

CATALOGUE NO. 8752.1

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BUILDING ACTIVITY, NEW SOUTH WALES DECEMBER QUARTER 1996

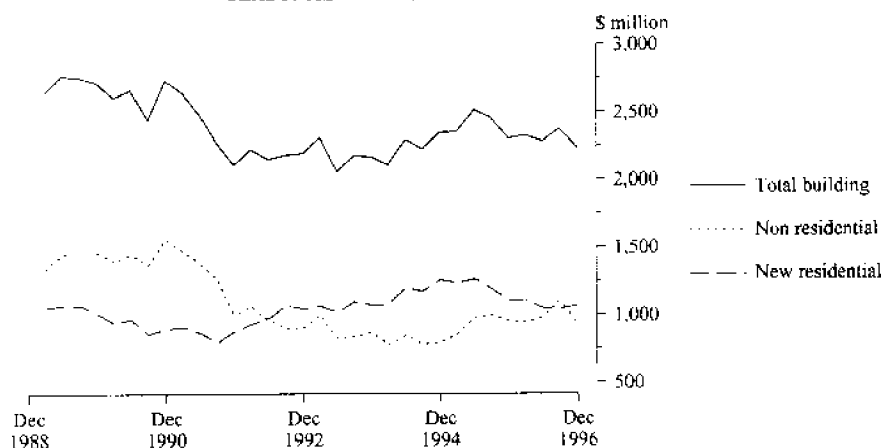
SUMMARY OF FINDINGS

Value of building work done at average 1989-90 prices, seasonally adjusted

	% change on	
	Sept quarter 1996	Dec quarter 1995
New residential building	2.6	-3.1
Alterations and additions to residential buildings	2.8	-6.9
Non-residential building	-14.9	-2.2
Total building	-6.1	-3.2

- In seasonally adjusted average 1989-90 prices, the value of new residential work done rose by 2.6% in the December quarter 1996, although this is still 3.1% below the level a year ago.
- Work done on non-residential buildings fell by 14.9% to \$935.3 million.
- Total building work done fell by 6.1% to \$2,235.0 and is 11.3% below the recent peak in June 1995.

VALUE OF WORK DONE
AT AVERAGE 1989-90 PRICES
SEASONALLY ADJUSTED



INQUIRIES

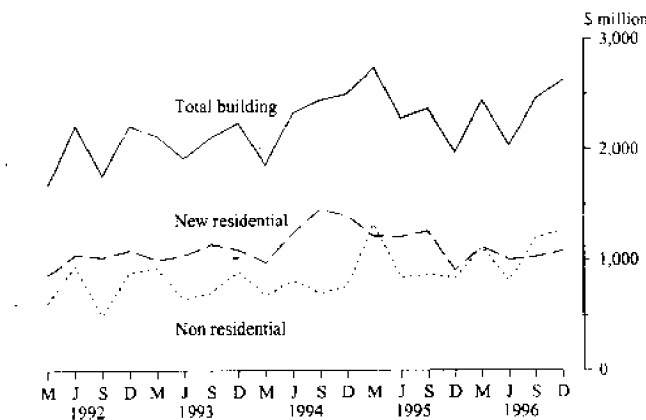
- for more information about statistics contained in this publication, the availability of related unpublished statistics and other ABS statistics and services, please contact Information Inquiries on Sydney (02) 9268 4611 (fax (02) 9268 4668), call at St Andrews House, Sydney Square, Sydney 2000 or write to Information Inquiries, ABS, GPO Box 796, Sydney NSW 2001 or any ABS State office.
- for more detailed information about these statistics, contact Rex Porter on Adelaide (08) 8237 7316 or any ABS State office.

SUMMARY OF FINDINGS – continued

Value of building work commenced at average 1989–90 prices

	% change on	
	Sept quarter 1996	Dec quarter 1995
New residential building	5.4	19.3
Alterations and additions to residential buildings	12.4	18.7
Non-residential building	29.4	52.1
Total building	16.6	33.1

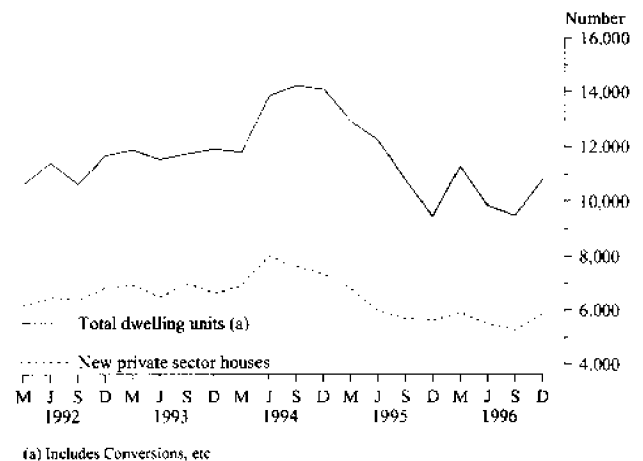
- In average 1989–90 prices, the value of new residential building work commenced during the December quarter 1996 rose by 5.4% to \$1,083.7 million. Commencements of alterations and additions rose by 12.4% to \$272.5 million.
- Non-residential building work increased in the December quarter by 29.4%, following an increase of 22.1% in the September quarter. The level has now risen by 58.0% since June 1996. A large part of this increase occurred in the entertainment and recreational category, and is attributable to Olympic Games facilities.
- As a result, the total value of all building work commenced during the December quarter 1996 increased by 16.6% to \$2,629.9 million, only 4.0% below the figure for March 1995, which was the highest since September 1989.

VALUE OF WORK COMMENCED
AT AVERAGE 1989-90 PRICES

Number of dwelling units commenced, seasonally adjusted

	% change on	
	Sept quarter 1996	Dec quarter 1995
New private sector houses	11.2	4.3
Private sector dwelling units	19.3	15.2
Total dwelling units	13.7	14.1

- In seasonally adjusted terms, the total number of dwelling units commenced for the December quarter 1996 was 10,788, a 13.7% increase from the previous quarter.
- The number of new private sector houses commenced during the quarter rose by 592 to 5,859, 11.2% above the previous quarter.

DWELLING UNITS COMMENCED
SEASONALLY ADJUSTED

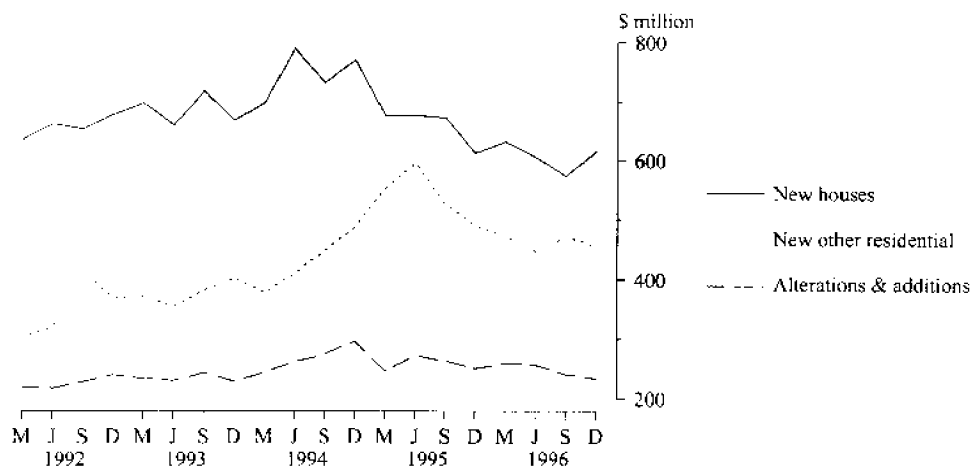
Original data

- The total value of building work commenced during the December quarter 1996 rose by 16.2% to \$2,757.1 million. Public sector commencements fell by 8.0% to \$344.4 million because of a 58.6% drop in residential building. However, in the private sector, commencements rose by 20.7% to \$2,412.6 million, attributed mainly to a 41.3% increase in non-residential building. Residential building also rose, by 9.7% to \$1,433.1 million.
- Work done during the quarter fell by 5.0% to \$2,488.5 million, with all the fall being in non-residential building. Work yet to be done on jobs under construction at the end of September 1996 rose by 8.7% to \$4,586.0 million or 1.84 times the work done during the quarter. The increase was mainly attributable to the entertainment and recreational category.

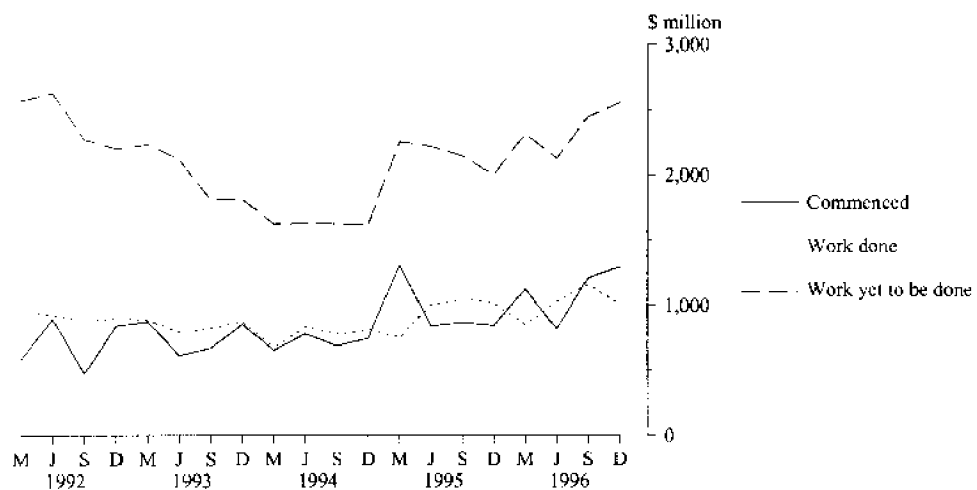
Revisions to September quarter 1996

These include a significant revision to the Hotels etc category of non-residential building that has decreased value of work commenced, value of work yet to be done, and value of work under construction at end of period. Value of work done has not been affected.

**VALUE OF RESIDENTIAL WORK DONE
AT AVERAGE 1989-90 PRICES
SEASONALLY ADJUSTED**



VALUE OF NON RESIDENTIAL BUILDING



VALUE OF NON RESIDENTIAL WORK DONE

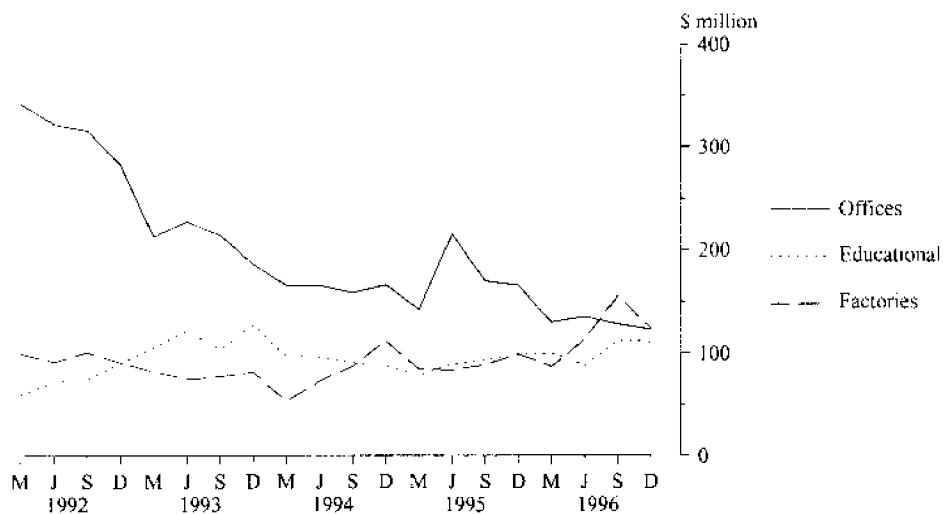


TABLE 1. VALUE OF BUILDING WORK COMMENCED, AVERAGE 1989-90 PRICES (a)
(*\$ million*)

Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building
	Houses	Other residential building	Total		Private sector	Total	
1993-94	2,851.2	1,593.6	4,444.8	989.8	2,114.7	3,102.3	8,536.9
1994-95	2,817.4	2,454.2	5,271.6	1,057.5	2,676.9	3,633.9	9,963.0
1995-96	2,357.8	1,928.4	4,286.2	912.3	2,868.5	3,624.4	8,822.9
1995 Sept. qtr	646.8	612.5	1,259.3	244.4	714.4	865.1	2,368.8
Dec. qtr	568.5	339.8	908.3	229.6	626.9	837.3	1,975.2
1996 Mar. qtr	573.7	543.5	1,117.2	209.1	919.4	1,115.7	2,442.0
June qtr	568.8	432.6	1,001.4	229.2	607.8	806.3	2,036.9
Sept. qtr	601.0	427.1	1,028.1	242.4	683.0	984.2	2,254.7
Dec. qtr	624.3	459.4	1,083.7	272.5	963.1	1,273.7	2,629.9

(a) See paragraphs 24 and 25 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up to date information on prices and commodity compositions becomes available.

TABLE 2. VALUE OF BUILDING WORK DONE, AVERAGE 1989-90 PRICES (a):
ORIGINAL AND SEASONALLY ADJUSTED SERIES
(*\$ million*)

(\$ million)							
Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building
	Houses	Other residential building	Total		Private sector	Total	
ORIGINAL							
1993-94	2,867.4	1,572.9	4,440.3	978.8	2,066.9	3,346.3	8,765.4
1994-95	2,862.8	2,077.0	4,939.8	1,096.6	2,421.8	3,414.8	9,451.2
1995-96	2,526.1	1,939.9	4,466.0	1,030.5	2,946.4	3,893.6	9,390.1
1995 Sept. qtr	715.4	540.4	1,255.8	271.2	785.5	1,037.4	2,564.4
Dec. qtr	632.8	514.2	1,147.0	273.6	746.9	1,005.2	2,425.8
1996 Mar. qtr	575.4	448.1	1,023.5	230.5	638.6	838.5	2,092.5
June qtr	602.5	437.2	1,039.7	255.2	775.4	1,012.5	2,307.4
Sept. qtr	609.6	484.3	1,093.9	247.4	899.6	1,138.4	2,479.7
Dec. qtr	634.5	475.9	1,110.4	254.6	761.2	984.6	2,349.6
SEASONALLY ADJUSTED							
1995 Sept. qtr	672.8	527.8	1,195.0	263.2	744.8	1,003.6	2,459.5
Dec. qtr	613.0	490.6	1,103.6	250.8	693.0	956.4	2,308.9
1996 Mar. qtr	632.6	472.5	1,112.0	259.8	720.8	944.8	2,329.9
June qtr	605.4	446.5	1,049.4	257.1	790.4	984.8	2,285.9
Sept. qtr	573.3	472.4	1,042.7	240.4	850.9	1,099.5	2,379.0
Dec. qtr	615.6	454.7	1,069.6	233.6	706.1	935.3	2,235.0

(a) See paragraphs 24 to 26 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up to date information on prices and commodity compositions becomes available.

TABLE 3. VALUE OF BUILDING WORK DONE: SEASONALLY ADJUSTED SERIES
(£ million)

Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building
	Houses	Other residential building	Total		Private sector	Total	
1995 Sept. qtr	746.8	520.3	1,262.7	292.2	750.8	1,011.5	2,564.3
Dec. qtr	689.7	484.7	1,173.9	282.1	699.9	966.0	2,420.5
1996 Mar. qtr	715.5	468.3	1,189.5	293.8	730.8	958.0	2,456.1
June qtr	685.2	444.3	1,127.3	291.1	803.9	1,001.6	2,412.9
Sept. qtr	651.3	471.3	1,120.8	273.1	867.9	1,121.5	2,511.7
Dec. qtr	696.8	454.6	1,150.2	264.5	721.5	955.8	2,367.2

TABLE 4. NUMBER OF DWELLING UNITS COMMENCED AND COMPLETED: SEASONALLY ADJUSTED SERIES

Period	New houses				Total dwelling units (includes conversions etc)			
	Private sector		Total		Private sector		Total	
	Commenced	Completed	Commenced	Completed	Commenced	Completed	Commenced	Completed
1995 Sept. qtr	5,686	7,030	5,756	7,113	10,128	12,734	10,794	13,149
Dec. qtr	5,617	6,037	5,795	6,083	9,108	10,716	9,453	11,211
1996 Mar. qtr	5,910	6,298	6,020	6,437	10,844	10,912	11,274	11,528
June qtr	5,491	6,327	5,521	6,452	9,450	10,764	9,859	11,283
Sept. qtr	5,267	5,860	5,303	5,925	8,796	9,943	9,491	10,644
Dec. qtr	5,859	5,232	5,916	5,284	10,495	8,748	10,788	9,146

TABLE 5. NUMBER AND VALUE OF BUILDING COMMENCED, PRIVATE AND PUBLIC SECTOR: ORIGINAL

TABLE 5. NUMBER AND VALUE OF BUILDING COMMENCED PRIVATE AND PUBLIC SECTOR, ORIGINAL											
Period	Number of dwelling units				Value (\$m)						
	New houses	New other residential building	Conversions etc.	Total dwelling units	New houses	New other residential building	New residential building	Alterations and additions to	Total residential building	Total non-residential building	Total building
								residential buildings			
PRIVATE SECTOR											
1993-94	28,547	16,385	2,126	47,058	3,003.6	1,374.8	4,378.4	1,050.4	5,428.8	2,020.3	7,449.1
1994-95	27,747	21,513	2,069	51,328	3,042.6	2,229.1	5,271.6	1,143.5	6,415.2	2,637.1	9,052.2
1995-96	22,674	15,775	973	39,422	2,598.7	1,791.3	4,390.0	1,004.6	5,394.6	2,890.1	8,284.7
1995 Sept. qtr	6,036	4,430	323	10,789	706.9	554.3	1,261.2	268.0	1,529.2	716.5	2,245.7
Dec. qtr	5,630	3,310	324	9,264	619.6	320.7	940.3	255.7	1,196.0	630.7	1,826.7
1996 Mar. qtr	5,334	4,189	154	9,677	637.6	513.2	1,150.8	231.9	1,382.7	927.7	2,310.4
June qtr	5,674	3,846	172	9,692	634.6	403.1	1,037.8	249.0	1,286.7	615.1	1,901.8
Sept. qtr	5,591	3,633	152	9,376	675.9	365.7	1,041.7	264.4	1,306.0	693.2	1,999.2
Dec. qtr	5,864	4,074	721	10,659	698.9	434.8	1,133.7	299.5	1,433.1	979.5	2,412.6
PUBLIC SECTOR											
1993-94	615	1,634	15	2,264	59.3	104.5	163.8	6.6	170.4	942.4	1,112.8
1994-95	475	1,758	31	2,264	47.6	120.2	167.8	7.4	175.2	941.1	1,116.3
1995-96	384	1,451	29	1,864	41.6	105.7	147.3	11.3	158.6	762.0	920.6
1995 Sept. qtr	75	627	8	710	7.9	45.3	53.2	1.5	54.7	151.2	205.9
Dec. qtr	161	190		351	17.7	13.0	30.7	1.0	31.7	211.7	243.5
1996 Mar. qtr	85	295	4	384	9.0	22.7	31.7	1.2	32.8	198.1	230.9
June qtr	63	339	17	419	7.0	24.7	31.7	7.7	39.3	200.9	240.3
Sept. qtr	36	694	11	741	3.9	57.6	61.5	7.3	68.8	305.7	374.4
Dec. qtr	36	255	6	297	4.0	21.3	25.3	3.2	28.5	315.9	344.4
TOTAL											
1993-94	29,162	18,019	2,141	49,322	3,062.9	1,479.3	4,542.2	1,057.0	5,599.2	2,962.7	8,561.9
1994-95	28,222	23,271	2,100	53,592	3,090.1	2,349.3	5,439.4	1,151.0	6,590.4	3,578.2	10,168.6
1995-96	23,058	17,226	1,002	41,286	2,640.3	1,897.0	4,537.3	1,015.9	5,553.2	3,652.1	9,205.3
1995 Sept. qtr	6,111	5,057	331	11,499	714.8	599.6	1,314.4	269.4	1,583.9	867.8	2,451.6
Dec. qtr	5,791	3,500	324	9,615	637.3	333.6	971.0	256.8	1,227.7	842.5	2,070.2
1996 Mar. qtr	5,419	4,484	158	10,061	646.5	535.9	1,182.5	233.1	1,415.5	1,125.8	2,541.3
June qtr	5,737	4,185	189	10,111	641.6	427.8	1,069.4	256.6	1,326.1	816.0	2,142.1
Sept. qtr	5,627	4,327	163	10,117	679.8	423.4	1,103.2	271.6	1,374.8	998.9	2,373.6
Dec. qtr	5,900	4,329	727	10,956	702.9	456.1	1,159.0	302.7	1,461.7	1,295.4	2,757.1

TABLE 6. VALUE OF NON-RESIDENTIAL BUILDING COMMENCED, PRIVATE AND PUBLIC SECTOR: ORIGINAL
(\$ million)

<i>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
PRIVATE SECTOR											
1993-94	89.2	433.2	250.6	379.7	228.5	85.0	39.1	225.0	205.6	84.3	2,020.3
1994-95	66.9	595.3	370.5	379.8	320.7	126.0	31.1	94.3	565.5	87.0	2,637.1
1995-96	247.6	714.4	343.0	405.5	509.7	156.3	40.3	69.5	317.0	86.8	2,890.1
1995 Sept. qtr	22.0	179.3	75.8	79.3	176.4	34.1	24.8	11.2	97.8	15.9	716.5
Dec. qtr	13.5	117.4	87.8	146.5	114.9	34.3	4.0	14.7	81.3	16.3	630.7
1996 Mar. qtr	160.9	294.8	102.5	86.2	127.9	64.1	6.7	7.6	60.8	16.2	927.7
June qtr	51.2	122.9	77.0	93.5	90.5	23.8	4.8	35.9	77.1	38.4	615.1
Sept. qtr	124.4	105.7	104.8	66.1	143.4	28.5	18.1	22.0	54.3	25.9	693.2
Dec. qtr	39.4	89.8	152.2	77.5	129.4	35.8	4.1	12.0	425.4	14.0	979.5
PUBLIC SECTOR											
1993-94	3.3	19.9	6.2	223.5	85.2	292.9	—	185.5	41.4	84.6	942.4
1994-95	2.6	15.4	24.6	146.9	131.8	216.8	—	239.2	33.9	129.8	941.1
1995-96	1.1	48.6	2.6	111.4	91.5	229.2	—	182.3	62.6	32.8	762.0
1995 Sept. qtr	—	11.6	0.7	36.2	24.3	43.7	—	6.6	22.1	5.9	151.2
Dec. qtr	—	5.2	0.7	23.7	18.6	35.4	—	114.1	5.8	8.3	211.7
1996 Mar. qtr	0.7	22.6	0.1	31.4	23.4	55.9	—	42.2	13.7	8.1	198.1
June qtr	0.5	9.2	1.0	20.1	25.2	94.1	—	19.4	21.0	10.5	200.9
Sept. qtr	0.1	2.6	16.2	41.8	10.9	87.7	0.1	81.7	45.7	19.0	305.7
Dec. qtr	—	43.2	7.8	53.0	100.0	49.6	—	12.2	37.2	12.8	315.9
TOTAL											
1993-94	92.6	453.2	256.8	603.2	313.7	377.8	39.1	410.4	247.0	168.9	2,962.7
1994-95	69.4	610.7	395.1	526.8	452.5	342.7	31.1	333.5	599.5	216.9	3,578.2
1995-96	248.8	763.0	345.6	516.9	601.2	385.4	40.3	251.8	379.6	119.6	3,652.1
1995 Sept. qtr	22.0	190.8	76.5	115.5	200.7	77.9	24.8	17.9	119.9	21.8	867.8
Dec. qtr	13.5	122.6	88.5	170.2	133.4	69.7	4.0	128.7	87.1	24.6	842.5
1996 Mar. qtr	161.6	317.4	102.6	117.6	151.3	120.0	6.7	49.8	74.5	24.3	1,125.8
June qtr	51.7	132.1	78.0	113.6	115.7	117.9	4.8	55.3	98.1	48.8	816.0
Sept. qtr	124.5	108.3	121.0	107.9	154.3	116.2	18.2	103.7	100.0	44.9	998.9
Dec. qtr	39.4	133.0	160.0	130.6	229.4	85.4	4.1	24.1	462.7	26.8	1,295.4

**TABLE 7. NUMBER AND VALUE OF BUILDING UNDER CONSTRUCTION AT END OF PERIOD,
PRIVATE AND PUBLIC SECTOR: ORIGINAL**

	Number of dwelling units				Value (\$m)						
	New houses	New other residential building	Con- versions etc.	Total dwelling units	New houses	New other residential building	New residential building	Alterations and additions to residential buildings	Total residential building	Total non-resi- dential building	Total building
PRIVATE SECTOR											
1993-94	15,727	11,762	1,253	28,742	1,827.5	1,181.0	3,008.5	662.0	3,670.5	1,920.0	5,590.5
1994-95	14,214	16,019	1,663	31,896	1,765.7	1,913.3	3,679.0	800.2	4,479.2	2,907.3	7,386.6
1995-96	10,961	13,738	867	25,566	1,359.9	1,865.3	3,225.3	539.4	3,764.7	3,149.3	6,914.0
1995 Sept. qtr	13,087	15,418	1,023	29,528	1,669.0	1,992.7	3,661.7	683.2	4,345.0	3,064.6	7,409.5
Dec. qtr	11,922	13,785	1,090	26,797	1,449.2	1,800.6	3,249.8	626.6	3,876.4	2,653.9	6,530.3
1996 Mar. qtr	11,374	13,964	1,026	26,364	1,420.7	1,912.9	3,333.5	614.5	3,948.1	3,037.7	6,985.8
June qtr	10,961	13,738	867	25,566	1,359.9	1,865.3	3,225.3	539.4	3,764.7	3,149.3	6,914.0
Sept. qtr	10,607	13,474	674	24,755	1,395.5	1,860.6	3,256.1	533.1	3,789.2	3,507.3	7,296.5
Dec. qtr	10,614	13,831	1,237	25,682	1,413.6	1,963.9	3,377.4	547.2	3,924.6	3,535.8	7,460.4
PUBLIC SECTOR											
1993-94	198	930	7	1,135	17.6	64.1	81.7	2.1	83.8	1,635.8	1,719.6
1994-95	120	1,060	15	1,195	12.9	77.3	90.2	3.7	93.9	1,404.3	1,498.2
1995-96	120	907	1	1,028	13.9	70.2	84.1	2.5	86.6	1,077.2	1,163.8
1995 Sept. qtr	105	1,358	20	1,483	11.2	100.0	111.1	2.6	113.7	1,380.4	1,494.1
Dec. qtr	191	1,088	7	1,286	21.3	84.7	106.0	2.0	108.0	1,424.6	1,532.6
1996 Mar. qtr	150	961		1,111	16.6	77.1	93.8	0.9	94.7	1,475.1	1,569.8
June qtr	120	907	1	1,028	13.9	70.2	84.1	2.5	86.6	1,077.2	1,163.8
Sept. qtr	87	957	12	1,056	10.6	78.1	88.7	7.0	95.7	1,092.4	1,188.1
Dec. qtr	45	866	2	913	5.3	73.0	78.3	4.9	83.2	1,073.2	1,156.4
TOTAL											
1993-94	15,925	12,692	1,260	29,877	1,845.1	1,245.1	3,090.2	664.1	3,754.3	3,555.8	7,310.1
1994-95	14,334	17,079	1,678	33,091	1,778.7	1,990.5	3,769.2	803.9	4,573.1	4,311.6	8,884.7
1995-96	11,081	14,645	868	26,594	1,373.8	1,935.5	3,309.3	541.9	3,851.3	4,226.5	8,077.8
1995 Sept. qtr	13,192	16,776	1,043	31,011	1,680.2	2,092.6	3,772.8	685.8	4,458.7	4,445.0	8,903.6
Dec. qtr	12,113	14,873	1,097	28,083	1,470.5	1,885.3	3,355.8	628.6	3,984.4	4,078.6	8,062.9
1996 Mar. qtr	11,524	14,925	1,026	27,475	1,437.3	1,990.0	3,427.3	615.4	4,042.7	4,512.9	8,555.6
June qtr	11,081	14,645	868	26,594	1,373.8	1,935.5	3,309.3	541.9	3,851.3	4,226.5	8,077.8
Sept. qtr	10,694	14,431	686	25,811	1,406.0	1,938.7	3,344.7	540.1	3,884.8	4,599.8	8,484.6
Dec. qtr	10,659	14,697	1,239	26,595	1,418.9	2,036.9	3,455.8	552.0	4,007.8	4,609.0	8,616.8

TABLE 8. VALUE OF NON-RESIDENTIAL BUILDING UNDER CONSTRUCTION AT END OF PERIOD,
PRIVATE AND PUBLIC SECTOR: ORIGINAL
(S million)

	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
PRIVATE SECTOR											
1993-94	162.9	447.7	227.7	419.6	162.7	37.3	35.6	196.1	158.8	71.6	1,920.0
1994-95	120.2	768.4	346.7	438.1	287.4	89.3	34.8	169.4	556.9	96.2	2,907.3
1995-96	305.7	759.7	354.3	370.0	474.3	132.1	34.7	47.0	595.0	76.4	3,149.3
1995 Sept. qtr	129.3	894.5	279.3	393.1	398.1	101.6	51.6	173.6	550.4	93.1	3,064.6
Dec. qtr	122.0	558.9	284.7	336.5	434.8	114.5	44.5	106.9	569.6	81.6	2,653.9
1996 Mar. qtr	268.4	720.4	328.2	336.0	495.0	136.0	42.1	95.5	549.0	67.0	3,037.7
June qtr	305.7	759.7	354.3	370.0	474.3	132.1	34.7	47.0	595.0	76.4	3,149.3
Sept. qtr	460.6	705.7	364.6	355.9	661.0	139.6	49.6	60.2	625.5	84.6	3,507.3
Dec. qtr	482.5	521.5	309.6	378.0	624.2	115.4	51.0	51.2	935.4	67.0	3,535.8
PUBLIC SECTOR											
1993-94	2.2	16.0	5.4	414.6	12.1	319.7	—	575.7	216.4	73.8	1,635.8
1994-95	0.2	6.8	22.7	239.9	116.7	225.0	—	648.3	29.2	115.3	1,404.3
1995-96	0.5	29.2	1.4	177.7	105.7	199.2	—	418.9	44.0	100.8	1,077.2
1995 Sept. qtr	—	12.3	2.2	236.8	136.9	184.4	—	650.7	39.8	117.3	1,380.4
Dec. qtr	—	12.2	2.9	230.9	121.9	184.2	—	740.3	28.9	103.4	1,424.6
1996 Mar. qtr	0.7	28.7	3.0	225.3	117.3	173.7	—	780.0	38.9	107.6	1,475.1
June qtr	0.5	29.2	1.4	177.7	105.7	199.2	—	418.9	44.0	100.8	1,077.2
Sept. qtr	0.5	26.7	10.4	179.2	98.4	229.6	—	365.1	74.3	108.3	1,092.4
Dec. qtr	—	64.6	13.0	102.8	162.7	233.1	—	304.9	93.2	98.9	1,073.2
TOTAL											
1993-94	165.1	463.7	233.0	834.2	174.9	357.0	35.6	771.7	375.2	145.4	3,555.8
1994-95	120.4	775.2	369.4	678.0	404.1	314.3	34.8	817.7	586.1	211.6	4,311.6
1995-96	306.2	788.9	355.6	547.7	579.9	331.3	34.7	465.9	639.0	177.2	4,226.5
1995 Sept. qtr	129.3	906.8	281.5	629.9	535.0	286.1	51.6	824.3	590.2	210.4	4,445.0
Dec. qtr	122.0	571.1	287.6	567.4	556.7	298.7	44.5	847.2	598.4	184.9	4,078.6
1996 Mar. qtr	269.1	749.2	331.1	561.3	612.2	309.6	42.1	875.5	588.0	174.7	4,512.9
June qtr	306.2	788.9	355.6	547.7	579.9	331.3	34.7	465.9	639.0	177.2	4,226.5
Sept. qtr	461.0	732.4	375.0	535.1	759.4	369.2	49.6	425.2	699.8	192.9	4,599.8
Dec. qtr	482.5	586.1	322.6	480.7	786.9	348.5	51.0	356.2	1,028.6	165.9	4,609.0

TABLE 9. NUMBER AND VALUE OF BUILDING COMPLETED, PRIVATE AND PUBLIC SECTOR: ORIGINAL

Period	Number of dwelling units				Value (\$m)						
	New houses	New other residential building	Conversions etc.	Total dwelling units	New houses	New other residential building	New residential building	Alterations and additions to residential buildings	Total residential building	Total non-residential building	Total building
PRIVATE SECTOR											
1993-94	27,823	14,709	1,535	44,067	2,935.8	1,233.0	4,168.8	1,010.6	5,179.4	2,607.2	7,786.7
1994-95	28,746	16,455	1,635	46,837	3,117.1	1,501.4	4,618.5	1,076.1	5,694.6	1,892.3	7,587.0
1995-96	25,658	17,738	1,756	45,152	3,034.7	1,883.9	4,918.6	1,311.1	6,229.6	2,749.0	8,978.6
1995 Sept. qtr	7,091	4,919	959	12,969	813.5	499.2	1,312.7	387.9	1,700.6	592.4	2,293.0
Dec. qtr	6,715	4,900	250	11,865	842.3	531.8	1,374.1	327.7	1,701.7	1,030.0	2,731.7
1996 Mar. qtr	5,805	3,881	217	9,903	679.7	396.7	1,067.4	259.5	1,326.8	567.1	1,893.9
June qtr	6,047	4,038	330	10,415	708.2	456.3	1,164.4	336.0	1,500.4	559.5	2,059.9
Sept. qtr	5,926	3,849	345	10,120	646.7	390.9	1,037.6	279.5	1,317.1	598.4	1,915.5
Dec. qtr	5,824	3,701	156	9,681	700.6	353.6	1,054.2	305.4	1,359.6	996.5	2,356.1
PUBLIC SECTOR											
1993-94	807	2,521	11	3,339	78.8	172.7	251.5	7.9	259.4	1,170.3	1,429.7
1994-95	549	1,599	23	2,171	51.7	107.4	159.1	5.6	164.7	1,224.8	1,389.5
1995-96	384	1,604	43	2,031	41.3	113.1	154.4	12.5	166.9	1,141.8	1,308.7
1995 Sept. qtr	90	329	3	422	9.7	22.6	32.3	2.6	34.9	236.1	271.0
Dec. qtr	75	460	13	548	7.6	28.3	35.8	1.6	37.5	194.4	231.9
1996 Mar. qtr	126	422	11	559	13.7	30.6	44.3	2.2	46.5	157.3	203.9
June qtr	93	393	16	502	10.3	31.6	41.9	6.1	48.0	553.9	601.9
Sept. qtr	69	644	—	713	7.4	49.2	56.6	2.7	59.3	285.2	344.5
Dec. qtr	78	346	16	440	9.3	26.4	35.8	5.3	41.1	323.0	364.1
TOTAL											
1993-94	28,630	17,230	1,546	47,406	3,014.7	1,405.7	4,420.4	1,018.5	5,438.8	3,777.5	9,216.4
1994-95	29,295	18,054	1,658	49,008	3,168.8	1,608.8	4,777.6	1,081.7	5,859.3	3,117.1	8,976.4
1995-96	26,042	19,342	1,799	47,183	3,076.0	1,997.0	5,073.0	1,323.5	6,396.5	3,890.7	10,287.2
1995 Sept. qtr	7,181	5,248	962	13,391	823.2	521.9	1,345.0	390.5	1,735.5	828.5	2,564.0
Dec. qtr	6,790	5,360	263	12,413	849.9	560.0	1,409.9	329.3	1,739.2	1,224.4	2,963.6
1996 Mar. qtr	5,931	4,303	228	10,462	684.4	427.3	1,111.7	261.7	1,373.4	724.4	2,097.8
June qtr	6,140	4,431	346	10,917	718.5	487.8	1,206.3	342.1	1,548.4	1,113.4	2,661.8
Sept. qtr	5,995	4,493	345	10,833	654.1	440.0	1,094.1	282.2	1,376.4	883.6	2,260.0
Dec. qtr	5,902	4,047	172	10,121	710.0	380.0	1,090.0	310.7	1,400.7	1,319.5	2,720.1

TABLE 10. VALUE OF NON-RESIDENTIAL BUILDING COMPLETED, PRIVATE AND PUBLIC SECTOR: ORIGINAL
(\$ million)

<i>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
PRIVATE SECTOR											
1993-94	57.5	651.0	372.0	834.7	214.1	106.9	27.0	89.0	181.7	73.3	2,607.2
1994-95	109.0	387.3	282.9	387.3	198.8	71.3	33.5	126.7	228.0	67.5	1,892.3
1995-96	67.7	753.4	339.5	486.1	329.8	119.2	41.5	201.4	297.1	113.2	2,749.0
1995 Sept. qtr	14.4	69.1	143.3	136.8	61.9	22.2	8.5	10.0	105.3	20.9	592.4
Dec. qtr	20.1	457.5	80.7	173.4	81.6	19.3	11.1	80.9	76.8	28.6	1,030.0
1996 Mar. qtr	14.6	132.7	56.2	96.8	73.7	51.0	9.5	20.0	80.5	32.2	567.1
June qtr	18.6	94.1	59.3	79.2	112.6	26.6	12.5	90.5	34.5	31.6	559.5
Sept. qtr	20.4	178.6	97.3	83.9	70.0	22.5	4.0	11.2	91.5	19.1	598.4
Dec. qtr	20.1	279.2	207.8	68.7	168.9	61.4	6.8	19.3	131.4	32.8	996.5
PUBLIC SECTOR											
1993-94	2.5	32.5	3.8	490.3	92.0	294.7		100.8	52.0	101.7	1,170.3
1994-95	4.7	24.2	11.7	333.0	38.5	318.7		185.3	224.3	84.5	1,224.8
1995-96	0.9	23.1	25.0	232.2	124.3	261.0	—	378.0	49.3	48.0	1,141.8
1995 Sept. qtr	0.2	2.1	22.2	86.0	14.0	87.3	—	8.4	11.7	4.1	236.1
Dec. qtr	—	5.6		38.8	37.5	39.9	—	32.0	17.7	22.8	194.4
1996 Mar. qtr	—	6.0	0.1	38.5	31.2	63.0	—	11.0	3.7	3.8	157.3
June qtr	0.7	9.3	2.6	68.9	41.6	70.8		326.6	16.2	17.3	553.9
Sept. qtr	0.1	5.1	7.1	34.0	20.4	59.0	0.1	132.2	15.7	11.5	285.2
Dec. qtr	0.5	5.2	5.1	106.5	38.3	50.7	—	75.8	18.3	22.5	323.0
TOTAL											
1993-94	60.0	683.5	375.8	1,325.0	306.1	401.6	27.0	189.8	233.7	175.0	3,777.5
1994-95	113.7	411.6	294.6	720.2	237.3	389.9	33.5	312.1	452.3	152.0	3,117.1
1995-96	68.6	776.5	364.5	718.4	454.1	380.1	41.5	579.4	346.4	161.2	3,890.7
1995 Sept. qtr	14.6	71.3	165.5	222.8	75.9	109.5	8.5	18.4	117.1	24.9	828.5
Dec. qtr	20.1	463.1	80.8	212.2	119.1	59.2	11.1	112.9	94.5	51.5	1,224.4
1996 Mar. qtr	14.6	138.7	56.3	135.3	104.9	114.0	9.5	30.9	84.2	36.0	724.4
June qtr	19.3	103.5	61.8	148.1	154.2	97.4	12.5	417.1	50.7	48.8	1,113.4
Sept. qtr	20.5	183.7	104.4	118.0	90.4	81.5	4.0	143.3	107.2	30.6	883.6
Dec. qtr	20.7	284.5	212.9	175.2	207.1	112.1	6.8	95.1	149.7	55.3	1,319.5

TABLE 11. VALUE OF BUILDING WORK DONE, PRIVATE AND PUBLIC SECTOR: ORIGINAL
(\$ million)

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Total residential building</i>	<i>Total non-resi- dential building</i>	<i>Total building</i>
PRIVATE SECTOR							
1993-94	3,027.0	1,348.5	4,375.6	1,047.5	5,423.1	1,978.6	7,401.7
1994-95	3,099.8	1,872.0	4,971.8	1,200.4	6,172.2	2,370.9	8,543.1
1995-96	2,795.5	1,804.5	4,600.0	1,146.7	5,746.8	2,982.2	8,729.0
1995 Sept. qtr	784.8	499.1	1,283.9	299.4	1,583.4	791.8	2,375.1
Dec. qtr	700.8	474.9	1,175.8	306.5	1,482.3	754.4	2,236.7
1996 Mar. qtr	638.9	419.7	1,058.6	259.2	1,317.8	647.5	1,965.2
June qtr	671.0	410.8	1,081.7	281.6	1,363.4	788.6	2,152.0
Sept. qtr	686.4	444.2	1,130.6	277.6	1,408.2	917.6	2,325.9
Dec. qtr	713.5	439.6	1,153.1	283.6	1,436.8	777.9	2,214.6
PUBLIC SECTOR							
1993-94	65.2	117.8	183.0	7.9	190.9	1,224.6	1,415.5
1994-95	51.6	117.3	168.9	6.9	175.8	972.4	1,148.2
1995-96	43.3	115.4	158.7	11.8	170.5	958.6	1,129.1
1995 Sept. qtr	9.3	33.7	43.0	1.7	44.7	253.9	298.5
Dec. qtr	11.1	33.1	44.2	1.3	45.5	260.9	306.3
1996 Mar. qtr	11.9	24.4	36.3	1.5	37.8	202.7	240.6
June qtr	11.0	24.2	35.2	7.3	42.5	241.1	283.6
Sept. qtr	6.1	39.1	45.2	3.4	48.6	243.6	292.2
Dec. qtr	4.7	36.3	41.0	4.6	45.6	228.3	273.9
TOTAL							
1993-94	3,092.2	1,466.3	4,558.6	1,055.5	5,614.0	3,203.2	8,817.2
1994-95	3,151.5	1,989.3	5,140.7	1,207.3	6,348.0	3,343.3	9,691.3
1995-96	2,838.8	1,919.9	4,758.8	1,158.5	5,917.3	3,940.8	9,858.1
1995 Sept. qtr	794.1	532.8	1,326.9	301.1	1,628.0	1,045.6	2,673.6
Dec. qtr	712.0	508.0	1,220.0	307.7	1,527.7	1,015.2	2,543.0
1996 Mar. qtr	650.8	444.1	1,094.9	260.7	1,355.6	850.2	2,205.8
June qtr	681.9	435.0	1,116.9	288.9	1,405.9	1,029.7	2,435.6
Sept. qtr	692.6	483.2	1,175.8	281.1	1,456.8	1,161.2	2,618.1
Dec. qtr	718.2	475.9	1,194.1	288.3	1,482.4	1,006.2	2,488.5

TABLE 12. VALUE OF NON-RESIDENTIAL BUILDING WORK DONE, PRIVATE AND PUBLIC SECTOR: ORIGINAL
(S million)

<i>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
PRIVATE SECTOR											
1993-94	92.1	431.1	280.5	385.8	226.2	101.3	35.2	157.5	196.5	72.3	1,978.6
1994-95	91.2	559.0	339.0	483.4	236.2	89.2	32.1	151.9	303.0	86.0	2,370.9
1995-96	111.3	733.1	383.8	420.6	471.0	157.0	43.0	108.3	463.0	91.2	2,982.2
1995 Sept. qtr	16.7	204.8	87.0	111.9	141.0	33.9	9.4	25.2	133.7	28.1	791.8
Dec. qtr	23.6	216.4	98.6	111.2	104.7	45.5	10.0	26.7	97.0	20.8	754.4
1996 Mar. qtr	25.3	138.3	86.4	93.0	113.8	43.4	13.0	25.0	86.7	22.5	647.5
June qtr	45.6	173.7	111.7	104.6	111.4	34.2	10.6	31.4	145.5	19.9	788.6
Sept. qtr	84.3	161.0	143.5	100.9	142.3	43.2	13.9	16.3	186.3	26.1	917.6
Dec. qtr	55.5	143.2	118.7	93.9	136.3	45.2	10.7	17.1	133.7	23.7	777.9
PUBLIC SECTOR											
1993-94	3.1	19.0	6.2	347.1	88.0	324.4	—	220.3	151.2	65.5	1,224.6
1994-95	3.8	20.1	28.4	199.6	82.0	257.4	—	240.9	49.2	90.9	972.4
1995-96	1.1	34.3	4.8	180.7	147.0	225.8	—	233.1	52.0	79.8	958.6
1995 Sept. qtr	—	4.7	2.3	58.4	47.8	60.5	—	53.8	11.1	15.4	253.9
Dec. qtr	—	7.8	0.4	54.4	41.2	54.5	—	64.6	10.8	27.1	260.9
1996 Mar. qtr	0.6	8.8	0.3	37.0	28.2	56.9	—	46.1	11.2	13.7	202.7
June qtr	0.4	13.0	1.8	30.9	29.8	54.0	—	68.6	18.9	23.6	241.1
Sept. qtr	0.1	5.1	11.6	27.6	33.9	69.4	0.1	57.9	21.2	16.6	243.6
Dec. qtr	0.1	15.0	5.1	28.8	28.9	65.2	—	54.9	12.6	17.7	228.3
TOTAL											
1993-94	95.2	450.1	286.7	732.9	314.2	425.7	35.2	377.8	347.7	137.8	3,203.2
1994-95	95.1	579.0	367.4	682.9	318.1	346.6	32.1	392.8	352.2	176.9	3,343.3
1995-96	112.3	767.4	388.6	601.3	618.0	382.8	43.0	341.4	514.9	171.0	3,940.8
1995 Sept. qtr	16.8	209.5	89.2	170.3	188.8	94.4	9.4	79.0	144.7	43.5	1,045.6
Dec. qtr	23.6	224.2	99.1	165.6	145.9	99.9	10.0	91.3	107.8	47.9	1,015.2
1996 Mar. qtr	26.0	147.1	86.7	130.0	142.0	100.3	13.0	71.1	97.9	36.2	850.2
June qtr	46.0	186.7	113.5	135.5	141.3	88.2	10.6	100.0	164.5	43.4	1,029.7
Sept. qtr	84.5	166.1	155.2	128.4	176.2	112.5	14.0	74.2	207.5	42.6	1,161.2
Dec. qtr	55.6	158.3	123.7	122.7	165.2	110.4	10.7	72.0	146.3	41.4	1,006.2

TABLE 13. VALUE OF BUILDING WORK YET TO BE DONE AT END OF PERIOD,
PRIVATE AND PUBLIC SECTOR: ORIGINAL
(\$ million)

	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Total residential building</i>	<i>Total non-resi- dential building</i>	<i>Total building</i>
PRIVATE SECTOR							
1993-94	804.4	630.6	1,435.0	284.6	1,719.6	1,135.6	2,855.2
1994-95	800.6	1,053.0	1,853.7	320.1	2,173.8	1,692.0	3,865.8
1995-96	652.1	1,106.4	1,758.5	227.3	1,985.8	1,731.2	3,717.0
1995 Sept. qtr	737.0	1,136.9	1,874.0	292.8	2,166.8	1,656.3	3,823.1
Dec. qtr	667.9	1,009.9	1,677.8	258.0	1,935.8	1,532.4	3,468.2
1996 Mar. qtr	675.5	1,104.2	1,779.7	247.6	2,027.3	1,846.6	3,873.9
June qtr	652.1	1,106.4	1,758.5	227.3	1,985.8	1,731.2	3,717.0
Sept. qtr	651.4	1,049.0	1,700.3	230.1	1,930.5	1,774.5	3,704.9
Dec. qtr	656.8	1,066.6	1,723.4	266.6	1,990.1	2,021.8	4,011.9
PUBLIC SECTOR							
1993-94	10.4	36.9	47.3	0.8	48.1	494.7	542.8
1994-95	6.1	40.5	46.6	1.1	47.7	524.0	571.7
1995-96	5.0	32.1	37.1	0.7	37.7	394.8	432.5
1995 Sept. qtr	4.8	52.2	56.9	0.9	57.8	485.2	543.0
Dec. qtr	11.4	32.1	43.4	0.6	44.1	463.5	507.5
1996 Mar. qtr	8.5	30.7	39.2	0.3	39.5	468.9	508.4
June qtr	5.0	32.1	37.1	0.7	37.7	394.8	432.5
Sept. qtr	3.0	50.0	53.1	4.4	57.5	458.1	515.6
Dec. qtr	2.5	35.1	37.5	3.0	40.5	533.6	574.1
TOTAL							
1993-94	814.8	667.5	1,482.3	285.4	1,767.7	1,630.3	3,398.0
1994-95	806.8	1,093.5	1,900.3	321.2	2,221.5	2,216.0	4,437.5
1995-96	657.1	1,138.4	1,795.5	228.0	2,023.5	2,126.0	4,149.5
1995 Sept. qtr	741.8	1,189.1	1,930.9	293.7	2,224.6	2,141.5	4,366.1
Dec. qtr	679.3	1,041.9	1,721.2	258.6	1,979.8	1,995.9	3,975.7
1996 Mar. qtr	684.0	1,134.9	1,818.9	247.9	2,066.8	2,315.6	4,382.4
June qtr	657.1	1,138.4	1,795.5	228.0	2,023.5	2,126.0	4,149.5
Sept. qtr	654.4	1,099.0	1,753.4	234.6	1,988.0	2,232.6	4,220.5
Dec. qtr	659.3	1,101.7	1,761.0	269.6	2,030.6	2,555.4	4,586.0

TABLE 14. VALUE OF NON-RESIDENTIAL BUILDING WORK YET TO BE DONE AT END OF PERIOD,
PRIVATE AND PUBLIC SECTOR: ORIGINAL
(\$ million)

	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
PRIVATE SECTOR											
1993-94	109.4	295.4	113.2	282.4	87.4	20.0	16.6	107.0	72.6	31.6	1,135.6
1994-95	85.4	446.5	180.2	242.6	175.8	54.4	16.6	55.3	395.9	39.2	1,692.0
1995-96	228.6	471.6	145.1	247.9	223.9	60.4	15.1	27.0	269.8	41.7	1,731.2
1995 Sept. qtr	92.1	440.3	169.4	222.1	209.4	55.0	32.5	44.3	362.1	29.0	1,656.3
Dec. qtr	81.3	346.1	157.5	235.9	223.0	42.8	26.6	32.8	361.1	25.4	1,532.4
1996 Mar. qtr	217.0	512.0	171.4	239.1	243.3	71.9	20.7	16.5	334.4	20.5	1,846.6
June qtr	228.6	471.6	145.1	247.9	223.9	60.4	15.1	27.0	269.8	41.7	1,731.2
Sept. qtr	319.7	437.0	109.8	218.5	338.4	47.2	20.1	35.1	205.7	42.9	1,774.5
Dec. qtr	306.4	388.8	143.9	215.3	334.3	39.3	17.6	28.4	513.3	34.5	2,021.8
PUBLIC SECTOR											
1993-94	1.2	7.5	1.0	95.7	4.5	133.1	—	190.3	20.6	40.8	494.7
1994-95	—	2.4	1.7	56.4	66.0	103.9	—	208.3	9.0	76.2	524.0
1995-96	0.1	21.1	0.5	44.7	31.9	112.8	—	132.1	21.6	29.9	394.8
1995 Sept. qtr	—	9.3	1.1	79.7	52.3	89.5	—	166.1	20.3	66.8	485.2
Dec. qtr	—	6.9	1.5	58.3	33.7	74.7	—	223.0	16.8	48.6	463.5
1996 Mar. qtr	—	20.7	1.3	54.3	32.0	70.6	—	227.6	19.3	43.1	468.9
June qtr	0.1	21.1	0.5	44.7	31.9	112.8	—	132.1	21.6	29.9	394.8
Sept. qtr	—	18.6	5.1	57.0	11.1	132.9	—	152.5	46.4	34.5	458.1
Dec. qtr	—	46.8	7.7	58.3	84.8	121.9	—	113.2	71.0	29.8	533.6
TOTAL											
1993-94	110.6	302.9	114.2	378.1	91.9	153.1	16.6	297.3	93.3	72.4	1,630.3
1994-95	85.5	448.9	181.9	298.9	241.8	158.3	16.6	263.7	404.9	115.5	2,216.0
1995-96	228.8	492.6	145.6	292.6	255.9	173.2	15.1	159.1	291.4	71.6	2,126.0
1995 Sept. qtr	92.1	449.6	170.6	301.9	261.7	144.5	32.5	210.4	382.4	95.8	2,141.5
Dec. qtr	81.3	353.0	159.0	294.2	256.7	117.5	26.6	255.8	377.9	74.0	1,995.9
1996 Mar. qtr	217.0	532.7	172.8	293.4	275.3	142.4	20.7	244.1	353.7	63.6	2,315.6
June qtr	228.8	492.6	145.6	292.6	255.9	173.2	15.1	159.1	291.4	71.6	2,126.0
Sept. qtr	319.8	455.7	114.9	275.5	349.4	180.1	20.1	187.6	252.1	77.4	2,232.6
Dec. qtr	306.4	435.6	151.6	273.7	419.1	161.2	17.6	141.7	584.3	64.3	2,555.4

TABLE 15. BUILDING ACTIVITY RELATIVE STANDARD ERRORS, DECEMBER QUARTER 1996
(Percentage)

(Percentage)						
Ownership and stage of construction	New residential building				Value	
	Houses		Total		Alterations and additions to residential buildings	Total building
	Number	Value	Number of dwelling units	Value		
TOTAL PRIVATE AND PUBLIC SECTORS						
Commenced	3.9	4.7	2.3	2.8	4.1	1.3
Under construction at end of period	3.5	3.7	1.4	1.5	3.2	0.7
Completed	4.8	5.6	2.9	3.7	4.5	1.5
Value of work done	..	3.6	..	2.2	3.6	1.1
Value of work yet to be done	..	4.2	..	1.6	3.5	0.7

EXPLANATORY NOTES

Introduction

This publication contains detailed results from the quarterly Building Activity Survey. Each issue includes revisions to the previous quarter. Therefore data for the latest quarter should be considered to be preliminary only.

2. The statistics are compiled on the basis of returns collected from builders and other individuals and organisations engaged in building activity. The quarterly survey consists of two components.

- (a) A sample survey of private sector house building activity involving new house construction or alterations and additions valued at \$10,000 or more to houses.
- (b) A complete enumeration of jobs involving construction of new residential buildings other than private sector houses, all alterations and additions to residential buildings (other than private sector houses) with an approval value of \$10,000 or more, and all non-residential building jobs with an approval value of \$50,000 or more.

3. Prior to the September quarter 1990, the cut-off for inclusion of non-residential building jobs (both new and alterations and additions) was \$30,000 or more and prior to the September quarter 1985 it was \$10,000 or more. Care should be taken in interpreting data for specific classes of non-residential building.

4. The use of sample survey techniques in the Building Activity Survey means that reliable estimates of private sector house building activity, including alterations and additions to houses, are available only at the State/Territory and Australia levels with the exception of the Northern Territory. However, dwelling unit commencement data for regions below State level are shown in the monthly series of dwelling unit commencements compiled by State offices of 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.

Scope and coverage

5. 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.

6. Building jobs included in each quarter in the Building Activity Survey comprise those building jobs selected in previous quarters which have not been completed (or commenced) by the end of the previous quarter and those building jobs newly selected in the current quarter. The population list from which building jobs are selected for inclusion comprises all approved building jobs which were notified to the ABS up to but not including the last month of the reference quarter (e.g. up to the end of August in respect of the September quarter survey). This introduces a lag to the statistics in respect of those building jobs notified and commenced in the last month of the reference quarter (e.g. for the month of September in respect of the September quarter survey). For example, building jobs which were notified as approved in the month of June and which actually commenced in that month are shown as commencements in the September quarter. Similarly, building jobs which were notified in the month of September and which actually commenced in that month are shown as commencements in the December quarter.

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 building.

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 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.).

10. From the June quarter 1996 issue of this publication, the number of dwelling units created 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 Tables 5, 7, and 9 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, the seasonally adjusted estimates for the total number of dwelling units commenced and completed, shown in Table 4, include these conversions, etc. Previously, only dwelling units created as part of the construction of new residential buildings were included in these estimates.

12. *Commenced*. A building job 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).

13. *Under construction*. A building job is regarded as being under construction at the end of a period if it has been commenced but has not been completed, and work on it has not been abandoned.

14. *Completed*. A building job is regarded as completed when building activity has progressed to the stage when the building can fulfil its intended function. In practice, the ABS regards buildings as completed when notified as such by respondents to the survey.

Valuation of building jobs

15. The value series in this publication are derived from estimates reported on survey returns as follows.

- (a) *Value of building commenced or under construction* represents the anticipated completion value based, where practicable, on estimated market or contract price of building jobs excluding the value of land and landscaping. Site preparation costs are included. Where building jobs proceed over several quarters, the anticipated completion value reported on the return for the first (commencement) quarter may be amended on returns for subsequent (under construction) quarters as the job nears completion.
- (b) *Value of building completed* represents the actual completion value based, where practicable, on the market or contract price of building jobs including site preparation costs but excluding the value of land and landscaping.
- (c) *Value of building work done during the period* represents the estimated value of building work actually carried out during the quarter on building jobs which have commenced.
- (d) *Value of building work yet to be done* represents the difference between the anticipated completion value and the estimated value of work done up to the end of the period on building jobs commenced but not completed.
- (e) *Factories*. Includes paper mills, oil refinery buildings, brickworks, foundries, powerhouses, manufacturing laboratories, workshops as part of a manufacturing process.
- (f) *Offices*. Includes banks, post offices, council chambers, head and regional offices.
- (g) *Other business premises*. Includes warehouses, storage depots, service stations, transport depots and terminals, electricity sub-station buildings, pumping station buildings, telephone exchanges, mail sorting centres, broadcasting stations, film studios.
- (h) *Educational*. Includes schools, colleges, kindergartens, libraries, museums, art galleries, research and teaching laboratories, theological colleges.
- (i) *Religious*. Includes churches, chapels, temples.
- (j) *Health*. Includes hospitals, nursing homes, surgeries, clinics, medical centres.
- (k) *Entertainment and recreational*. Includes clubs, theatres, cinemas, public halls, gymnasiums, grandstands, squash courts, sports and recreation centres.
- (l) *Miscellaneous*. Includes law courts, homes for the aged (where medical care is not provided as a normal service), orphanages, gaols, barracks, mine buildings, glasshouses, livestock sheds, shearing sheds, fruit and skin drying sheds, public toilets, and ambulance, fire and police stations.

Building classification

16. *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.

17. *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 where, for example, a student accommodation building on a university campus would be classified to Educational.

18. Examples of the types of buildings included under each main functional heading are shown in the following list.

- (a) *Houses*. Includes cottages, bungalows, detached caretakers'/managers' cottages, rectories.
- (b) *Other residential buildings*. Includes blocks of flats, home units, attached townhouses, villa units, terrace houses, semi-detached houses, maisonettes.
- (c) *Hotels, etc.* Includes motels, hostels, boarding houses, guesthouses, holiday apartment buildings.
- (d) *Shops*. Includes retail shops, restaurants, cafes, taverns, dry cleaners, laundromats, hair salons, shopping arcades.

Reliability of the estimates

19. Since the figures for private sector house building activity (including alterations and additions) are derived from information obtained from a sample of approved building jobs, they are subject to sampling error; that is, they may differ from the figures that would have been obtained if information for all approved jobs for the relevant period had been included in the survey. One measure of the likely difference is given by the *standard error*, which indicates the extent to which an estimate might have varied by chance because only a sample of approved jobs was included. There are about two chances in three that a sample estimate will differ by less than one standard error from the figure that would have been obtained if all approved jobs had been included, and about nineteen chances in twenty that the difference will be less than two standard errors. Another measure of sampling variability is the *relative standard error*, which is obtained by expressing the standard error as a percentage of the estimate to which it refers. The relative standard errors of the estimates provide an indication of the percentage errors likely to have occurred due to sampling, and are shown in Table 15.

20. An example of the use of relative standard errors is as follows. Assume that the estimate of the number of new private sector houses commenced during the latest quarter is 2,000 (for actual estimate see Table 5) and that the associated relative standard error is 2.5 per cent (for actual percentage see Table 15). There would then be about two chances in three that the number which would have been obtained if information had been collected about all approved private sector house jobs would have been within the range 1,950 to 2,050 (2.5 per cent of 2,000 is 50) and about nineteen chances in twenty that the number would have been within the range 1,900 to 2,100.

21. The imprecision due to sampling variability, which is measured by the relative standard error, should not be confused with inaccuracies that may occur because of inadequacies in the source of building approval information, imperfections in reporting by respondents, and errors made in the coding and processing of data. Inaccuracies of this kind are referred to as

non-sampling error, and may occur in any enumeration whether it be a full count or only a sample. Every effort is made to reduce the non-sampling error to a minimum by the careful design of questionnaires, efforts to obtain responses for all selected building jobs, and efficient operating procedures.

Seasonal adjustment

22. Seasonally adjusted building statistics are shown in Tables 2 to 4. In the seasonally adjusted series, account has been taken of normal seasonal factors and trading day effects (arising from the varying numbers of Sundays, Mondays, Tuesdays etc. in the quarter) and the effect of the movement in the date of Easter which may, in successive years, affect figures for different quarters. Further information about seasonal adjustment can be obtained from the Assistant Director of Time Series Analysis, Canberra, on (06) 252 6345.

23. 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 should not be used to represent seasonally adjusted public sector dwelling units.

Estimates at constant prices

24. Estimates of the value of commencements and work done at average 1989-90 prices are shown in Tables 1 and 2. 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 in this publication are derived from the same price data underlying the deflators compiled for the dwellings and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

25. 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* (5216.0).

26. The factors used to seasonally adjust the constant price series are identical to those used to adjust the corresponding current price series.

Unpublished data and related publications

27. The ABS can also make available certain building approvals and 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. Inquiries should be made to Information Inquiries on Sydney (02) 268 4611 or any ABS State office.

28. Users may also wish to refer to the following building and construction publications which are available on request:

Building Approvals, Australia (8731.0) – issued monthly
Building Approvals, New South Wales and Australian Capital Territory (8731.1) – issued monthly
Dwelling Unit Commencements Reported by Approving Authorities, New South Wales (8741.1) – issued monthly
Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0) – issued quarterly
Building Activity, Australia (8752.0) – issued quarterly
Housing Finance for Owner Occupation, Australia (5609.0) – issued monthly

29. 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, a *Release Advice* (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

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

GREGORY W. BRAY
 Regional Director
 New South Wales

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