

CATALOGUE NO. 8752.2

EMBARGOED UNTIL 11.30 AM 16 APRIL 1996

BUILDING ACTIVITY, VICTORIA DECEMBER QUARTER 1995

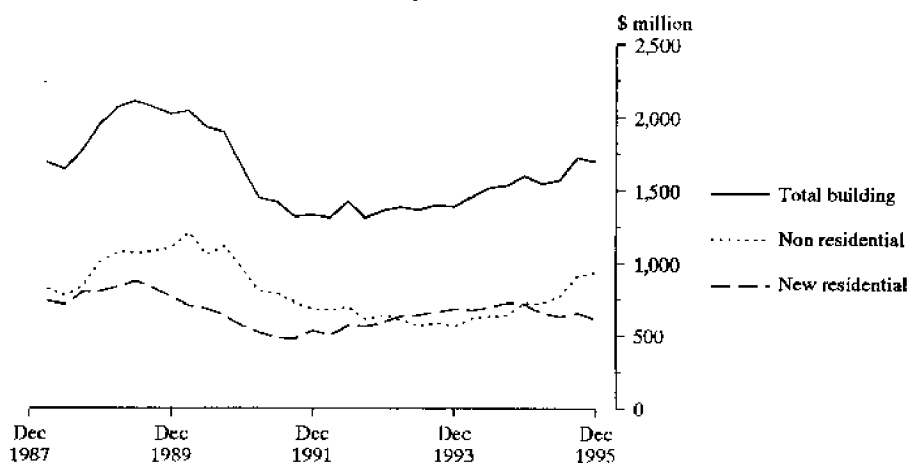
SUMMARY OF FINDINGS

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

	% change on	
	Sept. quarter 1995	Dec. quarter 1994
New residential building	-6.6	-14.4
Alterations and additions to residential buildings	0.9	-4.8
Non-residential building	2.3	29.1
Total building	-1.8	5.9

- In seasonally adjusted average 1989-90 prices, the value of new residential building work done during the December quarter 1995 fell 6.6% to \$615.2 million. This resulted in a 14.4% decrease from the previous year. New houses decreased by 9.5% in the quarter. However work done on other residential buildings increased by 7.7%.
- Non-residential building increased by 2.3% for the quarter to \$937.3 million which was 29.1% up from the previous year.
- The total value of building work done for the quarter was down 1.8% to \$1,697.9 million but was up 5.9% from the previous year.

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



INQUIRIES

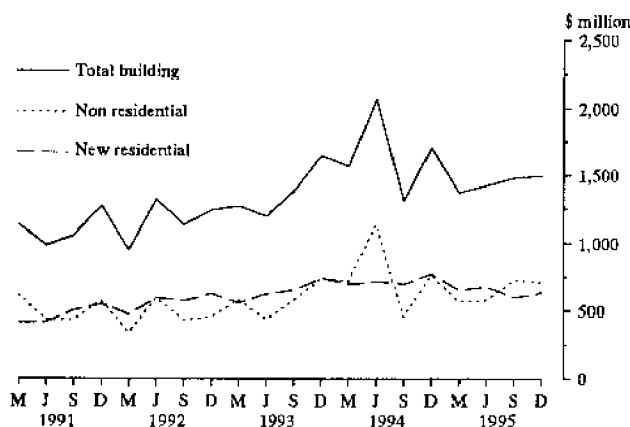
- for more information about statistics in this publication and the availability of related unpublished statistics, contact Rex Porter on Adelaide (08) 237 7496 or any ABS State Office.
- for information about other ABS statistics and services please refer to the back of this publication.

SUMMARY OF FINDINGS - continued

Value of building work commenced at average 1989-90 prices

	% change on	
	Sept. quarter 1995	Dec. quarter 1994
New residential building	5.7	-18.0
Alterations and additions to residential buildings	-0.5	-10.6
Non-residential building	-2.4	-7.0
Total building	1.1	-12.3

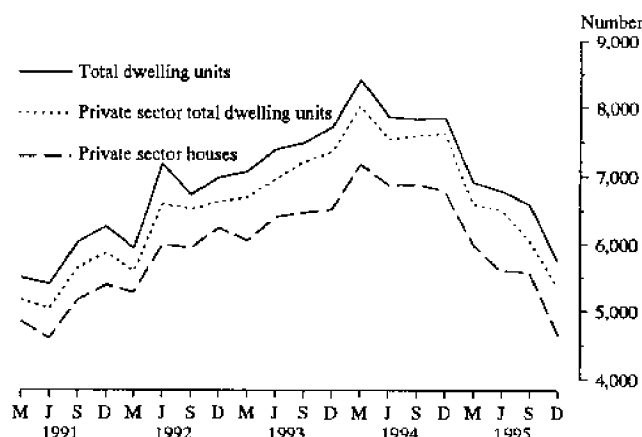
- In average 1989-90 prices, the value of new residential building work commenced increased by 5.7% during the quarter to \$635.4 million. Commencements of new houses in the quarter decreased by 6.9% to \$493.6 million but new other residential buildings increased by 98.3% from a low value in the September quarter to \$141.8 million.
- Commencements of non-residential buildings fell by 2.4% to \$710.3 million.
- The total value of all building work commenced rose by 1.1% during the quarter to \$1,497.7 million.

VALUE OF WORK COMMENCED
AT AVERAGE 1989-90 PRICES

Number of dwelling units commenced, seasonally adjusted

	% change on	
	Sept. quarter 1995	Dec. quarter 1994
Private sector houses	-16.4	-31.3
Private sector dwelling units	-18.0	-31.2
Total dwelling units	-12.9	-26.9

- In seasonally adjusted terms, the total number of dwelling units commenced during the quarter fell 12.9% to 5,741.
- Within the private sector, house commencements continued to fall to 4,660 down 16.4% on the September quarter. Total dwelling unit commencements were down 18.0% to 4,760.

NEW DWELLING UNITS COMMENCED
SEASONALLY ADJUSTED

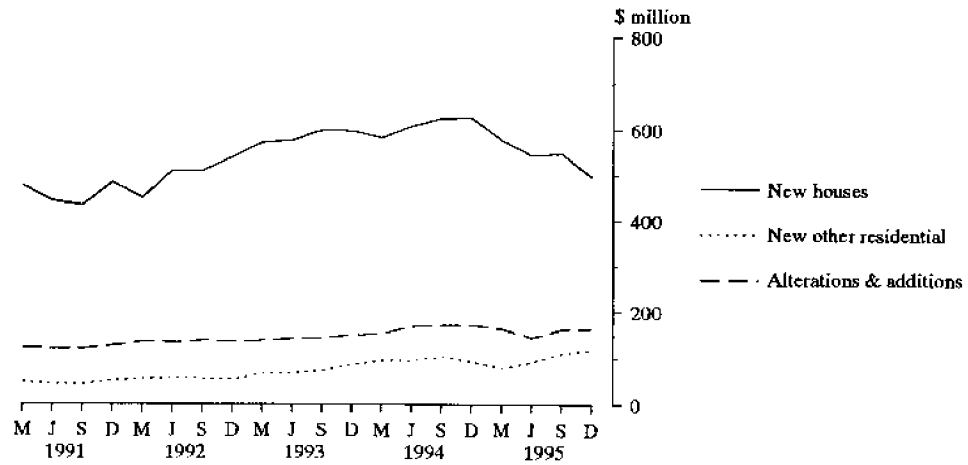
Original data

- The total value of building work done during the December quarter 1995 rose 3.9% to \$1,687.8 million. This was despite a 1.5% fall in work done on new residential building.
- Total building work commenced during the quarter increased slightly by 0.9% to \$1,418 million.
- The total number of dwelling units commenced fell by 5.8% to 6,172. Public sector commencements fell by 26.4% to 391 from a high value in the previous quarter. Private sector commencements decreased by 3.9% in the quarter.
- Work yet to be done on jobs under construction at the end of the quarter was down 8.5% to \$1,662.9 million or 0.99 times the work done during the December quarter 1995.

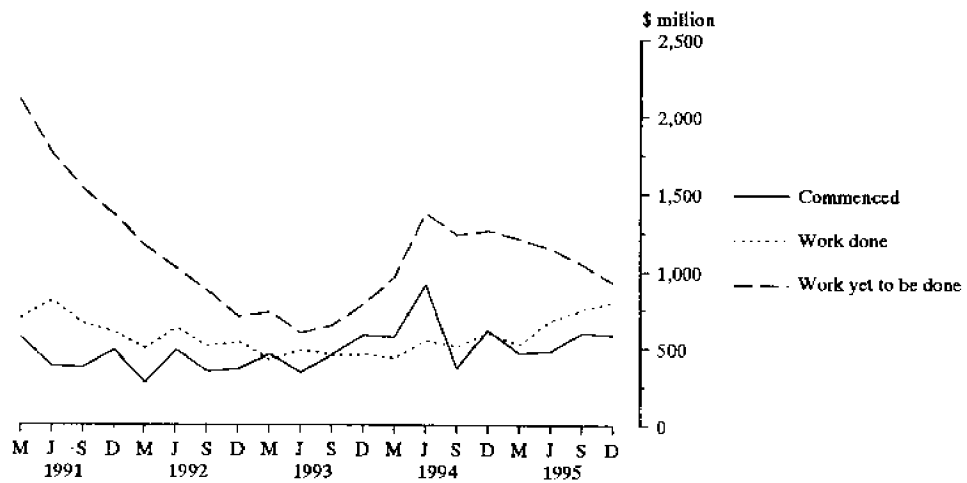
Revisions to September quarter 1995

There have been significant upward revisions to private sector shops data. This affects work commenced, under construction, work done during the period and work yet to be done for that quarter.

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



VALUE OF NON-RESIDENTIAL BUILDING



VALUE OF NON-RESIDENTIAL WORK DONE

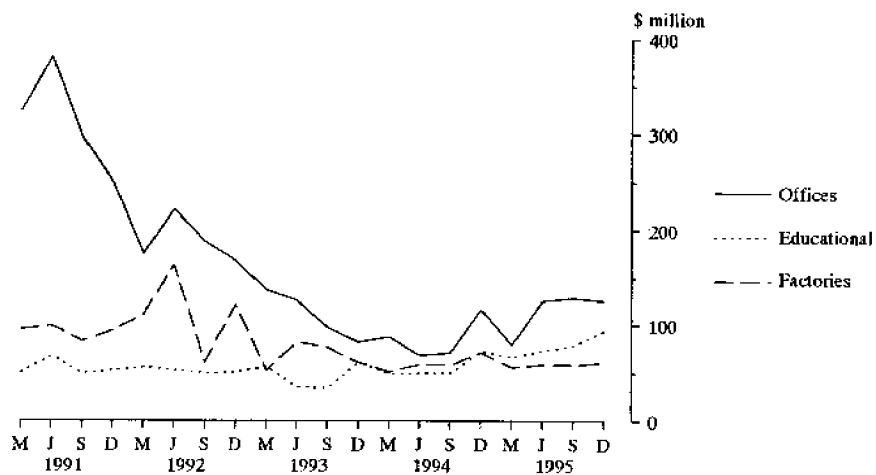


TABLE 1. SUMMARY OF BUILDING ACTIVITY, VICTORIA

Period	New residential building				Value (\$m)														
	Other residential buildings				Non-residential building														
	Houses	Total			Alterations and additions to residential buildings	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total building			
Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Value (\$m)															
COMPLETED																			
1992-93	25,717	2,255.6	2,438	172.6	28,155	2,428.2	561.5	36.0	189.4	186.9	243.4	152.3	178.5	14.1	273.4	107.3	137.0	1,518.3	4,508.3
1993-94	27,904	2,568.0	3,562	308.4	31,466	2,876.5	700.0	192.4	456.6	227.1	273.6	393.3	211.2	16.3	240.0	380.5	138.2	2,529.3	6,105.7
1994-95	25,846	2,481.4	3,612	426.3	29,458	2,907.7	678.6	59.4	323.4	211.4	384.2	199.6	293.3	16.0	140.8	249.2	59.6	1,936.9	5,523.2
1994 Sept. qtr	7,098	671.6	707	60.5	7,805	732.2	164.0	6.5	52.2	56.1	75.4	47.2	47.1	3.0	41.2	30.0	10.1	368.8	1,265.0
Dec. qtr	7,521	716.5	909	91.6	8,430	808.1	181.9	10.6	96.4	67.5	79.7	48.5	102.3	7.1	37.4	149.1	21.5	620.0	1,610.1
1995 Mar. qtr	5,494	522.9	929	143.8	6,423	666.7	156.8	22.1	111.3	36.9	118.6	64.4	49.3	3.6	30.4	25.4	7.5	469.4	1,292.9
June qtr	5,734	570.4	1,067	130.3	6,801	700.7	175.9	20.2	63.6	50.8	110.5	39.6	94.6	2.5	31.7	44.7	20.6	478.7	1,355.3
Sept. qtr	5,836	579.2	713	59.9	6,549	639.2	165.5	10.2	162.7	52.4	101.0	49.9	56.3	1.6	19.3	116.3	31.4	601.2	1,405.9
Dec. qtr	5,182	543.0	990	119.3	6,172	662.2	166.1	11.3	89.2	60.1	115.5	95.6	109.4	2.8	30.0	55.1	20.4	589.6	1,418.0
UNDER CONSTRUCTION AT END OF PERIOD																			
1992-93	11,772	1,144.6	2,022	150.1	13,794	1,294.7	243.2	30.6	79.1	347.7	877.9	117.9	132.1	17.2	412.6	72.2	107.8	2,195.1	3,733.0
1993-94	12,362	1,247.9	2,355	226.9	14,717	1,474.8	360.6	178.3	415.7	165.1	140.7	298.8	144.4	14.1	539.9	319.9	139.8	2,356.7	4,192.0
1994-95	10,668	1,129.2	2,765	321.6	13,433	1,450.8	354.3	189.6	480.6	142.9	241.9	310.4	217.3	18.0	251.0	516.4	58.2	2,426.3	4,231.4
1994 Sept. qtr	12,477	1,276.2	2,351	226.8	14,828	1,503.0	378.4	180.3	403.2	177.8	171.0	312.3	147.4	13.8	374.8	314.2	110.9	2,205.6	4,087.1
Dec. qtr	11,931	1,249.3	2,259	221.9	14,190	1,471.3	346.4	179.5	401.9	173.3	160.4	307.4	183.4	17.4	296.7	443.2	109.2	2,272.2	4,089.8
1995 Mar. qtr	11,080	1,147.8	2,606	318.2	13,686	1,466.0	352.4	193.5	472.8	153.7	221.8	312.2	171.9	17.4	268.2	444.3	54.0	2,309.9	4,128.3
June qtr	10,668	1,129.2	2,765	321.6	13,433	1,450.8	354.3	189.6	480.6	142.9	241.9	310.4	217.3	18.0	251.0	516.4	58.2	2,426.3	4,231.4
Sept. qtr	10,190	1,110.6	2,786	330.4	12,976	1,441.0	335.0	205.2	335.7	145.1	250.8	319.0	247.5	12.0	151.5	603.8	72.1	2,342.7	4,118.7
Dec. qtr	8,845	1,011.3	2,757	348.7	11,602	1,360.0	295.5	179.8	325.9	111.0	175.4	365.3	246.6	10.9	124.0	634.9	78.3	2,252.1	3,907.7
COMPLETED																			
1992-93	25,099	2,233.4	2,566	179.1	27,665	2,412.5	583.5	42.0	289.7	380.5	1,395.5	169.6	222.2	19.3	107.4	91.0	85.3	2,802.4	5,798.5
1993-94	27,118	2,475.3	3,209	249.9	30,327	2,725.1	601.3	35.2	182.5	424.0	1,056.7	222.3	201.0	19.8	113.3	140.4	100.1	2,495.2	5,821.7
1994-95	27,380	2,610.6	2,892	271.9	30,272	2,882.5	709.8	30.3	313.6	253.1	290.7	213.9	228.8	12.1	387.3	124.4	140.9	1,995.0	5,587.3
1994 Sept. qtr	6,984	652.0	702	63.1	7,686	715.1	152.0	4.9	69.2	56.6	46.3	40.0	45.0	3.3	177.7	37.2	38.5	518.7	1,385.8
Dec. qtr	8,006	752.3	995	100.7	9,001	853.1	223.6	11.9	94.9	73.2	91.1	55.7	70.1	3.8	112.6	30.7	22.3	566.4	1,643.0
1995 Mar. qtr	6,311	626.7	580	51.5	6,891	678.2	155.0	8.3	32.5	58.6	62.2	64.0	60.2	3.0	48.8	25.7	63.3	426.5	1,259.7
June qtr	6,079	579.5	615	56.6	6,694	636.1	179.2	5.3	116.9	64.7	91.2	54.2	53.6	2.0	48.1	30.7	16.8	483.5	1,298.7
Sept. qtr	6,267	600.6	646	56.1	6,913	656.7	184.6	7.6	322.7	49.3	95.9	58.8	28.2	6.3	122.1	28.1	17.7	736.6	1,577.9
Dec. qtr	6,510	646.3	1,019	113.2	7,529	759.6	209.9	45.8	110.4	95.8	192.4	64.2	112.9	4.0	56.0	57.6	17.1	756.3	1,725.8

TABLE 2. SUMMARY OF PRIVATE SECTOR BUILDING ACTIVITY, VICTORIA—continued

Period	New residential building										Non-residential building										Value (\$m)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
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TABLE 3. SUMMARY OF PUBLIC SECTOR BUILDING ACTIVITY, VICTORIA

New residential building										Value (\$m)										
Houses					Other residential buildings					Total					Non-residential building					
Number of dwelling units		Value (\$m)	Number of dwelling units		Value (\$m)	Number of dwelling units		Value (\$m)	Alterations and additions to residential buildings (\$m)	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Miscellaneous	Total	Total building
COMMENCED																				
1992-93		1,084	66.9	283	18.4	1,367	85.3	0.4	2.2	10.9	4.3	50.0	15.7	117.5	—	175.4	64.7	31.8	472.5	558.3
1993-94		934	58.8	432	33.2	1,366	91.9	4.1	7.1	3.6	45.1	59.6	131.2	112.8	—	112.1	75.2	85.3	632.0	728.1
1994-95		508	36.3	535	36.7	1,043	73.0	3.0	0.5	7.7	10.9	127.5	50.8	204.7	—	74.6	161.6	19.0	657.2	733.2
1994 Sept. qtr		139	10.5	96	5.3	235	15.8	0.2	0.1	3.3	9.0	36.2	3.6	27.6	—	8.9	17.8	3.6	110.2	126.2
Dec. qtr		128	8.1	91	5.2	219	13.3	0.7	—	3.2	1.2	8.4	5.5	81.9	—	23.4	116.7	7.1	247.4	261.4
1995 Mar. qtr		134	9.1	207	15.6	341	24.7	0.2	0.3	0.5	0.1	54.7	32.0	33.4	—	21.4	5.7	1.4	149.4	174.3
June qtr		107	8.6	141	10.7	248	19.3	1.8	0.1	0.7	0.5	28.3	9.6	61.9	—	20.9	21.3	6.9	150.2	171.4
Sept. qtr		198	16.3	333	22.3	531	38.6	9.4	0.5	2.3	1.7	32.4	4.6	32.6	—	6.1	23.1	22.2	125.5	173.5
Dec. qtr		96	9.7	295	21.9	391	31.6	10.4	0.3	1.2	0.8	27.0	3.9	90.8	—	17.0	16.8	4.5	162.3	204.3
UNDER CONSTRUCTION AT END OF PERIOD																				
1992-93		724	42.4	521	40.9	1,245	83.2	—	9.5	1.8	20.2	66.3	54.0	102.4	—	336.5	44.7	15.4	650.9	734.1
1993-94		469	27.0	457	40.0	926	67.0	3.5	6.5	1.1	41.1	22.8	122.5	98.5	—	406.1	62.0	81.2	841.8	912.3
1994-95		287	19.9	504	38.7	791	58.6	4.6	0.5	3.8	51.4	59.1	149.6	165.3	—	142.4	157.8	32.2	762.1	825.3
1994 Sept. qtr		353	23.5	518	38.7	871	62.2	3.5	6.6	3.0	58.7	49.4	125.6	93.8	—	232.1	52.1	77.8	699.1	764.8
Dec. qtr		301	19.5	473	32.2	774	51.7	3.7	0.6	5.4	60.8	10.8	128.1	146.3	—	180.8	160.6	75.7	769.2	824.5
1995 Mar. qtr		302	19.0	612	44.1	914	63.1	3.7	0.5	3.2	59.8	58.9	151.2	139.0	—	153.1	147.8	28.6	742.1	809.0
June qtr		287	19.9	504	38.7	791	58.6	4.6	0.5	3.8	51.4	59.1	149.6	165.3	—	142.4	157.8	32.2	762.1	825.3
Sept. qtr		348	27.3	666	48.0	1,014	75.3	7.9	0.6	2.5	52.3	85.0	150.1	185.9	—	50.7	170.6	48.0	745.9	829.0
Dec. qtr		176	14.8	780	59.3	956	74.1	8.4	0.8	1.1	1.8	64.1	142.3	196.4	—	46.8	169.8	48.8	672.0	754.5
COMPLETED																				
1992-93		618	39.9	668	42.6	1,286	82.5	0.7	3.5	10.4	135.5	1,095.8	21.7	157.1	—	46.2	34.0	44.1	1,548.4	1,631.5
1993-94		1,163	72.9	496	34.7	1,659	107.6	0.7	2.7	4.2	22.4	107.8	64.0	119.5	—	33.3	55.8	23.9	433.6	541.8
1994-95		687	44.3	480	37.0	1,167	81.3	1.9	6.7	5.2	16.0	88.6	29.6	142.2	—	299.5	83.5	68.1	739.4	822.6
1994 Sept. qtr		254	14.2	31	4.9	285	19.1	0.2	0.1	1.5	5.6	9.6	3.4	32.9	—	160.3	28.9	7.9	250.2	269.4
Dec. qtr		178	12.3	132	12.1	310	24.4	0.5	6.1	0.9	0.1	45.8	3.5	29.6	—	71.7	18.8	7.9	184.4	209.4
1995 Mar. qtr		133	10.0	68	3.9	201	13.9	0.2	0.4	2.6	1.3	7.0	11.5	40.9	—	38.3	19.5	48.6	170.2	184.3
June qtr		122	7.7	249	16.1	371	23.9	1.0	0.1	0.2	9.0	26.2	11.2	38.8	—	29.1	16.2	3.8	134.6	159.5
Sept. qtr		137	9.0	171	13.4	308	22.4	6.2	0.4	3.6	0.7	10.9	3.9	13.8	—	100.0	10.5	7.2	151.0	179.6
Dec. qtr		268	22.2	181	10.7	449	32.9	9.9	0.1	2.6	51.3	49.3	13.2	83.1	—	21.3	24.0	5.2	250.1	292.9

TABLE 3. SUMMARY OF PUBLIC SECTOR BUILDING ACTIVITY, VICTORIA—continued

New residential building										Value (\$m)										
Houses					Other residential buildings					Total					Non-residential building					
Period	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Alterations and additions to residential buildings	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreation	Miscellaneous	Total	Total building	
VALUE OF WORK DONE DURING PERIOD																				
1992-93	..	52.4	..	42.8	..	95.2	0.4	4.3	11.1	51.7	76.1	47.0	128.6	..	..	88.0	44.7	40.6	492.2	587.7
1993-94	..	70.1	..	28.8	..	98.9	1.4	5.6	4.1	19.0	72.8	31.7	105.2	..	..	169.2	73.9	54.5	536.0	636.3
1994-95	..	38.6	..	41.9	..	80.6	5.1	2.9	7.0	39.6	101.8	92.4	177.4	..	..	112.1	135.5	52.0	720.6	806.3
1994 Sept. qtr	..	12.7	..	9.2	..	21.9	1.2	1.0	1.6	5.7	19.7	7.1	26.1	..	..	38.7	26.4	17.3	143.7	166.9
Dec. qtr	..	8.9	..	10.8	..	19.7	1.0	1.4	2.7	15.4	28.3	16.4	49.5	..	..	29.9	31.4	15.8	190.8	211.5
1995 Mar. qtr	..	7.3	..	8.7	..	16.1	1.1	0.3	1.6	8.8	12.2	37.6	46.9	..	..	22.5	33.4	7.5	170.8	188.0
June qtr	..	9.6	..	13.2	..	22.8	1.9	0.1	1.1	9.8	41.6	31.2	54.9	..	..	21.0	44.3	11.3	215.3	240.0
Sept. qtr	..	13.9	..	14.7	..	28.6	6.8	0.6	2.0	6.3	37.3	22.7	54.0	..	..	14.4	48.7	11.0	196.9	232.2
Dec. qtr	..	13.5	..	15.0	..	28.5	8.5	0.2	1.9	11.1	37.4	48.0	70.0	..	..	17.9	45.1	10.8	242.5	279.5
VALUE OF WORK YET TO BE DONE																				
1992-93	..	21.8	..	17.9	..	39.6	..	7.6	0.9	1.9	16.5	7.4	35.4	..	..	166.0	26.1	5.2	267.0	306.7
1993-94	..	9.9	..	22.8	..	32.7	2.8	2.2	0.4	28.9	8.1	108.2	45.8	..	..	100.4	25.7	41.4	361.1	396.6
1994-95	..	8.5	..	16.8	..	25.3	0.7	0.1	1.3	15.6	32.5	72.6	94.4	..	..	26.5	69.7	8.5	321.1	347.1
1994 Sept. qtr	..	7.9	..	17.4	..	25.2	1.7	1.4	2.1	46.5	24.9	107.7	47.9	..	..	47.9	18.3	28.5	325.2	352.1
Dec. qtr	..	7.3	..	12.2	..	19.5	1.5	0.1	2.7	33.3	3.7	97.3	80.5	..	..	38.6	114.4	18.5	389.2	410.2
1995 Mar. qtr	..	9.5	..	19.3	..	28.8	0.7	0.1	1.6	24.7	46.7	94.2	68.0	..	..	29.0	87.7	12.5	364.4	393.9
June qtr	..	8.5	..	16.8	..	25.3	0.7	0.1	1.3	15.6	32.5	72.6	94.4	..	..	26.5	69.7	8.5	321.1	347.1
Sept. qtr	..	11.1	..	24.7	..	35.8	3.4	..	1.6	10.9	32.0	54.3	74.9	..	..	20.9	44.4	20.5	259.5	298.8
Dec. qtr	..	7.3	..	31.8	..	39.1	5.3	0.1	0.9	0.6	23.1	11.6	98.4	..	..	20.4	22.5	15.7	193.2	237.7

TABLE 4. VALUE OF BUILDING ACTIVITY (a) BY CLASS OF BUILDING AND STAGE OF CONSTRUCTION, MELBOURNE STATISTICAL DIVISION, VICTORIA (\$m)

Period	New other residential buildings (b)	Non-residential building										Total
		Hotels, etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscellaneous	
		COMMENCED										
1992-93	143.9	25.4	162.8	93.0	217.4	125.3	148.1	10.1	247.8	75.9	104.9	1,210.6
1993-94	290.0	179.3	413.5	139.0	242.0	355.8	171.8	13.8	193.2	359.4	107.1	2,174.7
1994-95	405.8	30.4	278.9	170.6	338.2	161.7	221.7	11.3	90.4	221.2	46.3	1,570.8
1994 Sept. qtr	54.2	3.4	35.4	42.2	64.6	35.8	36.2	2.2	39.8	24.3	8.4	292.2
Dec. qtr	86.1	1.2	84.8	62.4	74.3	37.3	62.0	5.2	16.0	143.3	14.9	501.5
1995 Mar. qtr	140.3	18.3	104.4	30.8	99.4	59.3	42.3	2.2	16.0	20.3	5.2	398.1
June qtr	125.2	7.5	54.4	35.3	99.9	29.4	81.1	1.8	18.6	33.2	17.8	379.0
Sept. qtr	50.9	5.8	133.6	37.4	92.6	40.0	45.3	1.1	13.1	107.1	28.9	504.9
Dec. qtr	115.0	6.3	67.6	45.8	103.9	78.5	99.0	1.9	16.7	50.1	14.9	484.8
UNDER CONSTRUCTION AT END OF PERIOD												
1992-93	123.1	16.5	70.3	251.9	861.5	104.9	108.3	13.7	388.8	53.9	83.9	1,953.9
1993-94	210.2	173.3	400.8	94.3	127.0	286.0	123.7	12.6	499.5	306.9	117.3	2,141.2
1994-95	302.7	165.9	467.1	72.0	221.0	297.9	170.5	13.8	211.6	497.7	53.0	2,170.5
1994 Sept. qtr	209.8	174.2	380.5	92.5	155.7	298.5	124.2	11.9	351.6	299.0	93.4	1,981.4
Dec. qtr	205.8	167.3	387.9	111.8	148.2	294.0	129.1	14.6	267.1	429.8	95.8	2,045.6
1995 Mar. qtr	300.7	180.7	457.2	92.1	198.5	304.6	124.8	13.8	237.7	429.7	47.7	2,086.9
June qtr	302.7	165.9	467.1	72.0	221.0	297.9	170.5	13.8	211.6	497.7	53.0	2,170.5
Sept. qtr	312.8	177.7	305.2	70.9	229.0	301.7	198.8	7.6	113.2	584.3	68.8	2,057.2
Dec. qtr	336.0	163.2	307.8	82.7	152.5	344.7	201.8	8.2	95.6	615.7	71.3	2,043.5
COMPLETED												
1992-93	141.6	33.0	265.7	346.2	1,381.4	140.7	173.6	15.2	68.4	67.9	62.4	2,554.5
1993-94	219.7	21.4	146.2	297.4	1,021.5	183.8	159.3	15.3	82.9	113.3	69.6	2,110.8
1994-95	253.3	19.5	266.0	198.1	255.1	175.4	180.8	9.9	346.5	101.8	108.9	1,663.0
1994 Sept. qtr	57.4	2.7	60.2	42.9	38.3	29.5	36.8	2.9	159.8	33.7	32.1	438.9
Dec. qtr	94.4	8.4	74.1	43.6	82.5	43.9	57.9	2.8	96.7	23.2	11.6	444.7
1995 Mar. qtr	49.2	4.9	26.3	53.0	54.2	53.0	46.9	2.3	46.2	21.8	54.2	362.8
June qtr	52.4	3.4	105.5	58.5	80.2	48.9	39.2	1.9	43.8	23.2	11.9	416.6
Sept. qtr	49.5	6.2	311.0	36.9	89.9	53.8	18.7	5.0	114.8	20.0	13.3	669.6
Dec. qtr	104.0	26.1	76.3	33.6	181.7	50.3	99.8	1.4	33.7	52.0	14.6	569.5

TABLE 4. VALUE OF BUILDING ACTIVITY (a) BY CLASS OF BUILDING AND STAGE OF CONSTRUCTION, MELBOURNE STATISTICAL DIVISION, VICTORIA - continued
(\$m)

Period	New other residential buildings (b)	Non-residential building									Total	
		Hotels, etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational		Miscellaneous
		VALUE OF WORK DONE DURING PERIOD										
1992-93	161.8	23.0	182.0	235.7	592.8	166.8	147.3	16.2	141.1	63.3	84.5	1,652.7
1993-94	254.0	26.3	292.2	145.3	303.0	158.3	158.4	12.8	234.0	132.9	89.5	1,552.7
1994-95	279.2	32.8	418.3	175.6	353.0	319.9	204.2	12.0	171.8	196.9	79.8	1,964.4
1994 Sept. qtr	78.8	12.1	93.3	39.4	62.1	55.2	38.9	2.8	49.3	44.4	24.0	421.5
Dec. qtr	75.0	4.2	89.3	53.0	108.6	76.8	55.4	2.6	49.4	43.5	22.3	505.1
1995 Mar. qtr	55.2	5.6	88.3	44.4	70.5	88.6	54.0	3.7	37.3	41.6	13.9	448.0
June qtr	70.2	10.9	147.3	38.8	111.8	99.4	55.8	3.0	35.9	67.4	19.5	589.8
Sept. qtr r	86.3	16.6	156.3	39.8	114.7	78.2	64.2	1.0	29.5	114.2	19.4	633.8
Dec. qtr	100.0	52.0	98.7	36.7	114.7	94.4	76.8	2.5	26.4	142.4	22.4	666.9
VALUE OF WORK YET TO BE DONE												
1992-93	53.0	6.6	75.1	29.9	113.2	22.7	59.0	5.7	177.5	37.2	28.9	555.9
1993-94	107.3	162.7	218.0	37.0	83.0	239.0	56.8	6.6	154.1	263.2	51.9	1,272.3
1994-95	177.8	142.0	133.9	37.3	79.6	106.6	97.9	6.3	44.3	360.1	18.1	1,026.1
1994 Sept. qtr	85.6	154.3	165.5	38.7	88.3	225.8	55.9	6.0	118.2	244.5	36.2	1,133.4
Dec. qtr	101.5	151.5	158.5	48.8	54.6	188.5	63.4	9.0	81.3	355.1	27.7	1,138.4
1995 Mar. qtr	192.7	164.2	165.7	37.7	88.6	163.6	52.6	7.3	62.0	336.2	20.0	1,098.0
June qtr	177.8	142.0	133.9	37.3	79.6	106.6	97.9	6.3	44.3	360.1	18.1	1,026.1
Sept. qtr r	152.5	143.4	126.7	32.1	60.0	86.0	80.7	4.5	31.2	353.9	27.8	946.3
Dec. qtr	179.7	103.0	107.0	41.0	50.5	84.9	106.7	4.0	20.9	310.1	22.5	850.6

(a) Data, relating to new houses and alterations and additions to houses are available at the State level only (see Explanatory notes, paragraph 4).

(b) Excludes houses but includes flats, home units, semi-detached houses, villa units, townhouses, etc. For definitions see Explanatory notes, paragraph 9.

TABLE 5. VALUE OF BUILDING ACTIVITY (a) BY CLASS OF BUILDING AND STAGE OF CONSTRUCTION, REMAINDER OF STATE, VICTORIA
(\$m)

Period	New other residential buildings (b)	Non-residential building										Total
		Hotels, etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscellaneous	
COMMENCED												
1992-93	28.8	10.6	26.6	93.9	26.0	27.0	30.3	4.0	25.7	31.4	32.1	307.7
1993-94	18.4	13.1	43.1	88.1	31.6	37.6	39.5	2.5	46.8	21.2	31.1	354.6
1994-95	20.5	29.0	44.5	40.8	45.9	37.9	71.6	4.7	50.4	28.0	13.4	366.1
1994 Sept. qtr	6.3	3.1	16.8	14.0	10.8	11.4	10.8	0.8	1.4	5.7	1.7	76.6
Dec. qtr	5.5	9.3	11.6	5.1	5.4	11.2	40.3	1.9	21.4	5.7	6.6	118.5
1995 Mar. qtr	3.5	3.9	6.8	6.1	19.2	5.1	7.0	1.4	14.4	5.1	2.3	71.3
June qtr	5.1	12.7	9.2	15.6	10.5	10.2	13.5	0.6	13.2	11.5	2.8	99.7
Sept. qtr	9.1	4.4	29.1	15.0	8.4	9.9	11.1	0.5	6.2	9.3	2.5	96.2
Dec. qtr	4.2	5.1	21.6	14.3	11.6	17.1	10.4	0.9	13.4	5.0	5.5	104.8
UNDER CONSTRUCTION AT END OF PERIOD												
1992-93	27.0	14.1	8.7	95.9	16.3	13.0	23.7	3.5	23.8	18.3	23.9	241.2
1993-94	16.7	5.0	14.9	70.8	13.8	12.8	20.7	1.5	40.4	12.9	22.6	215.5
1994-95	18.9	23.7	13.4	70.9	20.9	12.5	46.8	4.2	39.4	18.7	5.2	255.8
1994 Sept. qtr	17.1	6.1	22.7	85.4	15.3	13.8	23.2	1.9	23.2	15.2	17.5	224.2
Dec. qtr	16.1	12.2	14.0	61.4	12.2	13.4	54.2	2.7	29.6	13.4	13.4	226.6
1995 Mar. qtr	17.5	12.8	15.5	61.6	23.3	7.7	47.1	3.5	30.5	14.6	6.3	222.9
June qtr	18.9	23.7	13.4	70.9	20.9	12.5	46.8	4.2	39.4	18.7	5.2	255.8
Sept. qtr	17.6	27.5	30.6	74.2	21.8	17.3	48.7	4.3	38.3	19.5	3.3	285.4
Dec. qtr	12.7	16.6	18.1	28.3	22.9	20.6	44.8	2.7	28.4	19.2	6.9	208.6
COMPLETED												
1992-93	37.5	9.1	24.1	34.2	14.1	28.9	48.6	4.1	38.9	23.0	22.9	247.9
1993-94	30.2	13.7	36.2	126.5	35.2	38.5	41.7	4.5	30.4	27.1	30.5	384.5
1994-95	18.6	10.9	47.5	55.0	35.6	38.5	48.1	2.2	40.8	22.5	31.0	332.0
1994 Sept. qtr	5.8	2.2	9.1	13.6	8.0	10.5	8.3	0.4	17.9	3.5	6.4	79.8
Dec. qtr	6.4	3.5	20.8	29.6	8.6	11.8	12.2	1.0	16.0	7.5	10.7	121.6
1995 Mar. qtr	2.3	3.3	6.2	5.6	8.0	10.9	13.2	0.7	2.6	4.0	9.1	63.7
June qtr	4.2	1.9	11.4	6.2	11.0	5.3	14.4	0.1	4.3	7.6	4.9	66.9
Sept. qtr	6.5	1.3	11.7	12.4	6.0	5.0	9.5	1.3	7.2	8.1	4.3	67.0
Dec. qtr	9.2	19.8	34.1	62.2	10.7	14.0	13.1	2.5	22.3	5.6	2.5	186.8

TABLE 5. VALUE OF BUILDING ACTIVITY (a) BY CLASS OF BUILDING AND STAGE OF CONSTRUCTION, REMAINDER OF STATE, VICTORIA - continued (\$m)

Period	New other residential buildings (b)	Non-residential building										Total
		Hotels, etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscellaneous	
		VALUE OF WORK DONE DURING PERIOD										
1992-93	34.5	10.6	25.3	81.6	24.5	29.7	45.1	4.1	37.0	29.1	30.9	318.0
1993-94	24.4	12.4	38.6	102.0	32.7	40.1	35.0	3.7	38.1	24.7	22.2	349.5
1994-95	20.9	19.0	45.7	69.8	40.1	35.0	59.0	4.3	37.6	22.8	24.4	357.6
1994 Sept. qtr	5.8	2.5	15.8	18.9	9.4	8.4	10.4	0.7	10.8	4.6	7.9	89.4
Dec. qtr	4.5	3.1	17.4	18.9	8.0	13.9	17.8	1.1	6.3	4.7	9.4	100.6
1995 Mar. qtr	3.7	7.7	6.5	11.4	8.9	6.5	12.8	1.3	9.3	5.6	4.0	74.1
June qtr	7.0	5.7	6.0	20.5	13.8	6.2	17.9	1.2	11.1	8.0	3.2	93.6
Sept. qtr	7.7	8.6	27.9	18.6	14.4	8.5	14.7	0.7	10.6	9.4	3.1	116.6
Dec. qtr	5.4	13.5	20.3	25.1	11.1	17.8	17.6	1.6	14.6	10.0	3.9	135.4
VALUE OF WORK YET TO BE DONE												
1992-93	10.0	9.7	8.3	32.8	5.7	6.7	8.7	1.2	11.1	7.2	3.8	95.1
1993-94	8.9	2.1	8.4	38.3	4.5	4.2	9.4	0.6	14.7	5.5	13.2	100.9
1994-95	9.0	12.7	8.7	24.3	9.7	7.4	24.6	1.2	17.8	11.1	2.4	119.9
1994 Sept. qtr	9.4	2.9	9.3	47.9	6.1	7.4	9.7	0.8	4.6	6.7	6.6	101.9
Dec. qtr	10.3	9.4	4.1	34.7	3.6	4.8	35.1	1.5	20.6	7.7	3.8	125.3
1995 Mar. qtr	10.3	5.6	5.5	29.0	13.8	3.5	28.4	1.6	15.7	7.3	1.8	112.3
June qtr	9.0	12.7	8.7	24.3	9.7	7.4	24.6	1.2	17.8	11.1	2.4	119.9
Sept. qtr	6.9	9.2	9.7	21.4	5.1	8.7	21.3	1.5	13.8	9.6	1.7	102.1
Dec. qtr	5.8	4.7	11.1	12.7	5.8	8.2	13.9	0.9	12.0	4.9	3.9	78.1

(a) Data relating to new houses and alterations and additions to houses are available at the State level only (see Explanatory notes, paragraph 4).

(b) Excludes houses but includes flats, home units, semi-detached houses, villa units, townhouses, etc. For definitions see Explanatory notes, paragraph 9.

TABLE 6. NUMBER OF DWELLING UNITS BY STAGE OF CONSTRUCTION, VICTORIA
SEASONALLY ADJUSTED SERIES (a)

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Commenced	Completed	Commenced	Completed	Commenced	Completed	Commenced	Completed
1994 Sept. qtr	6,879	6,727	7,059	6,940	7,598	7,492	7,838	7,630
Dec. qtr	6,785	7,321	6,923	7,483	7,631	7,996	7,853	8,314
1995 Mar. qtr	5,992	6,719	6,063	6,909	6,593	7,455	6,912	7,764
June qtr	5,602	5,903	5,724	6,027	6,513	6,161	6,784	6,552
Sept. qtr	5,574	6,110	5,804	6,208	6,055	6,668	6,594	6,854
Dec. qtr	4,660	5,854	4,760	6,108	5,366	6,522	5,741	6,970

(a) Series have been revised due to annual re-analysis of seasonal adjustment factors.

TABLE 7. VALUE OF BUILDING WORK DONE, VICTORIA
SEASONALLY ADJUSTED SERIES (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	
1994 Sept. qtr	670.2	83.3	753.1	184.0	364.2	514.7	1,447.1
Dec. qtr	678.9	75.1	754.5	186.1	408.9	585.7	1,517.2
1995 Mar. qtr	628.8	64.3	692.7	178.2	399.5	591.6	1,467.3
June qtr	593.8	76.4	670.5	159.0	426.7	627.1	1,470.7
Sept. qtr	602.6	92.2	694.8	178.1	548.5	755.0	1,620.3
Dec. qtr	548.6	99.8	648.5	180.6	551.8	775.4	1,590.7

(a) Series have been revised due to annual re-analysis of seasonal adjustment factors.

TABLE 8. VALUE OF BUILDING WORK COMMENCED, AT AVERAGE 1989-90 PRICES (a), VICTORIA
(\$ million)

Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building
	Houses	Other residential buildings	Total		Private sector	Total	
1992-93	2,176.3	215.6	2,391.9	548.2	1,322.1	1,919.0	4,859.1
1993-94	2,435.7	385.3	2,821.0	668.1	2,386.2	3,182.4	6,671.5
1994-95	2,295.1	516.3	2,811.4	631.9	1,571.0	2,378.0	5,821.3
1994 Sept. qtr	627.1	74.3	701.4	153.3	320.8	457.5	1,312.2
Dec. qtr	662.8	111.7	774.5	170.0	459.0	763.7	1,708.2
1995 Mar. qtr	481.9	174.0	655.9	145.5	391.7	574.6	1,376.0
June qtr	523.3	156.3	679.6	163.1	399.5	582.2	1,424.9
Sept. qtr	529.9	71.5	601.4	152.7	575.9	727.8	1,481.9
Dec. qtr	493.6	141.8	635.4	152.0	514.8	710.3	1,497.7

(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 9. VALUE OF BUILDING WORK DONE, AT AVERAGE 1989-90 PRICES (a), VICTORIA
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 buildings	Total		Private sector	Total	
ORIGINAL							
1992-93	2,188.4	241.0	2,429.4	554.4	1,831.1	2,437.6	5,421.4
1993-94	2,382.8	349.1	2,731.9	614.9	1,731.6	2,411.1	5,757.9
1994-95	2,373.7	365.5	2,739.2	652.4	1,979.9	2,870.4	6,262.0
1994 Sept. qtr	626.9	104.0	730.9	167.7	458.4	637.8	1,536.4
Dec. qtr	665.3	97.0	762.3	186.5	514.1	750.5	1,699.3
1995 Mar. qtr	535.7	71.6	607.3	149.9	433.7	644.6	1,401.8
June qtr	545.8	92.9	638.7	148.3	573.7	837.5	1,624.5
Sept. qtr	551.2	112.5	663.7	158.4	671.8	910.8	1,732.9
Dec. qtr	528.3	125.5	653.8	177.6	677.0	970.2	1,801.6
SEASONALLY ADJUSTED							
1994 Sept. qtr	624.5	102.5	726.8	171.3	454.7	642.6	1,535.1
Dec. qtr	626.2	91.7	718.3	171.7	506.7	725.9	1,602.8
1995 Mar. qtr	577.3	78.2	654.9	163.7	493.1	730.3	1,549.3
June qtr	543.3	92.0	635.8	145.4	523.0	768.6	1,572.7
Sept. qtr	548.3	110.3	658.9	162.0	665.6	916.4	1,728.6
Dec. qtr	496.4	118.8	615.2	163.4	667.2	937.6	1,697.9

(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 10. NUMBER OF DWELLING UNITS BY OWNERSHIP,
CLASS OF BUILDER AND STAGE OF CONSTRUCTION,
VICTORIA**

Period	Private sector					Public sector			Total		
	Houses					Other residential buildings			Total		
	Contractor-built	Other	Total	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
COMMENCED											
1992-93	17,525	7,107	24,633	2,155	26,788	1,084	283	1,367	25,717	2,438	28,155
1993-94	21,678	5,292	26,970	3,130	30,100	934	432	1,366	27,904	3,562	31,466
1994-95	20,731	4,608	25,338	3,077	28,415	508	535	1,043	25,846	3,612	29,458
1994 Sept. qtr	5,884	1,075	6,959	611	7,570	139	96	235	7,098	707	7,805
Dec. qtr	6,049	1,344	7,393	818	8,211	128	91	219	7,521	909	8,430
1995 Mar. qtr	4,356	1,004	5,360	722	6,082	134	207	341	5,494	929	6,423
June qtr	4,442	1,185	5,627	926	6,553	107	141	248	5,734	1,067	6,801
Sept. qtr	4,873	765	5,638	380	6,018	198	333	531	5,836	713	6,549
Dec. qtr	3,532	1,554	5,086	695	5,781	96	295	391	5,182	990	6,172
UNDER CONSTRUCTION AT END OF PERIOD											
1992-93	5,042	6,006	11,048	1,501	12,549	724	521	1,245	11,772	2,022	13,794
1993-94	6,920	4,973	11,893	1,898	13,791	469	457	926	12,362	2,355	14,717
1994-95	6,236	4,145	10,381	2,261	12,642	287	504	791	10,668	2,765	13,433
1994 Sept. qtr	7,204	4,920	12,124	1,833	13,957	353	518	871	12,477	2,351	14,828
Dec. qtr	7,091	4,539	11,630	1,786	13,416	301	473	774	11,931	2,259	14,190
1995 Mar. qtr	6,476	4,302	10,778	1,994	12,772	302	612	914	11,080	2,606	13,686
June qtr	6,236	4,145	10,381	2,261	12,642	287	504	791	10,668	2,765	13,433
Sept. qtr	6,221	3,620	9,842	2,120	11,962	348	666	1,014	10,190	2,786	12,976
Dec. qtr	4,819	3,850	8,669	1,977	10,646	176	780	956	8,845	2,757	11,602
COMPLETED											
1992-93	17,185	7,297	24,481	1,898	26,379	618	668	1,286	25,099	2,566	27,665
1993-94	19,928	6,028	25,955	2,713	28,668	1,163	496	1,659	27,118	3,209	30,327
1994-95	21,575	5,118	26,693	2,412	29,105	687	480	1,167	27,380	2,892	30,272
1994 Sept. qtr	5,601	1,129	6,730	671	7,401	254	31	285	6,984	702	7,686
Dec. qtr	6,161	1,667	7,828	863	8,691	178	132	310	8,006	995	9,001
1995 Mar. qtr	5,053	1,125	6,178	512	6,690	133	68	201	6,311	580	6,891
June qtr	4,760	1,197	5,957	366	6,323	122	249	371	6,079	615	6,694
Sept. qtr	4,989	1,141	6,130	475	6,605	137	171	308	6,267	646	6,913
Dec. qtr	4,917	1,324	6,242	838	7,080	268	181	449	6,510	1,019	7,529

**TABLE 11. SUMMARY OF BUILDING ACTIVITY, VICTORIA
RELATIVE STANDARD ERRORS (PER CENT)
DECEMBER QUARTER 1995**

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		
PRIVATE SECTOR						
Commenced	2.8	3.2	2.5	2.7	3.9	1.5
Under construction at end of period	3.4	3.5	2.8	2.7	3.6	0.8
Completed	4.1	4.5	3.6	3.8	3.8	2.0
Value of work done	..	3.0	..	2.5	3.0	1.3
Value of work yet to be done	..	4.3	..	3.2	4.1	1.3
TOTAL PRIVATE AND PUBLIC SECTORS						
Commenced	2.8	3.2	2.6	2.6	3.7	1.3
Under construction at end of period	3.3	3.4	2.5	2.5	3.5	0.9
Completed	4.0	4.3	3.4	3.7	3.6	1.7
Value of work done	..	2.9	..	2.4	2.8	1.1
Value of work yet to be done	..	4.2	..	3.0	4.0	1.1

EXPLANATORY NOTES

Introduction

This publication contains detailed results from the quarterly Building Activity Survey. Users should note that data for the latest quarter is subject to revision.

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 town-houses, duplexes, apartment buildings, etc.).

10. The number of dwelling units created by alterations and additions to existing buildings, and through the construction of new non-residential buildings, is not included in the tables but is shown as a footnote to Table 1.

11. *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).

12. *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.

13. *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

14. 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.

Building classification

15. *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.

16. *Builder type.* Houses are classified according to the type of builder as follows.

- (a) *Contractor-built houses* are those constructed by a private recognised building contractor, either under contract, or in anticipation of sale or rental.
- (b) *Houses built by other than contract builders* are those constructed by an owner (other than a recognised building contractor) or under the owner's direction, without the services of a single contractor responsible for the whole job. Houses built by businesses (other than recognised building contractors) and public sector organisations are also included in this category.

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.
- (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.

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 estimates provide an indication of the percentage errors likely to have occurred due to sampling, and are shown in Table 11.

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 2) and that the associated relative standard error is 2.5 per cent (for actual percentage see Table 11). 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 6, 7 and 9. 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. In this publication (i.e. the December quarter issue) the seasonally adjusted series have been revised as a result of the annual re-analysis of seasonal factors. 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 8 and 9. 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 the contact shown at the front of this publication.

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, Victoria (8731.2) – issued monthly
Dwelling Unit Commencements Reported by Approving Authorities, Victoria (8741.2) – issued monthly
Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0) – issued quarterly
Building and Construction Activity, Australia (8754.0) – issued quarterly

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

.. not applicable
 — nil or rounded to zero
 r figure or series revised since previous issue

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

STUART JACKSON
 Deputy Commonwealth Statistician

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