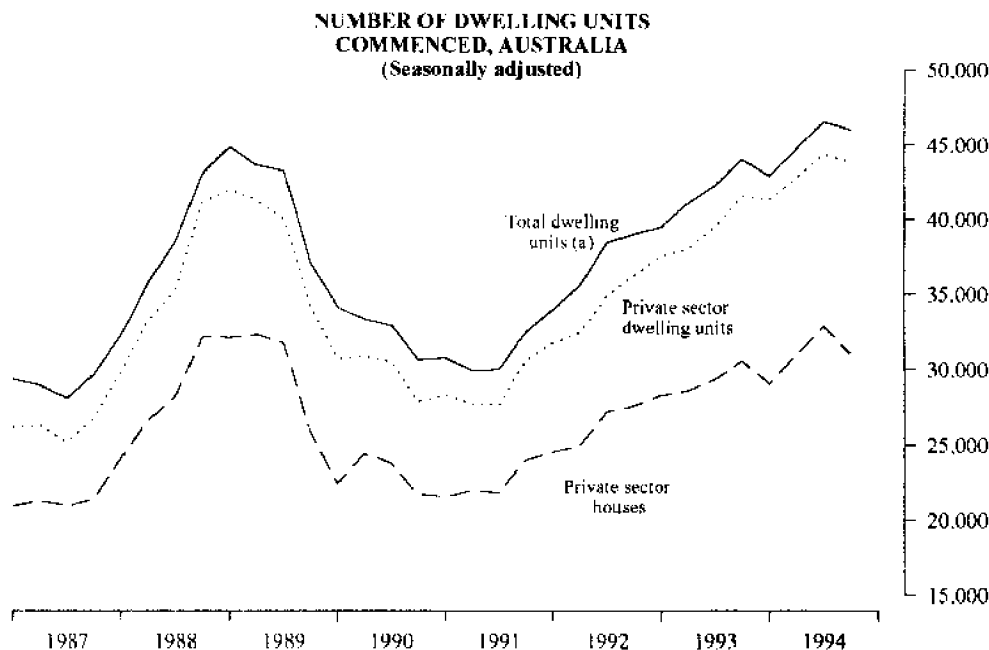


**BUILDING ACTIVITY, AUSTRALIA: DWELLING UNIT COMMENCEMENTS,
SEPTEMBER QUARTER 1994, PRELIMINARY**

MAIN FEATURES



(a) Includes public sector.

Dwelling Unit Commencements, September quarter 1994

In *seasonally adjusted terms*, the preliminary estimate of the number of dwelling units commenced in the September quarter 1994 was 46,028, a decrease of 1.1 per cent from the record high June quarter 1994 estimate but still 4.6 per cent above the September quarter 1993 estimate. Private sector house commencements fell by 5.5 per cent to 31,067 in the September quarter 1994 (also from a record high June quarter 1994 estimate), but remained 1.5 per cent above the September quarter 1993 estimate.

Dwelling unit commencements rose marginally in South Australia, but were lower than the June quarter 1994 estimates in all other States and the Australian Capital Territory. In Victoria, Queensland, Tasmania and the Australian Capital Territory, seasonally adjusted dwelling commencements fell for the second quarter in a row.

In *original terms*, there were 48,091 dwelling units commenced in the September quarter 1994, an increase of 2.5 per cent over the June quarter 1994 estimate of 46,929, and the highest original quarterly commencements figure recorded by the ABS. Total private sector commencements rose by 1.6 per cent (house commencements down by 1.5%; other residential building commencements up by 10.1%). Total public sector commencements rose by 21.7 per cent (house commencements down by 1.2%; other residential building commencements up by 36.3%). The commencement of 14,976 other residential buildings (flats, townhouses, apartments, etc.) in the September quarter 1994, was also the highest quarterly figure on record.

INQUIRIES

- for further information about these statistics in this publication and the availability of related unpublished statistics contact Paul Seville on Canberra (06) 252 6067 or any ABS State office.
- for information about other ABS statistics and services please refer to the back page of this publication.

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
PRIVATE SECTOR					
1991-92	100,572	..	28,896	129,468	..
1992-93	113,708	..	37,389	151,097	..
1993-94	123,349	..	46,584	169,933	..
1993—					
June qtr	29,306	29,322	10,612	39,918	39,453
Sept. qtr	31,791	30,602	11,284	43,075	41,531
Dec. qtr	30,782	29,018	12,088	42,870	41,336
1994—					
Mar. qtr	27,952	30,989	11,189	39,141	42,772
June qtr	32,824	32,860	12,023	44,847	44,364
Sept. qtr p	32,317	31,067	13,240	45,557	43,855
PUBLIC SECTOR					
1991-92	3,500	..	7,279	10,779	..
1992-93	3,471	..	7,037	10,508	..
1993-94	3,284	..	4,894	8,178	..
1993—					
June qtr	1,223	n.a.	1,484	2,707	n.a.
Sept. qtr	889	n.a.	1,993	2,882	n.a.
Dec. qtr	848	n.a.	684	1,532	n.a.
1994—					
Mar. qtr	739	n.a.	943	1,682	n.a.
June qtr	808	n.a.	1,274	2,082	n.a.
Sept. qtr p	798	n.a.	1,736	2,534	n.a.
TOTAL					
1991-92	104,072	..	36,175	140,247	..
1992-93	117,179	..	44,426	161,605	..
1993-94	126,633	..	51,478	178,111	..
1993—					
June qtr	30,529	30,392	12,096	42,625	42,260
Sept. qtr	32,680	31,593	13,277	45,957	44,024
Dec. qtr	31,630	29,955	12,772	44,402	42,898
1994—					
Mar. qtr	28,691	31,685	12,132	40,823	44,727
June qtr	33,632	33,478	13,297	46,929	46,531
Sept. qtr p	33,115	31,994	14,976	48,091	46,028

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

Period	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Australia
1993—									
June qtr	11,564	7,342	12,818	3,112	5,320	940	n.a.	1,106	42,260
Sept. qtr	11,495	7,356	13,179	3,132	5,714	1,056	n.a.	1,041	44,024
Dec. qtr	10,990	7,902	13,210	2,715	6,086	1,000	n.a.	796	42,898
1994—									
Mar. qtr	11,116	8,403	13,400	2,662	6,419	1,123	n.a.	1,405	44,727
June qtr	13,730	7,853	13,333	2,955	6,703	957	n.a.	924	46,531
Sept. qtr p	13,501	7,669	13,313	2,957	6,276	860	n.a.	630	46,028

(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									
1991-92	26,387	22,392	29,016	8,344	12,279	2,702	921	2,029	104,072
1992-93	27,397	25,717	33,516	9,416	15,011	2,878	828	2,417	117,179
1993-94	29,147	27,906	35,816	9,582	18,183	3,036	1,208	1,756	126,633
<i>1993</i>									
June qtr	7,120	6,753	8,629	2,504	3,978	716	254	576	30,529
Sept. qtr	7,603	6,779	9,329	2,776	4,531	731	323	607	32,680
Dec. qtr	6,786	7,428	9,140	2,395	4,449	752	263	417	31,630
<i>1994—</i>									
Mar. qtr	6,247	6,688	8,054	2,023	4,221	791	297	371	28,691
June qtr	8,511	7,011	9,294	2,388	4,982	762	325	360	33,632
Sept. qtr p	7,893	7,111	9,443	2,510	4,851	669	178	459	33,115
OTHER RESIDENTIAL BUILDINGS									
1991-92	14,351	3,029	9,525	2,327	4,044	962	436	1,501	36,175
1992-93	17,064	2,438	13,469	2,219	5,778	1,099	366	1,993	44,426
1993-94	18,138	3,564	17,268	1,892	6,696	1,091	446	2,383	51,478
<i>1993</i>									
June qtr	4,142	634	4,463	520	1,441	246	101	549	12,096
Sept. qtr	4,521	708	4,728	478	1,683	319	162	678	13,277
Dec. qtr	4,815	828	4,500	403	1,512	301	121	292	12,772
<i>1994—</i>									
Mar. qtr	3,922	1,144	3,720	526	1,660	256	69	835	12,132
June qtr	4,880	884	4,320	485	1,841	215	94	578	13,297
Sept. qtr p	6,324	701	4,769	555	1,989	188	127	323	14,976
TOTAL									
1991-92	40,738	25,421	38,541	10,671	16,323	3,664	1,357	3,530	140,247
1992-93	44,461	28,155	46,985	11,635	20,789	3,977	1,194	4,410	161,605
1993-94	47,285	31,470	53,084	11,474	24,879	4,127	1,654	4,139	178,111
<i>1993</i>									
June qtr	11,262	7,387	13,092	3,024	5,419	962	355	1,125	42,625
Sept. qtr	12,124	7,487	14,057	3,254	6,214	1,050	485	1,285	45,957
Dec. qtr	11,601	8,256	13,640	2,798	5,961	1,053	384	709	44,402
<i>1994—</i>									
Mar. qtr	10,169	7,832	11,774	2,549	5,881	1,047	366	1,206	40,823
June qtr	13,391	7,895	13,614	2,873	6,823	977	419	938	46,929
Sept. qtr p	14,217	7,812	14,212	3,065	6,840	857	305	782	48,091

**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									
1991-92	25,412	21,827	28,068	8,036	11,921	2,609	669	2,028	100,572
1992-93	26,554	24,633	32,793	9,122	14,615	2,840	744	2,408	113,708
1993-94	28,533	26,971	35,167	9,152	17,804	2,990	1,038	1,695	123,349
<i>1993--</i>									
June qtr	6,779	6,414	8,363	2,369	3,879	716	211	576	29,306
Sept. qtr	7,403	6,553	9,155	2,611	4,420	731	314	603	31,791
Dec. qtr	6,699	7,076	8,941	2,336	4,344	746	225	415	30,782
<i>1994--</i>									
Mar. qtr	6,153	6,442	7,956	1,977	4,130	757	222	316	27,952
June qtr	8,278	6,900	9,116	2,228	4,910	756	277	360	32,824
Sept. qtr p	7,709	6,975	9,307	2,397	4,629	669	171	459	32,317
OTHER RESIDENTIAL BUILDINGS									
1991-92	11,542	1,887	8,595	1,572	2,657	877	390	1,376	28,896
1992-93	14,225	2,155	12,096	1,759	3,955	997	353	1,849	37,389
1993-94	16,502	3,132	16,119	1,534	5,511	1,030	430	2,326	46,584
<i>1993--</i>									
June qtr	3,562	558	4,093	426	1,084	246	94	549	10,612
Sept. qtr	3,840	662	4,026	376	1,234	319	160	667	11,284
Dec. qtr	4,571	820	4,300	336	1,359	301	119	282	12,088
<i>1994--</i>									
Mar. qtr	3,642	971	3,654	429	1,413	212	69	799	11,189
June qtr	4,449	679	4,139	393	1,505	198	82	578	12,023
Sept. qtr p	5,790	605	4,210	440	1,605	184	127	279	13,240
TOTAL									
1991-92	36,954	23,714	36,663	9,608	14,578	3,486	1,059	3,404	129,468
1992-93	40,779	26,788	44,889	10,881	18,570	3,837	1,097	4,257	151,097
1993-94	45,035	30,103	51,286	10,686	23,315	4,020	1,468	4,021	169,933
<i>1993--</i>									
June qtr	10,341	6,972	12,456	2,795	4,963	962	305	1,125	39,918
Sept. qtr	11,243	7,215	13,181	2,987	5,654	1,050	474	1,270	43,075
Dec. qtr	11,270	7,896	13,241	2,672	5,703	1,047	344	697	42,870
<i>1994--</i>									
Mar. qtr	9,795	7,413	11,610	2,406	5,543	969	291	1,115	39,141
June qtr	12,727	7,579	13,255	2,621	6,415	954	359	938	44,847
Sept. qtr p	13,499	7,580	13,517	2,837	6,234	853	298	738	45,557

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>
HOUSES									
1991-92	975	565	948	308	358	93	252	1	3,500
1992-93	843	1,084	723	294	396	38	84	9	3,471
1993-94	614	935	649	430	379	46	170	61	3,284
<i>1993</i>									
June qtr	341	339	266	135	99	—	43		1,223
Sept. qtr	200	226	174	165	111	—	9	4	889
Dec. qtr	87	352	199	59	105	6	38	2	848
<i>1994—</i>									
Mar. qtr	94	246	98	46	91	34	75	55	739
June qtr	233	111	178	160	72	6	48	—	808
Sept. qtr p	184	136	136	113	222	—	7	—	798
OTHER RESIDENTIAL BUILDINGS									
1991-92	2,809	1,142	930	755	1,387	85	46	125	7,279
1992-93	2,839	283	1,373	460	1,823	102	13	144	7,037
1993-94	1,636	432	1,149	358	1,185	61	16	57	4,894
<i>1993</i>									
June qtr	580	76	370	94	357	—	7	—	1,484
Sept. qtr	681	46	702	102	449	—	2	11	1,993
Dec. qtr	244	8	200	67	153	—	2	10	684
<i>1994—</i>									
Mar. qtr	280	173	66	97	247	44	—	36	943
June qtr	431	205	181	92	336	17	12	—	1,274
Sept. qtr p	534	96	559	115	384	4	—	44	1,736
TOTAL									
1991-92	3,784	1,707	1,878	1,063	1,745	178	298	126	10,779
1992-93	3,682	1,367	2,096	754	2,219	140	97	153	10,508
1993-94	2,250	1,367	1,798	788	1,564	107	186	118	8,178
<i>1993</i>									
June qtr	921	415	636	229	456	—	50		2,707
Sept. qtr	881	272	876	267	560	—	11	15	2,882
Dec. qtr	331	360	399	126	258	6	40	12	1,532
<i>1994—</i>									
Mar. qtr	374	419	164	143	338	78	75	91	1,682
June qtr	664	316	359	252	408	23	60		2,082
Sept. qtr p	718	232	695	228	606	4	7	44	2,534

TABLE 6. NUMBER OF DWELLING UNITS COMMENCED, SEPTEMBER QUARTER 1994
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	3.6	2.0	3.5	1.9
Vic.	2.6	2.4	2.6	2.4
Qld	2.2	1.5	2.2	1.5
SA	3.1	2.6	2.9	2.4
WA	3.0	2.2	2.8	2.0
Tas.	2.8	2.2	2.8	2.2
NT	1.6	0.9	1.5	0.9
ACT	3.4	2.1	3.4	2.0
Australia	1.3	0.9	1.3	0.9

EXPLANATORY NOTES

Introduction

This publication contains preliminary estimates of the number of dwelling units commenced during the September quarter 1994. 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 September quarter 1994 are shown in Table 6. More details regarding sampling variability for the survey are shown in publication 8752.0.

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 which are available on request:

Building Approvals, Australia (8731.0) — issued monthly

Building Activity, Australia (8752.0) — issued quarterly

Construction Activity at Constant Prices Australia (8782.0) — issued quarterly

Engineering Construction Activity, Australia (8762.0) — 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

House Price Indexes: Eight Capital Cities (6416.0) — issued quarterly

13. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia* (1101.0). The ABS also issues, on Tuesdays and Fridays,

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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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RICHARD MADDEN
Acting Australian Statistician



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