,141	43,071
June qtr	32,703	32,494	11,957	44,660	44,274
Sept. qtr	32,971	31,534	13,801	46,772	44,741
Dec. qtr	31,333	29,819	13,152	44,485	42,836
<i>1995</i>					
Mar. qtr	23,736	26,468	9,985	33,721	37,152
June qtr p	23,669	23,510	9,810	33,479	33,195
<b>PUBLIC SECTOR</b>					
1992-93	3,471	..	7,037	10,508	..
1993-94	3,285	..	4,891	8,176	..
1994-95 p	2,617	..	4,908	7,525	..
<i>1994</i>					
Mar. qtr	739	n.a.	943	1,682	n.a.
June qtr	809	n.a.	1,271	2,080	n.a.
Sept. qtr	806	n.a.	1,759	2,565	n.a.
Dec. qtr	534	n.a.	708	1,242	n.a.
<i>1995</i>					
Mar. qtr	523	n.a.	1,027	1,550	n.a.
June qtr p	754	n.a.	1,414	2,168	n.a.
<b>TOTAL</b>					
1992-93	117,179	..	44,426	161,605	..
1993-94	126,513	..	51,409	177,922	..
1994-95 p	114,326	..	51,656	165,982	..
<i>1994</i>					
Mar. qtr	28,691	31,880	12,132	40,823	44,887
June qtr	33,512	33,141	13,228	46,740	46,270
Sept. qtr	33,777	32,442	15,560	49,337	46,875
Dec. qtr	31,867	30,397	13,860	45,727	44,469
<i>1995</i>					
Mar. qtr	24,259	26,983	11,012	35,271	38,804
June qtr p	24,423	24,140	11,224	35,647	35,283

TABLE 2. NUMBER OF DWELLING UNITS COMMENCED, STATES (a) AND AUSTRALIA  
SEASONALLY ADJUSTED SERIES

Period	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Australia
<i>1994</i>									
Mar. qtr	11,351	8,324	13,363	2,696	6,432	1,069	n.a.	1,317	44,887
June qtr	13,325	7,896	13,397	2,935	6,607	971	n.a.	927	46,270
Sept. qtr	13,928	7,777	13,826	2,928	6,326	846	n.a.	716	46,875
Dec. qtr	12,632	7,974	12,729	2,775	6,037	858	n.a.	951	44,469
<i>1995</i>									
Mar. qtr	12,683	6,901	10,156	2,184	5,336	719	n.a.	605	38,804
June qtr p	11,833	6,755	8,991	1,799	4,539	718	n.a.	460	35,283

(a) Seasonally adjusted data are not available for the Northern Territory.

TABLE 3. NUMBER OF DWELLING UNITS COMMENCED  
IN NEW RESIDENTIAL BUILDINGS

<i>Period</i>	<i>NSW</i>	<i>Vic.</i>	<i>Qld</i>	<i>SA</i>	<i>WA</i>	<i>Tas.</i>	<i>NT</i>	<i>ACT</i>	<i>Australia</i>
HOUSES									
1992-93	27,397	25,717	33,516	9,416	15,011	2,878	828	2,417	117,179
1993-94	29,162	27,904	35,751	9,590	18,118	3,020	1,205	1,764	126,513
1994-95 p	28,139	25,808	30,938	8,223	16,227	2,561	923	1,507	114,326
<i>1994</i>									
Mar. qtr	6,247	6,688	8,054	2,023	4,221	791	297	371	28,691
June qtr	8,526	7,009	9,229	2,396	4,917	746	322	368	33,512
Sept. qtr	8,256	7,098	9,686	2,526	4,850	651	202	508	33,777
Dec. qtr	7,486	7,521	8,788	2,435	4,297	722	245	373	31,867
<i>1995</i>									
Mar. qtr	6,137	5,488	6,251	1,735	3,566	576	189	316	24,259
June qtr p	6,260	5,701	6,213	1,526	3,514	612	287	309	24,423
OTHER RESIDENTIAL BUILDINGS									
1992-93	17,064	2,438	13,469	2,219	5,778	1,099	366	1,993	44,426
1993-94	18,019	3,562	17,334	1,891	6,682	1,092	446	2,383	51,409
1994-95 p	23,014	3,666	15,085	1,525	6,065	585	522	1,194	51,656
<i>1994—</i>									
Mar. qtr	3,922	1,144	3,720	526	1,660	256	69	835	12,132
June qtr	4,761	882	4,386	484	1,827	216	94	578	13,228
Sept. qtr	6,482	707	5,151	557	1,986	186	139	352	15,560
Dec. qtr	5,762	909	4,315	399	1,650	171	212	442	13,860
<i>1995—</i>									
Mar. qtr	5,209	999	2,701	329	1,308	132	95	239	11,012
June qtr p	5,561	1,051	2,918	240	1,121	96	76	161	11,224
TOTAL									
1992-93	44,461	28,155	46,985	11,635	20,789	3,977	1,194	4,410	161,605
1993-94	47,181	31,466	53,085	11,481	24,800	4,112	1,651	4,147	177,922
1994-95 p	51,153	29,474	46,023	9,748	22,292	3,146	1,445	2,701	165,982
<i>1994</i>									
Mar. qtr	10,169	7,832	11,774	2,549	5,881	1,047	366	1,206	40,823
June qtr	13,287	7,891	13,615	2,880	6,744	962	416	946	46,740
Sept. qtr	14,738	7,805	14,837	3,083	6,836	837	341	860	49,337
Dec. qtr	13,248	8,430	13,103	2,834	5,947	893	457	815	45,727
<i>1995—</i>									
Mar. qtr	11,346	6,487	8,952	2,064	4,874	708	284	555	35,271
June qtr p	11,821	6,752	9,131	1,766	4,635	708	363	470	35,647

TABLE 4. NUMBER OF PRIVATE SECTOR DWELLING UNITS COMMENCED  
IN NEW RESIDENTIAL BUILDINGS

<i>Period</i>	<i>NSW</i>	<i>Vic.</i>	<i>Qld</i>	<i>SA</i>	<i>WA</i>	<i>Tas.</i>	<i>NT</i>	<i>ACT</i>	<i>Australia</i>
HOUSES									
1992-93	26,554	24,633	32,793	9,122	14,615	2,840	744	2,408	113,708
1993-94	28,547	26,970	35,102	9,159	17,739	2,974	1,035	1,703	123,228
1994-95 p	27,664	25,290	30,427	7,758	15,732	2,555	787	1,496	111,709
<i>1994—</i>									
Mar. qtr	6,153	6,442	7,956	1,977	4,130	757	222	316	27,952
June qtr	8,292	6,899	9,051	2,235	4,845	740	274	368	32,703
Sept. qtr	8,072	6,959	9,543	2,413	4,630	651	195	508	32,971
Dec. qtr	7,382	7,393	8,717	2,303	4,255	718	201	364	31,333
<i>1995—</i>									
Mar. qtr	6,090	5,344	6,126	1,631	3,470	574	185	315	23,736
June qtr p	6,120	5,594	6,041	1,410	3,377	612	206	308	23,669
OTHER RESIDENTIAL BUILDINGS									
1992-93	14,225	2,155	12,096	1,759	3,955	997	353	1,849	37,389
1993-94	16,385	3,130	16,187	1,534	5,495	1,031	430	2,326	46,518
1994-95 p	21,256	3,095	13,719	1,339	5,219	545	503	1,072	46,748
<i>1994</i>									
Mar. qtr	3,642	971	3,654	429	1,413	212	69	799	11,189
June qtr	4,332	677	4,207	393	1,489	199	82	578	11,957
Sept. qtr	5,948	611	4,582	442	1,589	182	139	308	13,801
Dec. qtr	5,523	818	4,131	367	1,520	164	207	422	13,152
<i>1995—</i>									
Mar. qtr	4,927	756	2,467	303	1,088	132	95	217	9,985
June qtr p	4,858	910	2,539	227	1,022	67	62	125	9,810
TOTAL									
1992-93	40,779	26,788	44,889	10,881	18,570	3,837	1,097	4,257	151,097
1993-94	44,932	30,100	51,289	10,693	23,234	4,005	1,465	4,029	169,746
1994-95 p	48,920	28,385	44,146	9,097	20,951	3,100	1,290	2,568	158,457
<i>1994—</i>									
Mar. qtr	9,795	7,413	11,610	2,406	5,543	969	291	1,115	39,141
June qtr	12,624	7,576	13,258	2,628	6,334	939	356	946	44,660
Sept. qtr	14,020	7,570	14,125	2,855	6,219	833	334	816	46,772
Dec. qtr	12,905	8,211	12,848	2,670	5,775	882	408	786	44,485
<i>1995—</i>									
Mar. qtr	11,017	6,100	8,593	1,934	4,558	706	280	532	33,721
June qtr p	10,978	6,504	8,580	1,637	4,399	679	268	433	33,479

**TABLE 5. NUMBER OF PUBLIC SECTOR DWELLING UNITS COMMENCED  
IN NEW RESIDENTIAL BUILDINGS**

<i>Period</i>	<i>NSW</i>	<i>Vic.</i>	<i>Qld</i>	<i>SA</i>	<i>WA</i>	<i>Tas.</i>	<i>NT</i>	<i>ACT</i>	<i>Australia</i>
<b>HOUSES</b>									
1992-93	843	1,084	723	294	396	38	84	9	3,471
1993-94	615	934	649	431	379	46	170	61	3,285
1994-95 p	475	518	511	465	495	6	136	11	2,617
<i>1994—</i>									
Mar. qtr	94	246	98	46	91	34	75	55	739
June qtr	234	110	178	161	72	6	48	—	809
Sept. qtr	184	139	143	113	220	—	7	—	806
Dec. qtr	104	128	71	132	42	4	44	9	534
<i>1995—</i>									
Mar. qtr	47	144	125	104	96	2	4	1	523
June qtr p	140	107	172	116	137	—	81	1	754
<b>OTHER RESIDENTIAL BUILDINGS</b>									
1992-93	2,839	283	1,373	460	1,823	102	13	144	7,037
1993-94	1,634	432	1,147	357	1,187	61	16	57	4,891
1994-95 p	1,758	571	1,366	186	846	40	19	122	4,908
<i>1994—</i>									
Mar. qtr	280	173	66	97	247	44	—	36	943
June qtr	429	205	179	91	338	17	12	—	1,271
Sept. qtr	534	96	569	115	397	4	—	44	1,759
Dec. qtr	239	91	184	32	130	7	5	20	708
<i>1995—</i>									
Mar. qtr	282	243	234	26	220	—	—	22	1,027
June qtr p	703	141	379	13	99	29	14	36	1,414
<b>TOTAL</b>									
1992-93	3,682	1,367	2,096	754	2,219	140	97	153	10,508
1993-94	2,249	1,366	1,796	788	1,566	107	186	118	8,176
1994-95 p	2,233	1,089	1,877	651	1,341	46	155	133	7,525
<i>1994—</i>									
Mar. qtr	374	419	164	143	338	78	75	91	1,682
June qtr	663	315	357	252	410	23	60	—	2,080
Sept. qtr	718	235	712	228	617	4	7	44	2,565
Dec. qtr	343	219	255	164	172	11	49	29	1,242
<i>1995—</i>									
Mar. qtr	329	387	359	130	316	2	4	23	1,550
June qtr p	843	248	551	129	236	29	95	37	2,168

**TABLE 6. NUMBER OF DWELLING UNITS COMMENCED, JUNE QUARTER 1995  
RELATIVE STANDARD ERRORS (PER CENT)**

<i>State and Territory</i>	<i>Private sector</i>		<i>Total</i>	
	<i>Houses</i>	<i>Total</i>	<i>Houses</i>	<i>Total</i>
NSW	2.9	1.6	2.8	1.5
Vic.	1.6	1.4	1.6	1.3
Qld	1.5	1.1	1.5	1.0
SA	3.2	2.8	3.0	2.6
WA	2.0	1.6	2.0	1.5
Tas.	2.0	1.8	2.0	1.7
NT	—	—	—	—
ACT	2.9	2.1	2.9	1.9
<b>Australia</b>	<b>1.0</b>	<b>0.7</b>	<b>1.0</b>	<b>0.7</b>

## EXPLANATORY NOTES

### Introduction

This publication contains preliminary estimates of the number of dwelling units commenced during the June quarter 1995. More comprehensive results from the quarterly survey will be available shortly.

2. The statistics were compiled on the basis of returns collected from builders and other individuals and organisations engaged in building activity. The quarterly survey comprises a sample survey of private sector house building activity and a complete enumeration of other building activity. Estimates in respect of commencements of private sector houses are therefore subject to sampling variability. Relative standard errors for the June quarter 1995 are shown in Table 6.

3. The use of sample survey techniques in the Building Activity Survey means that reliable estimates of private sector house commencements based on survey results are available only at the State/Territory and Australia levels. Further geographic disaggregations are not available. However, dwelling unit commencement data for regions below State/Territory level are shown in the monthly series of dwelling unit commencements compiled by the ABS. Data from this series, unlike those compiled from the Building Activity Survey, are based on information reported by local and other government authorities.

### Definitions

4. 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.

5. 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.

6. 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 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. includes townhouses, duplexes, apartment buildings, etc.). These statistics present the number of dwelling units in other residential buildings (and not the number of buildings).

7. *Commenced*. A building is regarded as commenced when the first physical building activity has been performed on site in the form of materials fixed in place and/or labour expended (this includes site preparation but excludes delivery of building materials, the drawing of plans and specifications and the construction of non-building infrastructures, such as roads).

8. *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.

### Seasonal adjustment

9. Seasonally adjusted building statistics are shown in Tables 1 and 2. In the seasonally adjusted series, account has been taken of normal seasonal factors and the effect of movement in the date of Easter which may, in successive years, affect figures for different quarters. Details regarding the methods used in seasonally adjusting the series are available on request.

10. Since seasonally adjusted statistics reflect both irregular and trend movements, an upward or downward movement in a seasonally adjusted series does not necessarily indicate a change of trend. Particular care should therefore be taken in interpreting individual quarter to quarter movements. Each of the component series shown has been seasonally adjusted independently. As a consequence, while the unadjusted components in the original series shown add to the totals, the adjusted components may not add to the adjusted totals. Further, the difference between independently seasonally adjusted series does not necessarily produce series which are optimal or even adequate adjustments of the similarly derived original series. Thus the figures which can be derived by subtracting seasonally adjusted private sector dwelling units from the seasonally adjusted total dwelling units should not be used to represent seasonally adjusted public sector dwelling units.

### Unpublished data and related publications

11. The ABS can also make available certain building activity 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, floppy disk and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

12. Users may also wish to refer to the following publications and special products which are available on request:

*Building Approvals, Australia* (8731.0) — issued monthly

*Building Activity, Australia* (8752.0.40.001) — issued quarterly

*Construction Activity at Constant Prices Australia* (8782.0.40.001) — issued quarterly

*Engineering Construction Activity, Australia* (8762.0.40.001) — issued quarterly

*Housing Finance for Owner Occupation, Australia* (5609.0) — issued monthly

*Price Index of Materials Used in House Building, Six State Capital Cities and Canberra* (6408.0) — issued monthly

*Price Index of Materials Used in Building Other Than House Building, Eight Capital Cities* (6407.0) — issued monthly

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13. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia*

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#### Symbols and other usages

- nil or rounded to zero
- p preliminary figures or series subject to revision
- r figures or series revised since previous issue
- .. not applicable
- n.a. not available

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

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15. A large range of data is available via on-line services, diskette, magnetic tape, tape cartridge and CD ROM. For more details about our electronic data services, contact the ABS Office.

**W. McLennan**  
Australian Statistician



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