

**BUILDING ACTIVITY, VICTORIA
DECEMBER QUARTER 1996**

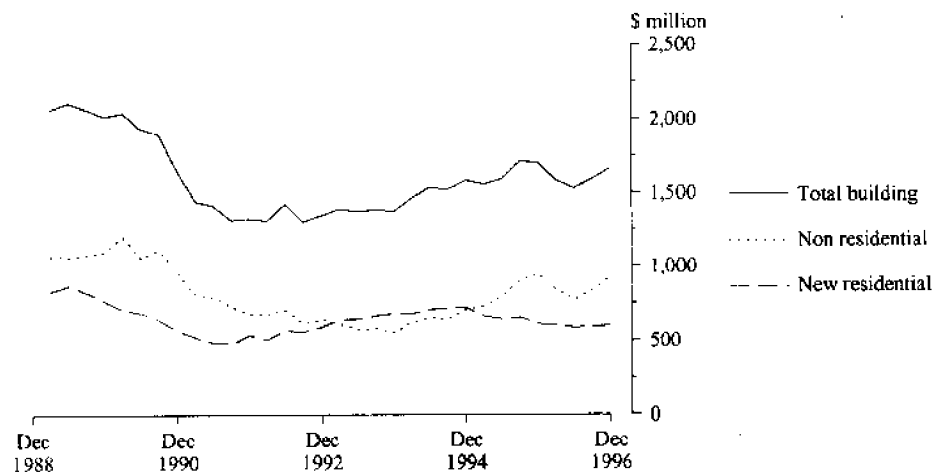
SUMMARY OF FINDINGS

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

	% change on	
	Sept quarter 1996	Dec quarter 1995
New residential building	0.1	-1.9
Alterations and additions to residential buildings	-6.0	-4.6
Non-residential building	10.4	-2.2
Total building	4.7	-2.3

- In seasonally adjusted average 1989-90 prices, the value of new residential building work done during the December quarter remained static, continuing a period of only minor movement apparent over the last four quarters.
- However, work done on non-residential building rose by 10.4% to 927.9 million, only 2.2% below the recent peak in December 1995.
- The total value of building work done rose by 4.7% during the December quarter 1996 to \$1,669.5, also approaching the recent peak in September 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- for more information about statistics contained in this publication, the availability of related unpublished statistics and other ABS statistics and services, please contact Information Inquiries on Melbourne (03) 9615 7755 (fax (03) 9615 7798), call at 485 LaTrobe Street, Melbourne or write to Information Inquiries, ABS GPO Box 2796Y, Melbourne Vic 3001 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.

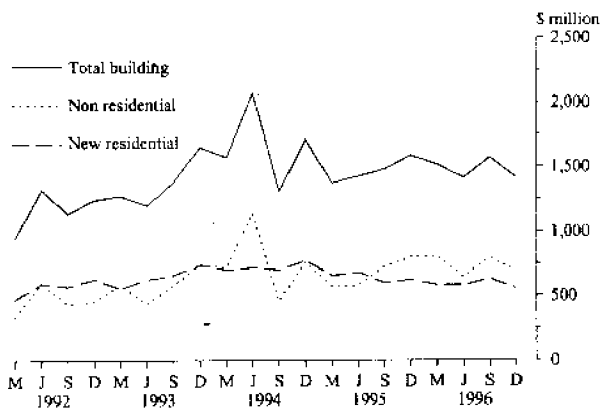
SUMMARY OF FINDINGS – continued

Value of building work commenced at average 1989–90 prices

	% change on	
	Sept quarter 1996	Dec quarter 1995
New residential building	-12.0	-10.7
Alterations and additions to residential buildings	19.3	7.8
Non-residential building	-12.9	-13.7
Total building	-9.7	-10.4

- In average 1989–90 prices, the value of new residential building work commenced during the quarter fell by 12.0% to \$557.1 million, resuming an overall fall since the peak in December 1994. The major part of the decrease is attributable to other residential, which fell 34.5% to \$130.7 million.
- Non-residential building work commenced also fell, down 12.9% to \$694.4 million.
- The total value of all building work commenced during the quarter fell by 9.7% to \$1,418.1 million, which is 10.4% below the December quarter 1995 level.

VALUE OF WORK COMMENCED AT AVERAGE 1989-90 PRICES

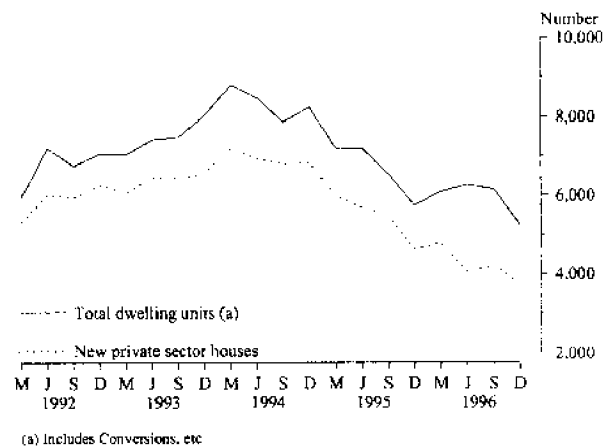


Number of dwelling units commenced, seasonally adjusted

	% change on	
	Sept quarter 1996	Dec quarter 1995
New private sector houses	-11.4	19.0
Private sector dwelling units	-11.7	4.4
Total dwelling units	-14.7	-8.5

- In seasonally adjusted terms, the total number of dwelling units commenced during the December quarter fell 14.7% to 5,247. The series has fallen by 8.5% over the last 12 months and by 40.2% since the recent peak in March 1994.
- The number of new private sector houses commenced during the quarter fell by 11.4% to 3,736. This series has also fallen substantially, by 19.0% over the last 12 months and by 47.9% since the recent peak in March 1994.

DWELLING UNITS COMMENCED SEASONALLY ADJUSTED



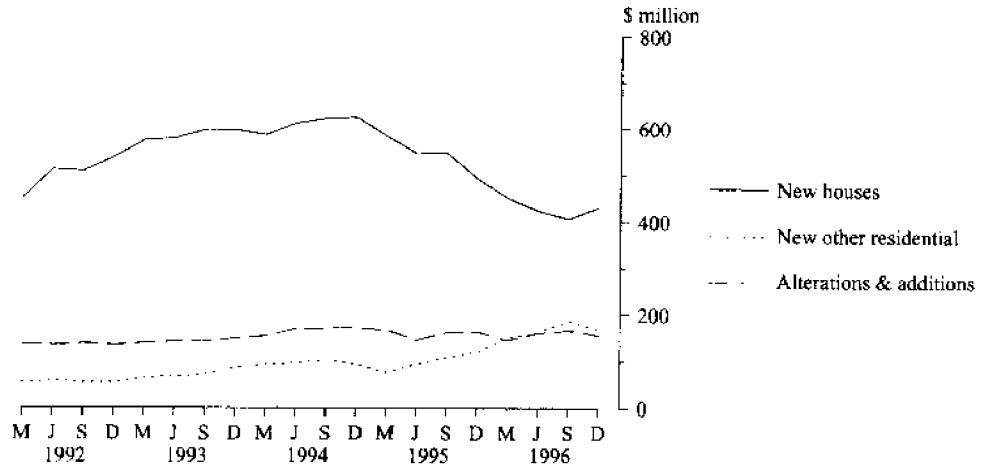
Original data

- The total value of building work commenced during the December quarter 1996 fell by 8.2% to \$1,347.7 million. Non-residential building fell by 12.7% to \$583.3 million. New residential building commenced fell by 10.2% to \$582.3 million in value and by 15.3% to 5,231 dwelling units commenced. The value of total residential building commenced fell by 4.6%.
- Work done during the quarter rose by 10.9% to \$1,674.9 million. However, work yet to be done on jobs under construction at the end of December 1996 fell by 10.1% to \$1,683.9 million, about the same level as work done.

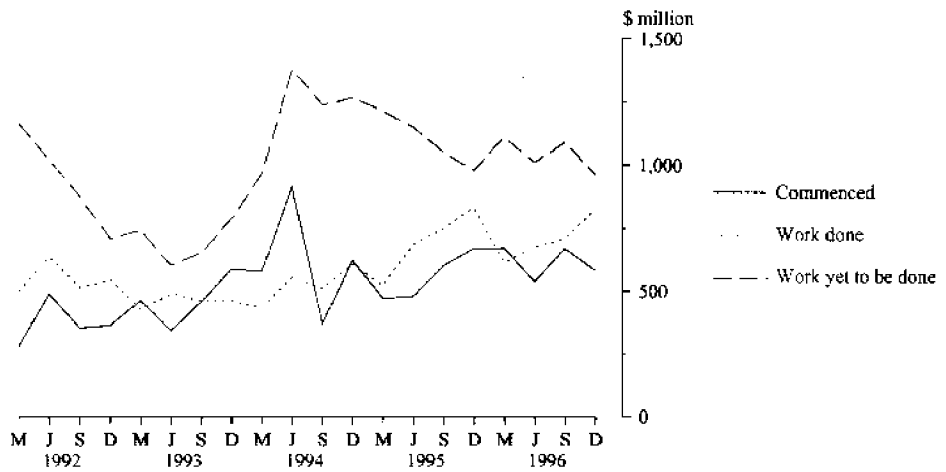
Revisions to September quarter 1996

These include an increase of 255 (5.7%) in new houses commenced in the September quarter resulting from under-coverage identified in building approvals data from May 1996.

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



VALUE OF NON-RESIDENTIAL BUILDING



VALUE OF NON-RESIDENTIAL WORK DONE

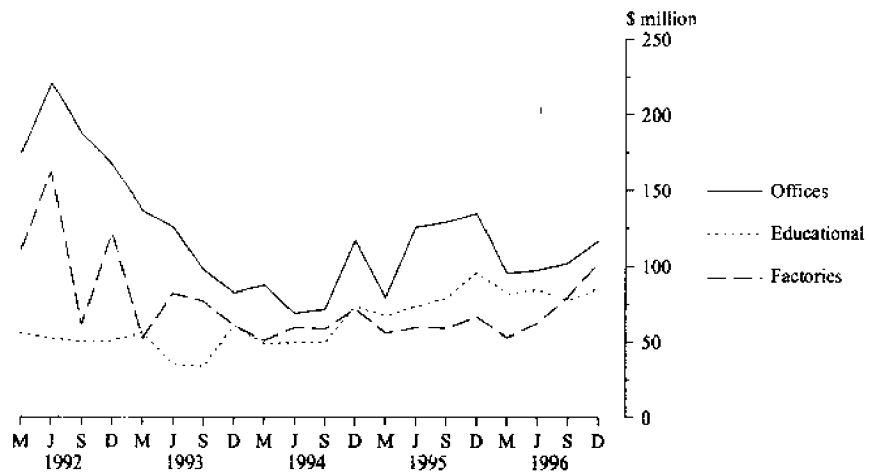


TABLE 1. VALUE OF BUILDING WORK COMMENCED, AVERAGE 1989-90 PRICES (a)
(**\$ million**)

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	2,435.7	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
1995-96	1,828.4	564.6	2,393.0	623.4	2,207.9	2,982.4	5,998.8
1995 Sept. qtr	529.9	71.5	601.4	152.7	575.2	727.0	1,481.1
Dec. qtr	485.3	138.5	623.8	154.6	609.6	805.1	1,583.5
1996 Mar. qtr	402.5	182.5	585.0	126.8	560.5	806.6	1,518.4
June qtr	410.7	172.1	582.8	189.3	462.6	643.7	1,415.8
Sept. qtr	433.7	199.5	633.2	139.7	516.0	797.0	1,569.9
Dec. qtr	426.4	130.7	557.1	166.6	509.9	694.4	1,418.1

(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**)

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	2,382.8	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
1995-96	1,914.1	536.4	2,450.5	632.8	2,545.4	3,463.3	6,546.6
1995 Sept. qtr	551.8	112.5	664.3	158.6	671.8	910.8	1,733.7
Dec. qtr	524.1	123.6	647.7	179.4	710.0	1,004.2	1,831.3
1996 Mar. qtr	414.4	141.0	555.4	130.2	537.5	739.3	1,424.9
June qtr	423.8	159.3	583.1	164.6	626.1	809.0	1,556.7
Sept. qtr	411.3	194.1	605.4	162.1	655.4	848.6	1,616.1
Dec. qtr	461.0	175.2	636.2	171.4	764.0	983.5	1,791.1
SEASONALLY ADJUSTED							
1995 Sept. qtr	545.7	108.4	652.8	161.9	654.4	904.7	1,713.0
Dec. qtr	490.1	119.3	608.6	163.1	685.6	948.7	1,708.2
1996 Mar. qtr	451.4	149.7	603.4	144.5	615.3	840.0	1,586.3
June qtr	423.6	162.4	585.3	161.4	589.5	769.0	1,531.8
Sept. qtr	406.2	185.7	593.6	165.6	636.8	840.3	1,594.1
Dec. qtr	430.6	169.5	597.3	155.6	737.3	927.9	1,669.5

(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	599.2	90.6	687.8	177.8	539.2	745.4	1,604.9
Dec. qtr	540.7	100.2	640.7	180.0	567.0	784.6	1,595.4
1996 Mar. qtr	498.8	126.4	626.8	159.6	510.6	697.2	1,485.6
June qtr	469.0	137.8	606.6	178.7	492.2	642.0	1,438.6
Sept. qtr	449.8	157.8	608.3	183.4	533.0	703.4	1,489.6
Dec. qtr	477.9	144.2	620.2	172.6	617.9	777.5	1,561.2

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	5,484	6,172	5,703	6,288	6,008	6,859	6,533	7,165
Dec. qtr	4,613	5,851	4,692	6,071	5,350	6,740	5,732	7,189
1996 Mar. qtr	4,781	4,900	4,829	5,030	5,781	5,670	6,085	6,032
June qtr	4,043	4,268	4,166	4,399	5,918	4,896	6,262	5,164
Sept. qtr	4,216	3,795	4,335	3,869	5,792	5,350	6,152	5,693
Dec. qtr	3,736	4,381	3,774	4,449	5,113	5,278	5,247	5,656

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 residential buildings	Total residential building	Total non-residential building	Total building
PRIVATE SECTOR											
1993-94	26,970	3,130	1,195	31,295	2,509.3	275.2	2,784.5	695.9	3,480.4	1,897.3	5,377.7
1994-95	25,338	3,077	1,044	29,459	2,445.1	389.5	2,834.6	675.6	3,510.3	1,279.7	4,790.0
1995-96	18,926	3,218	884	23,028	1,967.3	396.4	2,363.7	640.3	3,004.0	1,834.9	4,838.9
1995 Sept. qtr	5,638	380	54	6,072	562.9	37.6	600.6	156.1	756.7	475.7	1,232.3
Dec. qtr	4,989	640	15	5,644	523.8	94.2	617.9	158.6	776.6	506.0	1,282.5
1996 Mar. qtr	4,300	980	179	5,459	437.0	138.5	575.5	130.2	705.7	466.9	1,172.6
June qtr	3,999	1,218	636	5,853	443.6	126.0	569.7	195.4	765.1	386.3	1,151.4
Sept. qtr	4,349	1,462	55	5,866	471.2	152.7	623.9	145.6	769.5	432.4	1,201.9
Dec. qtr	4,039	1,142	212	5,393	466.7	105.2	571.8	175.4	747.3	428.3	1,175.6
PUBLIC SECTOR											
1993-94	934	432	3	1,369	58.8	33.2	91.9	4.1	96.1	632.0	728.1
1994-95	508	535	7	1,050	36.3	36.7	73.0	3.0	76.0	657.2	733.2
1995-96	473	1,058	29	1,560	42.7	79.8	122.5	39.4	161.9	644.0	805.9
1995 Sept. qtr	198	333		531	16.3	22.3	38.6	9.4	48.0	125.5	173.5
Dec. qtr	99	303		402	10.0	22.3	32.3	10.4	42.8	162.3	205.1
1996 Mar. qtr	73	213	1	287	6.9	15.5	22.4	8.2	30.6	205.0	235.6
June qtr	103	209	28	340	9.4	19.7	29.1	11.4	40.5	151.2	191.7
Sept. qtr	104	260		364	7.6	16.6	24.2	7.2	31.4	235.5	266.9
Dec. qtr	54	86	1	141	4.4	6.0	10.4	6.7	17.1	155.0	172.1
TOTAL											
1993-94	27,904	3,562	1,198	32,664	2,568.0	308.4	2,876.5	700.0	3,576.5	2,529.3	6,105.7
1994-95	25,846	3,612	1,051	30,509	2,481.4	426.3	2,907.7	678.6	3,586.3	1,936.9	5,523.2
1995-96	19,399	4,276	913	24,588	2,010.0	476.2	2,486.2	679.7	3,165.9	2,478.9	5,644.8
1995 Sept. qtr	5,836	713	54	6,603	579.2	59.9	639.2	165.5	804.7	601.2	1,405.9
Dec. qtr	5,088	943	15	6,046	533.8	116.5	650.3	169.1	819.3	668.3	1,487.6
1996 Mar. qtr	4,373	1,193	180	5,746	443.9	154.0	597.9	138.4	736.3	671.9	1,408.2
June qtr	4,102	1,427	664	6,193	453.1	145.7	598.8	206.8	805.6	537.6	1,343.1
Sept. qtr	4,453	1,722	55	6,230	478.8	169.4	648.1	152.8	800.9	667.9	1,468.8
Dec. qtr	4,093	1,228	213	5,534	471.1	111.1	582.3	182.1	764.4	583.3	1,347.7

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	185.3	453.0	182.0	213.9	262.2	98.5	16.3	128.0	305.4	52.9	1,897.3
1994-95	58.9	315.7	200.5	256.7	148.8	88.6	16.0	66.2	87.6	40.7	1,279.7
1995-96	157.2	435.1	246.2	281.3	285.4	82.8	10.6	57.3	163.4	115.6	1,834.9
1995 Sept. qtr	9.7	160.4	50.7	68.5	45.3	23.7	1.6	13.2	93.3	9.2	475.7
Dec. qtr	12.4	91.9	64.5	101.3	93.1	18.7	3.0	16.9	38.3	66.0	506.0
1996 Mar. qtr	121.6	73.6	64.1	53.2	78.5	24.2	3.4	9.4	16.0	22.9	466.9
June qtr	13.6	109.1	66.9	58.3	68.5	16.3	2.6	17.8	15.8	17.4	386.3
Sept. qtr	7.4	89.3	76.2	124.6	64.7	24.9	1.4	16.3	13.3	14.1	432.4
Dec. qtr	47.6	65.1	76.0	64.3	95.0	15.8	3.1	19.7	15.1	26.5	428.3
PUBLIC SECTOR											
1993-94	7.1	3.6	45.1	59.6	131.2	112.8	—	112.1	75.2	85.3	632.0
1994-95	0.5	7.7	10.9	127.5	50.8	204.7	—	74.6	161.6	19.0	657.2
1995-96	1.8	9.1	3.0	112.2	66.0	247.1	—	51.1	105.0	48.7	644.0
1995 Sept. qtr	0.5	2.3	1.7	32.4	4.6	32.6	—	6.1	23.1	22.2	125.5
Dec. qtr	0.3	1.2	0.8	27.0	3.9	90.8	—	17.0	16.8	4.5	162.3
1996 Mar. qtr	1.0	4.8	0.2	26.9	55.5	43.8	—	10.7	54.7	7.3	205.0
June qtr	0.1	0.8	0.3	25.8	1.8	79.9	—	17.4	10.4	14.7	151.2
Sept. qtr	0.2	1.1	19.6	54.5	1.2	45.7	—	85.6	10.0	17.4	235.5
Dec. qtr	0.3	5.5	—	39.9	3.5	46.9	—	28.9	8.2	21.7	155.0
TOTAL											
1993-94	192.4	456.6	227.1	273.6	393.3	211.2	16.3	240.0	380.5	138.2	2,529.3
1994-95	59.4	323.4	211.4	384.2	199.6	293.3	16.0	140.8	249.2	59.6	1,936.9
1995-96	159.1	444.3	249.2	393.5	351.3	330.0	10.6	108.4	268.3	164.2	2,478.9
1995 Sept. qtr	10.2	162.7	52.4	101.0	49.9	56.3	1.6	19.3	116.3	31.4	601.2
Dec. qtr	12.7	93.2	65.2	128.4	97.0	109.4	3.0	33.8	55.1	70.5	668.3
1996 Mar. qtr	122.5	78.4	64.3	80.1	134.1	68.0	3.4	20.1	70.7	30.3	671.9
June qtr	13.6	110.0	67.3	84.1	70.3	96.2	2.6	35.2	26.2	32.1	537.6
Sept. qtr	7.7	90.4	95.9	179.1	65.9	70.7	1.4	101.9	23.4	31.5	667.9
Dec. qtr	48.0	70.6	76.0	104.2	98.5	62.8	3.1	48.6	23.3	48.2	583.3

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

	<i>Number of dwelling units</i>				<i>Value (\$m)</i>						
	<i>New houses</i>	<i>New other residential building</i>	<i>Conversions etc.</i>	<i>Total dwelling units</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-residential building</i>	<i>Total building</i>
PRIVATE SECTOR											
1993-94	11,893	1,898	900	14,691	1,220.8	187.0	1,407.8	357.1	1,764.9	1,514.8	3,279.7
1994-95	10,381	2,261	1,058	13,700	1,109.3	282.9	1,392.2	349.7	1,741.9	1,664.1	3,406.1
1995-96	7,926	3,111	1,111	12,148	939.7	455.8	1,395.5	326.1	1,721.6	1,789.0	3,510.7
1995 Sept. qtr	9,842	2,120	796	12,758	1,083.3	282.5	1,365.7	327.2	1,692.9	1,596.8	3,289.7
Dec. qtr	8,442	1,922	554	10,918	974.5	286.2	1,260.7	282.7	1,543.4	1,625.2	3,168.5
1996 Mar. qtr	8,249	2,367	653	11,269	949.7	376.4	1,326.1	288.9	1,614.9	1,857.8	3,472.8
June qtr	7,926	3,111	1,111	12,148	939.7	455.8	1,395.5	326.1	1,721.6	1,789.0	3,510.7
Sept. qtr	8,463	3,296	772	12,531	1,012.6	426.3	1,438.9	288.2	1,727.1	1,926.1	3,653.2
Dec. qtr	7,707	3,535	807	12,049	930.6	446.4	1,377.0	278.9	1,655.9	1,979.4	3,635.3
PUBLIC SECTOR											
1993-94	469	457	3	929	27.0	40.0	67.0	3.5	70.5	841.8	912.3
1994-95	287	504	7	798	19.9	38.7	58.6	4.6	63.2	762.1	825.3
1995-96	140	795	28	963	11.6	65.4	77.0	13.3	90.3	490.0	580.3
1995 Sept. qtr	348	666	6	1,020	27.3	48.0	75.3	7.9	83.1	745.9	829.0
Dec. qtr	178	747	—	925	15.1	57.6	72.7	8.3	81.0	671.6	752.6
1996 Mar. qtr	143	744	—	887	12.6	57.0	69.7	9.3	79.0	719.2	798.2
June qtr	140	795	28	963	11.6	65.4	77.0	13.3	90.3	490.0	580.3
Sept. qtr	160	815	—	975	12.6	62.3	75.0	9.1	84.1	583.0	667.0
Dec. qtr	116	580	—	696	9.9	46.4	56.3	7.0	63.3	583.8	647.1
TOTAL											
1993-94	12,362	2,355	903	15,620	1,247.9	226.9	1,474.8	360.6	1,835.4	2,356.7	4,192.0
1994-95	10,668	2,765	1,065	14,498	1,129.2	321.6	1,450.8	354.3	1,805.1	2,426.3	4,231.4
1995-96	8,066	3,906	1,139	13,111	951.3	521.3	1,472.5	339.4	1,811.9	2,279.0	4,091.0
1995 Sept. qtr	10,190	2,786	802	13,778	1,110.6	330.4	1,441.0	335.0	1,776.0	2,342.7	4,118.7
Dec. qtr	8,620	2,669	554	11,843	989.6	343.8	1,333.4	291.0	1,624.4	2,296.8	3,921.1
1996 Mar. qtr	8,392	3,111	653	12,156	962.3	433.4	1,395.7	298.2	1,693.9	2,577.0	4,270.9
June qtr	8,066	3,906	1,139	13,111	951.3	521.3	1,472.5	339.4	1,811.9	2,279.0	4,091.0
Sept. qtr	8,623	4,111	772	13,506	1,025.2	488.6	1,513.8	297.3	1,811.2	2,509.1	4,320.3
Dec. qtr	7,823	4,115	807	12,745	940.5	492.9	1,433.3	285.9	1,719.2	2,563.2	4,282.4

TABLE 8. VALUE OF NON-RESIDENTIAL BUILDING UNDER CONSTRUCTION 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	171.8	414.6	124.0	118.0	176.3	45.9	14.1	133.8	257.8	58.6	1,514.8
1994-95	189.1	476.8	91.6	182.8	160.7	52.0	18.0	108.6	358.6	26.0	1,664.1
1995-96	313.9	235.1	141.0	77.0	261.7	49.4	11.9	82.0	533.8	83.2	1,789.0
1995 Sept. qtr	204.6	333.2	92.7	165.8	168.9	61.6	12.0	100.7	433.2	24.1	1,596.8
Dec. qtr	179.6	318.4	108.3	116.8	220.1	47.4	10.9	81.0	463.2	79.4	1,625.2
1996 Mar. qtr	290.3	344.7	135.8	86.2	255.7	49.5	12.1	76.1	523.1	84.3	1,857.8
June qtr	313.9	235.1	141.0	77.0	261.7	49.4	11.9	82.0	533.8	83.2	1,789.0
Sept. qtr	323.0	274.4	179.8	115.4	288.9	63.0	11.0	30.9	560.5	79.2	1,926.1
Dec. qtr	404.9	243.9	164.6	107.4	299.0	55.6	11.7	40.9	576.7	74.8	1,979.4
PUBLIC SECTOR											
1993-94	6.5	1.1	41.1	22.8	122.5	98.5	—	406.1	62.0	81.2	841.8
1994-95	0.5	3.8	51.4	59.1	149.6	165.3	—	142.4	157.8	32.2	762.1
1995-96	—	0.4	0.4	62.2	48.7	198.7	—	41.9	79.0	58.6	490.0
1995 Sept. qtr	0.6	2.5	52.3	85.0	150.1	185.9	—	50.7	170.6	48.0	745.9
Dec. qtr	0.8	1.1	1.8	64.1	142.3	196.2	—	46.8	169.6	48.7	671.6
1996 Mar. qtr	0.6	0.5	0.1	63.6	179.7	172.5	—	47.3	201.5	53.3	719.2
June qtr	—	0.4	0.4	62.2	48.7	198.7	—	41.9	79.0	58.6	490.0
Sept. qtr	0.2	1.1	19.6	83.9	48.5	199.1	—	115.3	83.6	31.6	583.0
Dec. qtr	0.3	5.2	19.1	95.3	50.3	166.1	—	121.2	85.0	41.4	583.8
TOTAL											
1993-94	178.3	415.7	165.1	140.7	298.8	144.4	14.1	539.9	319.9	139.8	2,356.7
1994-95	189.6	480.6	142.9	241.9	310.4	217.3	18.0	251.0	516.4	58.2	2,426.3
1995-96	313.9	235.5	141.4	139.2	310.4	248.1	11.9	123.9	612.8	141.9	2,279.0
1995 Sept. qtr	205.2	335.7	145.1	250.8	319.0	247.5	12.0	151.5	603.8	72.1	2,342.7
Dec. qtr	180.4	319.6	110.1	180.9	362.5	243.7	10.9	127.8	632.8	128.1	2,296.8
1996 Mar. qtr	290.9	345.2	136.0	149.8	435.4	222.0	12.1	123.4	724.5	137.6	2,577.0
June qtr	313.9	235.5	141.4	139.2	310.4	248.1	11.9	123.9	612.8	141.9	2,279.0
Sept. qtr	323.2	275.5	199.4	199.4	337.4	262.2	11.0	146.2	644.1	110.7	2,509.1
Dec. qtr	405.2	249.1	183.6	202.7	349.3	221.7	11.7	162.1	661.7	116.2	2,563.2

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	25,955	2,713	349	29,017	2,402.3	215.2	2,617.5	600.6	3,218.2	2,061.7	5,279.8
1994-95	26,693	2,412	884	29,989	2,566.3	234.9	2,801.2	707.8	3,509.0	1,255.7	4,764.7
1995-96	21,263	2,319	710	24,292	2,145.1	240.0	2,385.0	658.5	3,043.5	1,909.6	4,953.1
1995 Sept. qtr	6,130	475	315	6,920	591.6	42.7	634.3	178.4	812.6	585.6	1,398.3
Dec. qtr	6,371	838	255	7,464	636.9	102.5	739.4	205.1	944.4	535.9	1,480.4
1996 Mar. qtr	4,474	535	80	5,089	460.7	50.2	510.9	134.9	645.8	297.5	943.3
June qtr	4,288	471	60	4,819	455.9	44.6	500.5	140.2	640.6	490.6	1,131.2
Sept. qtr	3,764	1,246	393	5,403	403.0	176.9	579.9	193.1	772.9	413.6	1,186.5
Dec. qtr	4,772	903	176	5,851	555.8	94.9	650.7	189.2	839.9	488.1	1,328.0
PUBLIC SECTOR											
1993-94	1,163	496	—	1,659	72.9	34.7	107.6	0.7	108.3	433.6	541.8
1994-95	687	480	3	1,170	44.3	37.0	81.3	1.9	83.2	739.4	822.6
1995-96	620	767	8	1,395	51.3	53.3	104.6	30.5	135.1	950.7	1,085.8
1995 Sept. qtr	137	171	1	309	9.0	13.4	22.4	6.2	28.6	151.0	179.6
Dec. qtr	269	222	6	497	22.2	12.9	35.1	9.9	45.0	250.2	295.3
1996 Mar. qtr	108	216	1	325	9.5	16.6	26.1	6.8	32.9	164.6	197.5
June qtr	106	158	—	264	10.6	10.4	21.0	7.5	28.5	384.9	413.4
Sept. qtr	84	234	28	346	6.6	19.6	26.2	11.0	37.1	143.8	180.9
Dec. qtr	97	321	1	419	7.0	22.0	29.0	8.8	37.8	146.3	184.2
TOTAL											
1993-94	27,118	3,209	349	30,676	2,475.3	249.9	2,725.1	601.3	3,326.4	2,495.2	5,821.7
1994-95	27,380	2,892	887	31,159	2,610.6	271.9	2,882.5	709.8	3,592.3	1,995.0	5,587.3
1995-96	21,883	3,086	718	25,687	2,196.4	293.2	2,489.6	689.0	3,178.6	2,860.3	6,038.9
1995 Sept. qtr	6,267	646	316	7,229	600.6	56.1	656.7	184.6	841.3	736.6	1,577.9
Dec. qtr	6,640	1,060	261	7,961	659.1	115.4	774.5	215.0	989.5	786.2	1,775.6
1996 Mar. qtr	4,582	751	81	5,414	470.2	66.8	537.1	141.7	678.8	462.0	1,140.8
June qtr	4,394	629	60	5,083	466.5	55.0	521.4	147.7	669.1	875.5	1,544.6
Sept. qtr	3,848	1,480	421	5,749	409.6	196.4	606.0	204.1	810.1	557.3	1,367.4
Dec. qtr	4,869	1,224	177	6,270	562.8	116.9	679.7	198.0	877.7	634.4	1,512.1

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	32.5	178.2	401.6	948.9	158.2	81.5	19.8	80.0	84.6	76.2	2,061.7
1994-95	23.7	308.4	237.1	202.1	184.2	86.7	12.1	87.7	40.9	72.7	1,255.7
1995-96	79.1	702.6	195.9	391.7	217.9	84.6	15.5	83.6	83.0	55.8	1,909.6
1995 Sept. qtr	7.1	319.1	48.6	85.0	54.9	14.4	6.3	22.1	17.6	10.5	585.6
Dec. qtr	46.5	116.4	49.9	150.5	55.2	31.2	4.1	34.7	35.4	12.0	535.9
1996 Mar. qtr	10.3	50.5	37.4	86.1	43.8	22.4	2.1	14.4	16.9	13.7	297.5
June qtr	15.2	216.7	60.0	70.0	63.9	16.6	3.0	12.5	13.0	19.7	490.6
Sept. qtr	4.9	85.1	41.1	85.9	48.9	10.7	2.7	67.1	48.2	19.0	413.6
Dec. qtr	12.6	103.5	105.2	50.1	103.5	21.0	2.6	13.3	45.0	31.3	488.1
PUBLIC SECTOR											
1993-94	2.7	4.2	22.4	107.8	64.0	119.5	—	33.3	55.8	23.9	433.6
1994-95	6.7	5.2	16.0	88.6	29.6	142.2	—	299.5	83.5	68.1	739.4
1995-96	2.3	12.5	54.0	122.4	168.5	217.6	—	151.1	194.4	27.9	950.7
1995 Sept. qtr	0.4	3.6	0.7	10.9	3.9	13.8	—	100.0	10.5	7.2	151.0
Dec. qtr	0.1	2.6	51.3	49.3	13.2	83.1	—	21.3	24.1	5.3	250.2
1996 Mar. qtr	1.3	5.4	1.9	34.2	18.1	64.4	—	8.4	25.3	5.6	164.6
June qtr	0.6	0.9	0.1	28.1	133.3	56.3	—	21.5	134.4	9.8	384.9
Sept. qtr	—	0.5	0.4	33.7	1.4	45.0	—	12.2	5.6	45.0	143.8
Dec. qtr	0.3	1.4	0.5	21.3	1.8	81.3	—	20.4	7.1	12.3	146.3
TOTAL											
1993-94	35.2	182.5	424.0	1,056.7	222.3	201.0	19.8	113.3	140.4	100.1	2,495.2
1994-95	30.3	313.6	253.1	290.7	213.9	228.8	12.1	387.3	124.4	140.9	1,995.0
1995-96	81.5	715.1	249.9	514.1	386.4	302.2	15.5	234.7	277.3	83.7	2,860.3
1995 Sept. qtr	7.6	322.7	49.3	95.9	58.8	28.2	6.3	122.1	28.1	17.7	736.6
Dec. qtr	46.5	119.0	101.2	199.8	68.4	114.3	4.1	56.0	59.6	17.3	786.2
1996 Mar. qtr	11.6	55.9	39.3	120.3	61.9	86.8	2.1	22.7	42.2	19.3	462.0
June qtr	15.8	217.6	60.0	98.1	197.2	72.9	3.0	33.9	147.4	29.4	875.5
Sept. qtr	4.9	85.6	41.5	119.6	50.2	55.7	2.7	79.2	53.8	64.0	557.3
Dec. qtr	12.9	105.0	105.7	71.4	105.3	102.3	2.6	33.7	52.1	43.5	634.4

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-residential building</i>	<i>Total building</i>
PRIVATE SECTOR							
1993-94	2,450.7	249.6	2,700.3	649.6	3,349.9	1,366.2	4,716.1
1994-95	2,535.3	258.1	2,793.4	702.4	3,495.8	1,601.4	5,097.3
1995-96	2,065.0	388.2	2,453.2	665.0	3,118.2	2,109.7	5,227.9
1995 Sept. qtr	591.9	79.4	671.3	167.3	838.6	553.6	1,392.2
Dec. qtr	564.5	89.1	653.6	189.4	843.1	587.2	1,430.3
1996 Mar. qtr	447.6	101.6	549.2	136.0	685.3	446.1	1,131.4
June qtr	460.9	118.1	579.1	172.2	751.3	522.8	1,274.0
Sept. qtr	448.6	147.3	595.9	170.6	766.5	548.6	1,315.1
Dec. qtr	505.2	131.2	636.3	181.7	818.0	640.2	1,458.2
PUBLIC SECTOR							
1993-94	70.1	28.8	98.9	1.4	100.2	536.0	636.3
1994-95	38.6	41.9	80.6	5.1	85.7	720.6	806.3
1995-96	46.0	63.8	109.8	33.1	143.0	760.4	903.3
1995 Sept. qtr	13.9	14.7	28.6	6.8	35.4	196.9	232.2
Dec. qtr	13.6	14.7	28.3	8.5	36.8	243.3	280.1
1996 Mar. qtr	10.3	17.4	27.7	7.8	35.5	167.5	203.1
June qtr	8.2	17.0	25.2	10.0	35.2	152.7	187.9
Sept. qtr	6.8	17.7	24.5	8.9	33.4	161.7	195.2
Dec. qtr	6.5	17.9	24.3	8.5	32.8	183.9	216.7
TOTAL							
1993-94	2,520.8	278.4	2,799.2	651.0	3,450.1	1,902.2	5,352.3
1994-95	2,573.9	300.0	2,874.0	707.5	3,581.5	2,322.0	5,903.5
1995-96	2,111.1	452.0	2,563.1	698.1	3,261.2	2,870.0	6,131.2
1995 Sept. qtr	605.8	94.0	699.9	174.1	874.0	750.4	1,624.4
Dec. qtr	578.1	103.8	681.9	198.0	879.9	830.5	1,710.4
1996 Mar. qtr	457.9	119.0	576.9	143.9	720.8	613.7	1,334.4
June qtr	469.2	135.2	604.3	182.2	786.5	675.5	1,461.9
Sept. qtr	455.4	165.0	620.4	179.5	799.9	710.3	1,510.2
Dec. qtr	511.6	149.0	660.7	190.2	850.8	824.1	1,674.9

TABLE 12. VALUE OF NON-RESIDENTIAL BUILDING WORK DONE, 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	33.1	326.7	228.4	263.0	166.6	88.2	16.5	102.8	83.7	57.2	1,366.2
1994-95	48.9	457.0	205.8	291.2	262.6	85.8	16.3	97.4	84.2	52.2	1,601.4
1995-96	156.2	476.7	222.0	321.0	279.1	92.0	11.2	76.7	384.7	90.0	2,109.7
1995 Sept. qtr	24.6	182.2	52.1	91.8	64.0	25.0	1.7	25.7	74.9	11.6	553.6
Dec. qtr	65.9	119.8	55.7	96.9	66.3	25.8	4.2	23.2	107.2	22.3	587.2
1996 Mar. qtr	33.5	84.5	52.2	61.6	71.9	20.0	3.2	12.2	81.9	25.0	446.1
June qtr	32.3	90.2	62.0	70.7	76.9	21.2	2.2	15.6	120.7	31.1	522.8
Sept. qtr	28.7	107.5	74.9	69.0	83.2	20.4	1.6	15.7	119.5	27.9	548.6
Dec. qtr	54.3	131.0	96.4	80.7	104.5	24.3	2.5	16.5	105.5	24.6	640.2
PUBLIC SECTOR											
1993-94	5.6	4.1	19.0	72.8	31.7	105.2	—	169.2	73.9	54.5	536.0
1994-95	2.9	7.0	39.6	101.8	92.4	177.4	—	112.1	135.5	52.0	720.6
1995-96	2.0	10.3	18.4	135.4	104.7	249.3	—	61.5	130.5	48.2	760.4
1995 Sept. qtr	0.6	2.0	6.3	37.3	22.7	54.0	—	14.4	48.7	11.0	196.9
Dec. qtr	0.2	1.9	11.1	37.9	48.0	69.9	—	18.4	45.1	10.8	243.3
1996 Mar. qtr	0.9	5.5	0.8	33.8	21.6	61.9	—	12.2	17.4	13.4	167.5
June qtr	0.3	0.9	0.2	26.4	12.3	63.6	—	16.5	19.4	13.1	152.7
Sept. qtr	—	0.9	4.8	33.2	5.2	56.8	—	22.3	25.5	13.1	161.7
Dec. qtr	0.5	2.1	5.7	35.7	10.4	61.3	—	26.6	27.1	14.5	183.9
TOTAL											
1993-94	38.7	330.7	247.4	335.7	198.4	193.4	16.5	272.1	157.6	111.7	1,902.2
1994-95	51.8	464.0	245.4	393.1	354.9	263.2	16.3	209.5	219.7	104.2	2,322.0
1995-96	158.2	487.0	240.4	456.4	383.8	341.3	11.2	138.2	515.2	138.2	2,870.0
1995 Sept. qtr	25.2	184.2	58.4	129.1	86.7	79.0	1.7	40.2	123.6	22.5	750.4
Dec. qtr	66.1	121.7	66.7	134.8	114.3	95.7	4.2	41.5	152.3	33.1	830.5
1996 Mar. qtr	34.4	90.0	53.0	95.4	93.6	81.9	3.2	24.4	99.3	38.4	613.7
June qtr	32.6	91.0	62.2	97.1	89.2	84.8	2.2	32.1	140.0	44.2	675.5
Sept. qtr	28.8	108.4	79.7	102.2	88.4	77.2	1.6	38.0	145.0	41.0	710.3
Dec. qtr	54.8	133.1	102.1	116.4	114.9	85.6	2.5	43.1	132.6	39.1	824.1

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	537.2	93.4	630.7	149.8	780.4	1,012.0	1,792.4
1994-95	473.5	170.0	643.5	149.3	792.8	824.8	1,617.6
1995-96	403.3	196.5	599.8	125.6	725.4	769.1	1,494.5
1995 Sept. qtr	456.7	134.7	591.4	138.5	729.9	788.9	1,518.7
Dec. qtr	424.2	151.8	576.1	110.7	686.8	785.7	1,472.5
1996 Mar. qtr	415.7	190.6	606.3	116.4	722.6	870.3	1,592.9
June qtr	403.3	196.5	599.8	125.6	725.4	769.1	1,494.5
Sept. qtr	432.3	197.7	630.0	110.3	740.3	772.7	1,513.1
Dec. qtr	403.2	181.6	584.7	108.6	693.3	677.1	1,370.4
PUBLIC SECTOR							
1993-94	9.9	22.8	32.7	2.8	35.5	361.1	396.6
1994-95	8.5	16.8	25.3	0.7	26.0	321.1	347.1
1995-96	5.5	33.1	38.6	6.8	45.4	241.8	287.2
1995 Sept. qtr	11.1	24.7	35.8	3.4	39.3	259.5	298.8
Dec. qtr	7.5	32.5	40.0	5.3	45.3	193.4	238.7
1996 Mar. qtr	4.2	31.4	35.5	5.3	40.9	238.4	279.2
June qtr	5.5	33.1	38.6	6.8	45.4	241.8	287.2
Sept. qtr	6.3	32.0	38.2	4.7	43.0	316.8	359.8
Dec. qtr	4.4	20.2	24.6	2.9	27.5	286.0	313.5
TOTAL							
1993-94	547.1	116.2	663.4	152.5	815.9	1,373.1	2,189.0
1994-95	482.0	186.8	668.8	150.0	818.8	1,145.9	1,964.7
1995-96	408.7	229.6	638.4	132.4	770.8	1,010.9	1,781.7
1995 Sept. qtr	467.8	159.4	627.2	141.9	769.1	1,048.4	1,817.5
Dec. qtr	431.7	184.4	616.1	116.0	732.1	979.1	1,711.2
1996 Mar. qtr	419.9	222.0	641.8	121.7	763.5	1,108.7	1,872.2
June qtr	408.7	229.6	638.4	132.4	770.8	1,010.9	1,781.7
Sept. qtr	438.5	229.7	668.2	115.0	783.3	1,089.6	1,872.8
Dec. qtr	407.5	201.8	609.3	111.5	720.8	963.1	1,683.9

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	162.6	226.0	46.3	79.4	135.1	20.4	7.2	68.5	243.0	23.6	1,012.0
1994-95	154.5	141.4	46.1	56.8	41.3	28.2	7.5	35.6	301.5	11.9	824.8
1995-96	199.5	125.8	70.4	22.5	81.4	22.0	5.7	16.3	190.6	35.0	769.1
1995 Sept. qtr	152.6	134.8	42.6	33.1	40.4	27.1	6.0	24.2	319.2	8.9	788.9
Dec. qtr	108.2	116.6	52.7	37.7	80.8	22.1	4.9	16.3	292.4	54.0	785.7
1996 Mar. qtr	195.7	108.9	65.5	31.7	88.4	26.6	5.1	13.5	287.4	47.6	870.3
June qtr	199.5	125.8	70.4	22.5	81.4	22.0	5.7	16.3	190.6	35.0	769.1
Sept. qtr	184.7	142.8	74.9	77.8	74.5	27.4	5.8	16.7	146.1	22.0	772.7
Dec. qtr	224.9	86.2	68.6	40.8	83.6	16.8	6.6	23.5	101.9	24.3	677.1
PUBLIC SECTOR											
1993-94	2.2	0.4	28.9	8.1	108.2	45.8	—	100.4	25.7	41.4	361.1
1994-95	0.1	1.3	15.6	32.5	72.6	94.4	—	26.5	69.7	8.5	321.1
1995-96	—	0.1	0.2	22.6	35.4	96.4	—	16.5	56.0	14.6	241.8
1995 Sept. qtr	—	1.6	10.9	32.0	54.3	74.9	—	20.9	44.4	20.5	259.5
Dec. qtr	0.1	0.9	0.6	22.5	11.6	98.5	—	19.9	23.5	15.7	193.4
1996 Mar. qtr	0.2	0.2	0.1	22.4	45.5	77.2	—	16.8	63.4	12.5	238.4
June qtr	—	0.1	0.2	22.6	35.4	96.4	—	16.5	56.0	14.6	241.8
Sept. qtr	0.2	0.4	15.1	44.9	31.4	85.0	—	79.8	40.7	19.4	316.8
Dec. qtr	0.1	3.8	9.4	44.8	24.6	71.9	—	82.3	22.1	27.0	286.0
TOTAL											
1993-94	164.8	226.4	75.3	87.5	243.2	66.2	7.2	168.8	268.7	65.1	1,373.1
1994-95	154.6	142.6	61.7	89.3	113.9	122.5	7.5	62.1	371.2	20.4	1,145.9
1995-96	199.5	125.9	70.6	45.1	116.8	118.3	5.7	32.8	246.7	49.6	1,010.9
1995 Sept. qtr	152.6	136.4	53.5	65.1	94.7	102.0	6.0	45.1	363.6	29.4	1,048.4
Dec. qtr	108.4	117.5	53.3	60.2	92.4	120.6	4.9	36.2	316.0	69.7	979.1
1996 Mar. qtr	196.0	109.0	65.6	54.1	133.9	103.8	5.1	30.3	350.8	60.0	1,108.7
June qtr	199.5	125.9	70.6	45.1	116.8	118.3	5.7	32.8	246.7	49.6	1,010.9
Sept. qtr	184.9	143.2	90.0	122.7	105.9	112.4	5.8	96.5	186.8	41.4	1,089.6
Dec. qtr	225.0	90.0	78.0	85.6	108.1	88.7	6.6	105.8	124.0	51.2	963.1

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

<i>Ownership and stage of construction</i>	<i>New residential building</i>				<i>Value</i>	
	<i>Houses</i>		<i>Total</i>		<i>Alterations and additions to residential buildings</i>	<i>Total building</i>
	<i>Number</i>	<i>Value</i>	<i>Number of dwelling units</i>	<i>Value</i>		
TOTAL PRIVATE AND PUBLIC SECTORS						
Commenced	3.2	3.4	2.5	2.7	3.9	1.3
Under construction at end of period	3.5	3.4	2.3	2.2	3.7	0.8
Completed	4.8	5.2	3.8	4.3	4.7	2.0
Value of work done	..	3.2	..	2.5	3.4	1.0
Value of work yet to be done	..	4.3	..	2.9	4.3	1.1

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 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 Melbourne (03) 9615 7755 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, 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 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.

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

STUART JACKSON
 Regional Director

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