

CATALOGUE NO. 8752.3

EMBARGOED UNTIL 11.30 A.M. 16 JANUARY 1996

BUILDING ACTIVITY, QUEENSLAND SEPTEMBER QUARTER 1995

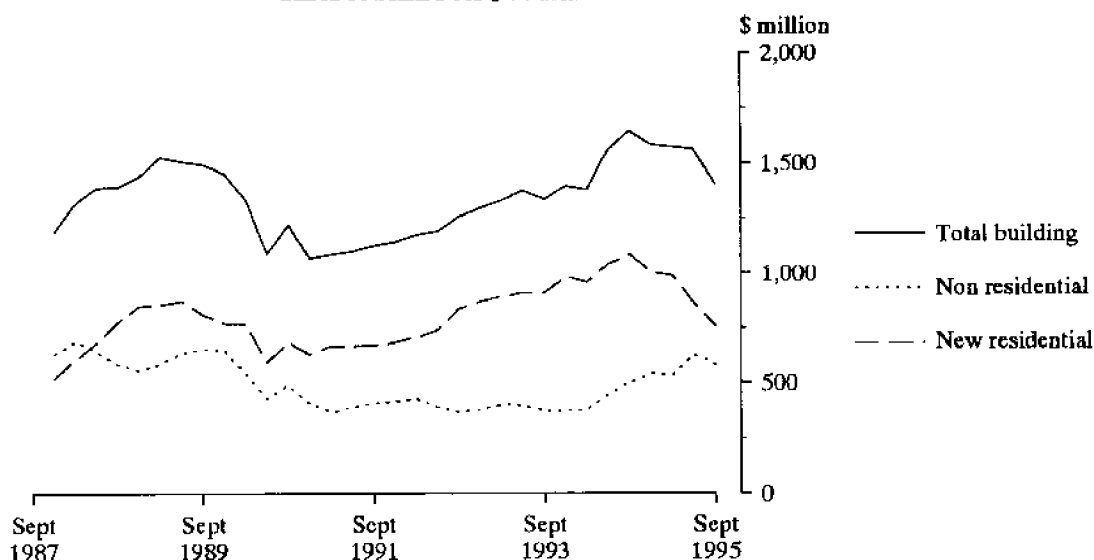
SUMMARY OF FINDINGS

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

	% change on	
	June quarter 1995	Sept quarter 1994
New residential building	-12.7	-30.3
Non-residential building	-7.0	16.5
Total building	-10.5	-14.9

- In seasonally adjusted average 1989-90 prices, the total value of building work done during the September quarter 1995 was down 10.5% to \$1,401.8 million and was the result of falls in both the residential and non-residential sectors.
- Work done on new residential building fell 12.7% to \$755.7 million. This level of activity represents a fall of 30.3% from the high recorded a year earlier. Most of the fall during the latest quarter was for other residential buildings for which work done fell 23.6% to \$234.8 million.
- Although work done on non-residential building fell by 7.0% to \$584.6 million, this level was still 16.5% higher than a year ago.

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- for more information about statistics in this publication and the availability of related unpublished statistics, contact Rex Porter on Adelaide (08) 237 7496 or any ABS State Office.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 contact Information Inquiries on Brisbane (07) 222 6351 (fax (07) 229 6042), call at 313 Adelaide Street, Brisbane, or write to Information Inquiries, ABS, GPO Box 9817, Brisbane Qld 4001.

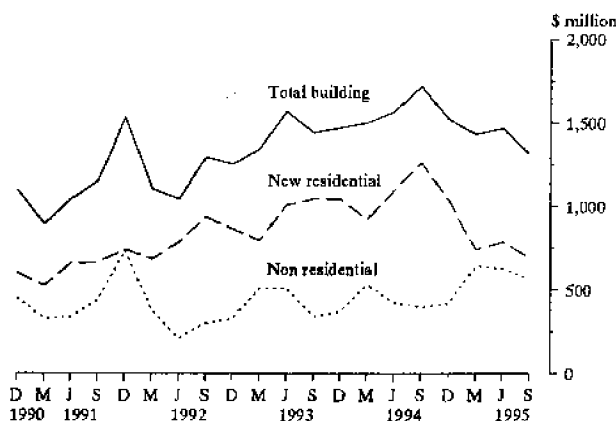
SUMMARY OF FINDINGS – continued

Value of building work commenced at average 1989–90 prices

	% change on	
	June quarter 1995	Sept quarter 1994
New residential building	-12.1	-45.3
Alterations and additions to residential buildings	3.4	-3.0
Non-residential building	-9.6	42.8
Total building	-10.5	-23.5

- In average 1989–90 prices, the total value of all building work commenced during the quarter fell 10.5% to \$1,314.3 million, with falls in both the residential and non-residential sectors.
- The fall of 12.1% in new residential building work commenced during the quarter was entirely due to a fall of 38.1% in commencements of other residential buildings. Commencements of other residential buildings were down \$100.7 million to \$163.5 million, the lowest since the December quarter 1991. Compared with the record level of a year earlier, total new residential building work commenced during the quarter was down 45.3%. On the other hand, commencements of alterations and additions during the quarter were about the same as a year ago.
- Non-residential buildings commenced fell 9.6% to \$565.4 million. This level was, however, still 42.8% above that of a year earlier.

VALUE OF WORK COMMENCED AT AVERAGE 1989-90 PRICES

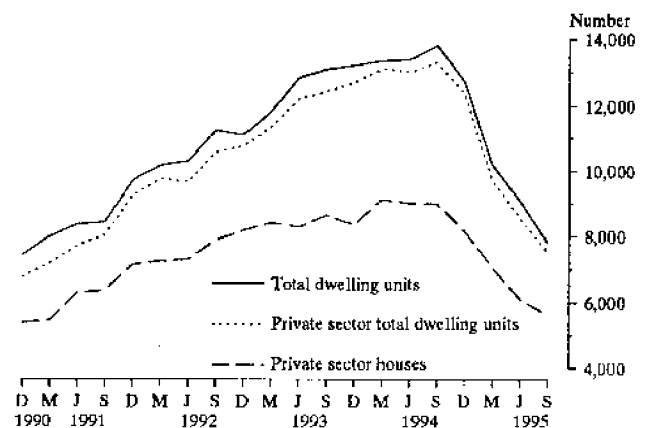


Number of dwelling units commenced, seasonally adjusted

	% change on	
	June quarter 1995	Sept quarter 1994
Private sector houses	-8.0	-37.7
Private sector dwelling units	-11.9	-43.4
Total dwelling units	-13.8	-43.4

- In seasonally adjusted terms, the estimate of the total number of dwelling units commenced during the quarter fell a further 13.8% to 7,831 and represents a fall of 43.4% compared with the record 13,826 commenced a year earlier.
- Within the private sector, house commencements were down 8.0% to 5,615 while total dwelling unit commencements were down 11.9% to 7,540.

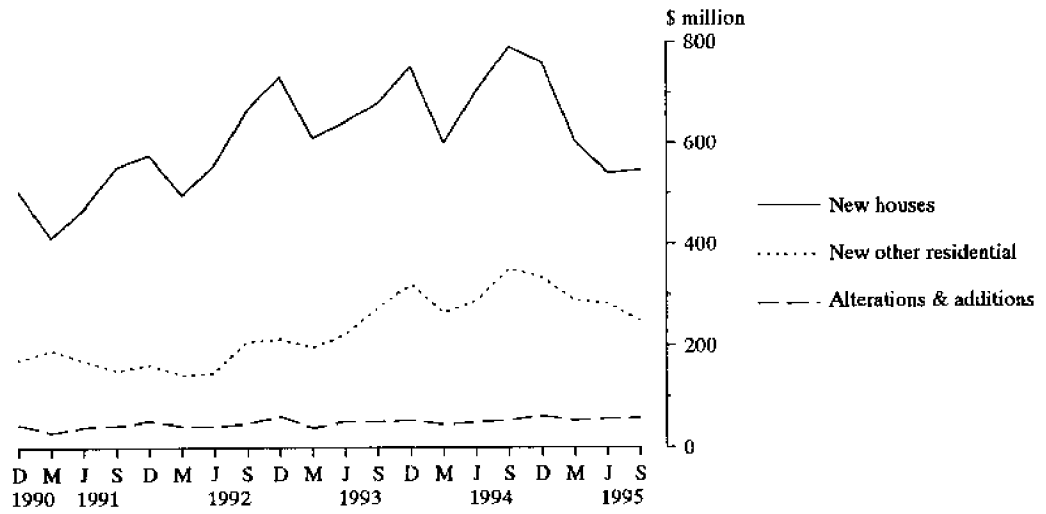
NEW DWELLING UNITS COMMENCED SEASONALLY ADJUSTED



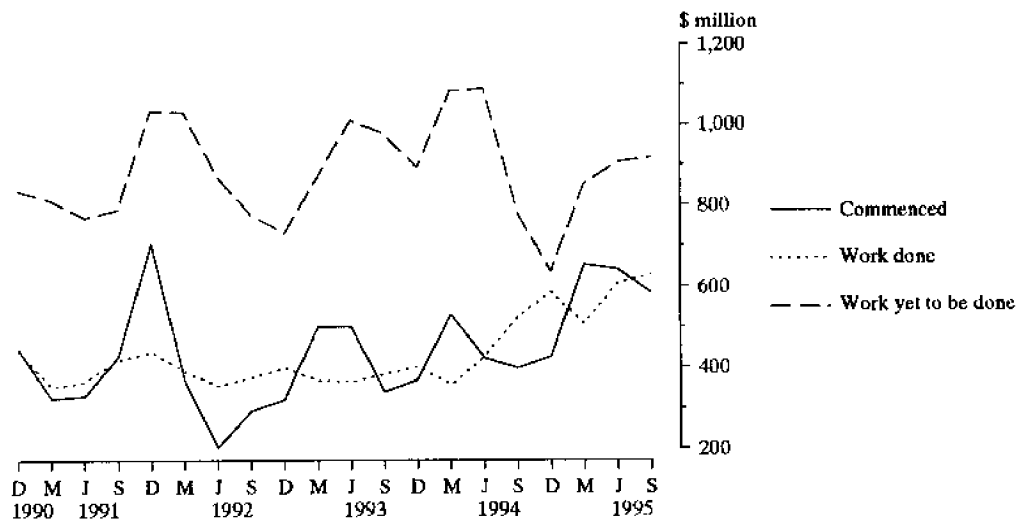
Original data

- The total value of all building work done during the quarter was \$1,586.5 million, virtually unchanged from the June quarter 1995.
- The total value of all building work commenced during the quarter was down 9.5% to \$1,425.8 million. Residential work commenced was down 9.8% and non-residential down 9.1%.
- The total number of dwelling units commenced fell by 814 or 8.8% to 8,411. Most of the fall was attributable to a drop of 542 or 21.0% in the number of private sector other residential dwelling units commenced.
- Work yet to be done on jobs under construction at the end of the quarter was down 5.3% to \$1,556.6 million or 0.98 times the work done during the September quarter 1995.

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



VALUE OF NON-RESIDENTIAL BUILDING



VALUE OF NON-RESIDENTIAL WORK DONE

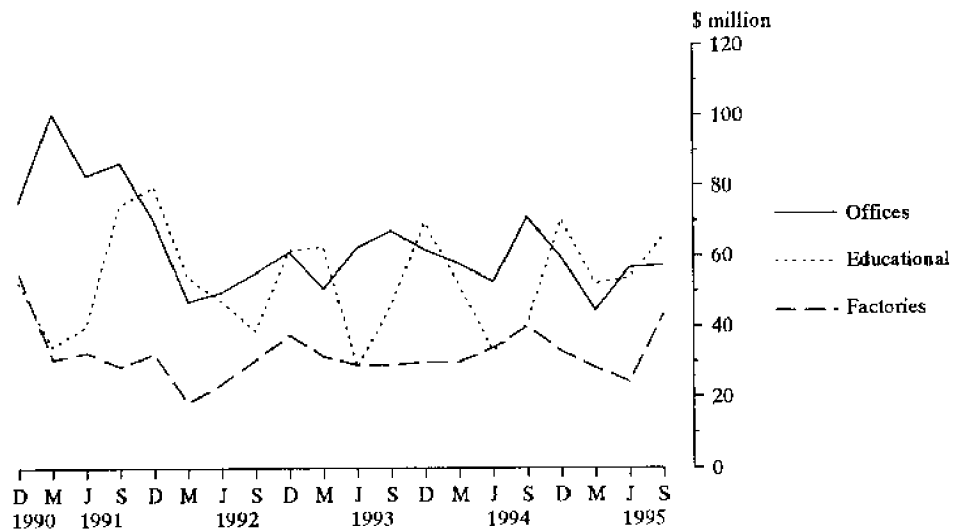


TABLE 1 — SUMMARY OF BUILDING ACTIVITY, QUEENSLAND

Period	New residential building						Non-residential building													Value (\$m)	
	Houses			Other residential buildings			Total		Non-residential building										Total		
	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			
COMMENCED																					
1992-93	33,516	2,924.0	13,469	904.5	46,985	3,828.5	226.0	219.5	234.8	94.5	207.9	230.8	216.2	16.3	91.2	200.6	101.7	1,613.5	5,668.1		
1993-94	35,751	3,189.1	17,334	1,228.2	53,085	4,417.4	225.9	83.9	443.6	115.1	196.8	340.1	176.3	13.2	83.9	100.4	109.1	1,662.4	6,305.6		
1994-95 r	31,047	2,938.5	15,113	1,252.1	46,160	4,190.6	259.5	190.4	594.8	109.1	199.6	305.8	268.5	16.9	105.8	211.3	116.1	2,118.5	6,568.5		
1994 June qtr	9,229	846.8	4,386	334.8	13,615	1,181.6	56.4	6.8	162.1	34.6	44.2	56.0	28.1	2.2	35.1	24.6	28.3	421.9	1,659.9		
Sept. qtr	9,686	923.4	5,151	440.7	14,837	1,364.1	66.7	9.7	97.9	33.1	52.5	64.6	74.6	4.1	21.3	23.9	15.8	397.5	1,828.4		
Dec. qtr	8,788	817.2	4,315	320.0	13,103	1,137.2	72.0	11.2	112.6	29.8	44.5	61.3	87.9	3.8	24.9	29.3	20.0	425.3	1,634.4		
1995 Mar. qtr	6,295	595.3	2,700	224.3	8,995	819.6	57.2	117.3	163.1	21.2	33.0	60.9	50.0	4.2	41.9	124.1	37.9	653.5	1,530.3		
June qtr r	6,278	602.5	2,947	267.1	9,225	869.6	63.6	52.2	221.2	25.0	69.6	119.1	56.1	4.7	17.8	34.0	42.4	642.2	1,575.4		
Sept. qtr	6,115	609.8	2,296	166.6	8,411	776.4	65.8	24.3	104.8	43.6	48.5	80.0	71.5	5.1	52.1	51.8	101.7	583.6	1,425.8		
UNDER CONSTRUCTION AT END OF PERIOD																					
1992-93	8,559	812.8	6,201	444.5	14,760	1,257.3	53.4	452.0	130.8	123.6	348.8	93.2	95.3	3.9	68.7	163.0	48.8	1,528.1	2,838.7		
1993-94	9,504	973.7	8,489	655.7	17,993	1,629.5	50.6	502.4	274.6	154.3	255.3	225.3	81.5	4.1	54.6	186.0	45.1	1,783.1	3,463.1		
1994-95 r	6,971	733.2	8,418	832.9	15,389	1,566.0	71.7	198.0	547.7	45.7	193.2	322.7	173.8	10.3	81.0	336.8	74.2	1,983.3	3,621.1		
1994 June qtr	9,504	973.7	8,489	655.7	17,993	1,629.5	50.6	502.4	274.6	154.3	255.3	225.3	81.5	4.1	54.6	186.0	45.1	1,783.1	3,463.1		
Sept. qtr	10,521	1,084.8	9,623	828.2	20,144	1,913.1	62.9	271.5	313.4	145.5	278.4	254.2	122.1	4.8	63.8	191.6	39.1	1,684.5	3,660.4		
Dec. qtr	9,118	946.5	9,649	837.4	18,767	1,783.9	68.2	265.4	240.8	134.0	270.5	251.6	187.3	4.5	68.4	188.8	28.7	1,640.0	3,492.2		
1995 Mar. qtr	7,652	807.1	8,396	798.6	16,048	1,605.8	73.5	320.3	375.1	127.4	180.2	263.5	160.7	7.6	97.1	326.7	51.5	1,910.0	3,589.3		
June qtr r	6,971	733.2	8,418	832.9	15,389	1,566.0	71.7	198.0	547.7	45.7	193.2	322.7	173.8	10.3	81.0	336.8	74.2	1,983.3	3,621.1		
Sept. qtr	7,079	756.5	7,779	769.6	14,858	1,526.1	71.0	209.8	528.6	59.3	175.0	163.1	177.0	11.1	109.4	191.2	139.6	1,764.1	3,361.2		
COMPLETED																					
1992-93	33,600	2,907.3	11,941	771.9	45,541	3,679.1	228.6	109.5	332.7	87.7	183.8	219.1	236.8	22.9	171.4	66.5	270.1	1,700.4	5,608.2		
1993-94	34,793	3,015.8	14,822	1,007.3	49,615	4,023.1	230.1	36.0	308.6	88.0	250.2	207.5	198.1	13.4	97.4	79.5	113.0	1,391.7	5,644.9		
1994-95 r	33,527	3,172.3	14,929	1,100.1	48,456	4,272.4	245.3	304.5	391.0	229.1	258.4	213.7	162.4	11.1	81.7	95.5	86.6	1,834.1	6,351.8		
1994 June qtr	7,953	671.6	3,513	243.6	11,466	915.2	57.1	6.8	46.4	18.0	41.9	88.5	57.9	3.4	16.2	15.5	19.1	313.6	1,285.9		
Sept. qtr	8,669	802.4	3,913	269.3	12,582	1,071.7	54.9	38.6	65.3	46.2	29.2	36.8	34.9	3.6	12.6	19.2	21.9	308.3	1,434.9		
Dec. qtr	10,190	950.9	4,227	309.6	14,417	1,260.5	68.7	18.4	204.3	39.5	51.6	62.8	21.8	4.0	20.4	31.5	29.6	483.9	1,813.1		
1995 Mar. qtr	7,720	732.7	3,948	286.0	11,668	1,018.7	54.8	69.8	57.8	28.6	120.5	49.7	73.3	1.4	14.7	23.7	15.4	455.0	1,528.5		
June qtr r	6,948	686.4	2,841	235.2	9,789	921.6	67.0	177.7	63.6	114.7	57.1	64.4	32.4	2.1	34.0	21.1	19.6	586.9	1,575.4		
Sept. qtr	5,988	589.0	2,935	241.2	8,923	830.2	67.9	16.1	139.5	29.6	71.2	271.3	62.4	4.1	23.3	207.8	35.8	861.0	1,759.2		

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

New residential building										Value (\$m)									
Houses					Other residential buildings					Total					Non-residential building				
					Alterations and additions to residential buildings														
					Hotels etc.														
					Shops														
					Factories														
					Offices														
					Other business premises														
					Educational														
					Religious														
					Health														
					Entertainment and recreational														
					Miscellaneous														
					Total														
					Total building														
VALUE OF WORK DONE DURING PERIOD																			
Period	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Value (\$m)	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total	Total building
1992-93	..	2,862.2	..	734.8	..	3,596.9	225.1	71.8	239.0	124.2	144.6	168.7	56.8	22.1	82.5	50.2	105.1	1,065.0	4,887.0
1993-94	..	3,022.4	..	1,046.7	..	4,069.1	229.3	112.3	310.0	117.2	143.3	161.3	90.6	13.2	55.6	79.5	84.4	1,167.3	5,465.7
1994-95 r	..	3,030.7	..	1,168.3	..	4,198.9	259.3	258.9	555.5	122.2	158.0	224.2	75.9	14.1	62.2	117.1	58.4	1,646.6	6,104.9
1994 June qtr	..	779.8	..	275.1	..	1,054.9	58.1	35.2	101.0	31.4	29.9	43.3	12.9	2.2	11.1	22.2	18.3	307.5	1,420.5
Sept. qtr	..	881.9	..	326.6	..	1,208.4	61.5	53.5	133.4	39.0	42.2	49.5	20.9	4.4	14.1	16.5	16.1	389.6	1,659.5
Dec. qtr	..	855.9	..	309.5	..	1,165.4	70.9	51.2	162.3	32.2	41.2	55.0	22.9	3.5	13.0	25.9	15.4	422.8	1,659.1
1995 Mar. qtr	..	683.6	..	269.3	..	952.9	61.3	71.7	106.1	27.9	34.8	52.2	17.3	2.8	16.8	36.6	9.9	376.0	1,390.1
June qtr r	..	609.3	..	262.9	..	872.3	65.7	82.5	153.7	23.1	39.8	67.7	14.7	3.4	18.4	38.1	17.0	458.3	1,396.2
Sept. qtr	..	619.3	..	228.4	..	847.7	68.4	45.3	143.3	38.3	43.9	78.9	16.8	3.8	16.4	45.6	25.9	458.2	1,374.3
VALUE OF WORK YET TO BE DONE																			
1992-93	..	361.2	..	233.1	..	594.3	23.6	407.3	42.8	30.0	150.5	35.9	25.0	1.8	19.0	9.9	13.6	735.8	1,353.7
1993-94	..	463.0	..	342.8	..	805.8	21.5	379.1	179.1	26.7	114.5	25.3	8.5	2.2	18.0	28.5	14.7	786.8	1,614.2
1994-95 r	..	318.4	..	343.5	..	661.9	28.5	121.4	271.4	21.8	106.3	68.9	18.8	5.3	19.4	50.8	18.6	702.8	1,393.1
1994 June qtr	..	463.0	..	342.8	..	805.8	21.5	379.1	179.1	26.7	114.5	25.3	8.5	2.2	18.0	18.5	14.7	786.8	1,614.2
Sept. qtr	..	481.7	..	398.9	..	880.6	26.2	136.2	146.5	24.9	114.2	38.2	17.1	2.1	10.6	23.1	9.7	522.5	1,429.2
Dec. qtr	..	431.8	..	396.7	..	828.5	30.2	97.1	114.8	21.7	111.2	38.3	12.1	2.2	21.1	24.6	5.0	448.0	1,306.7
1995 Mar. qtr	..	331.5	..	360.6	..	692.0	28.9	148.4	199.4	15.9	101.4	44.3	17.3	3.9	20.6	60.0	9.9	620.9	1,341.8
June qtr r	..	318.4	..	343.5	..	661.9	28.5	121.4	271.4	21.8	106.3	68.9	18.8	5.3	19.4	50.8	18.6	702.8	1,393.1
Sept. qtr	..	297.2	..	274.3	..	571.4	27.0	103.9	247.8	24.2	110.9	62.9	22.7	6.3	15.6	54.6	18.6	667.5	1,263.9

TABLE 3 — SUMMARY OF PUBLIC SECTOR BUILDING ACTIVITY, QUEENSLAND — continued

TABLE 3 - SUMMARY OF BUILDING ACTIVITY - 1992-93 TO 1995																			
New residential building										Value (\$m)									
Houses										Non-residential building									
Other residential buildings										Enter-tainment and recreation									
Total										Health									
Alterations and additions to residential buildings										Educational									
Hotels etc.										Religious									
Offices										Miscellaneous									
Shops										Total building									
Factories										Total									
Value (\$m)										Total									
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**TABLE 4 — NUMBER OF DWELLING UNITS BY STAGE OF CONSTRUCTION, QUEENSLAND
SEASONALLY ADJUSTED SERIES**

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Commenced	Completed	Commenced	Completed	Commenced	Completed	Commenced	Completed
1994 June qtr	9,021	8,520	9,173	8,633	13,047	12,073	13,397	12,460
Sept. qtr	9,006	8,609	9,194	8,615	13,325	12,522	13,826	12,748
Dec. qtr	8,165	8,487	8,251	8,761	12,368	11,702	12,729	12,076
1995 Mar. qtr	7,081	8,407	7,182	8,503	9,753	12,588	10,205	12,972
June qtr	6,100	7,375	6,250	7,525	8,561	10,186	9,084	10,630
Sept. qtr	5,615	5,935	5,797	5,967	7,540	8,613	7,831	9,056

**TABLE 5 — VALUE OF BUILDING WORK DONE, QUEENSLAND
SEASONALLY ADJUSTED SERIES
(\$ million)**

Period	New residential building			Non-residential building	Total building
	Houses	Other residential buildings	Total		
1994 June qtr	824.5	306.6	1,127.8	450.4	1,655.4
Sept. qtr	852.3	327.8	1,179.0	504.4	1,751.3
Dec. qtr	787.0	305.8	1,096.2	546.7	1,693.5
1995 Mar. qtr	780.4	308.3	1,089.0	537.9	1,688.0
June qtr	650.6	310.1	956.3	644.9	1,683.6
Sept. qtr	603.4	240.0	842.5	606.8	1,520.5

TABLE 6 — VALUE OF BUILDING WORK COMMENCED, AT AVERAGE 1989-90 PRICES (a), QUEENSLAND (\$ 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	2,661.4	947.0	3,608.4	206.4	1,144.4	1,655.0	5,469.8
1993-94	2,840.3	1,265.3	4,105.6	202.5	1,258.3	1,675.0	5,983.1
1994-95 r	2,574.6	1,257.7	3,832.3	228.1	1,633.7	2,082.3	6,142.7
1994 June qtr	753.4	341.9	1,095.3	50.4	336.4	422.8	1,568.5
Sept. qtr	816.5	447.4	1,263.9	59.2	308.5	396.0	1,719.1
Dec. qtr	716.9	322.2	1,039.1	63.3	325.5	420.3	1,522.7
1995 Mar. qtr	518.5	223.9	742.4	50.1	503.2	640.7	1,433.2
June qtr r	522.7	264.2	786.9	55.5	496.5	625.3	1,467.7
Sept. qtr	528.0	163.5	691.5	57.4	377.5	565.4	1,314.3

(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 7 — VALUE OF BUILDING WORK DONE, AT AVERAGE 1989-90 PRICES (a), QUEENSLAND ORIGINAL AND SEASONALLY ADJUSTED SERIES (\$ 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	2,650.8	848.2	3,499.0	204.7	1,090.5	1,544.0	5,247.7
1993-94	2,733.8	1,151.2	3,885.0	204.0	1,171.9	1,573.6	5,662.6
1994-95 r	2,694.3	1,257.6	3,951.9	227.7	1,623.4	2,195.9	6,375.5
1994 June qtr	703.2	288.7	991.9	51.6	307.2	424.8	1,468.3
Sept. qtr	790.9	351.2	1,142.1	54.7	387.7	521.4	1,718.2
Dec. qtr	760.0	333.8	1,093.8	62.5	418.2	581.1	1,737.4
1995 Mar. qtr	602.7	289.2	891.9	53.5	370.8	500.0	1,445.4
June qtr r	540.7	283.4	824.1	57.0	446.7	593.4	1,474.5
Sept. qtr	547.8	248.5	796.3	59.4	441.4	606.9	1,462.6
SEASONALLY ADJUSTED							
1994 June qtr	732.3	313.3	1,041.2	n.a.	n.a.	450.1	1,560.5
Sept. qtr	753.0	332.2	1,084.3	n.a.	n.a.	501.9	1,646.4
Dec. qtr	690.4	307.6	1,000.7	n.a.	n.a.	540.8	1,584.6
1995 Mar. qtr	678.5	308.9	989.2	n.a.	n.a.	530.6	1,573.8
June qtr r	563.2	307.3	865.6	n.a.	n.a.	628.6	1,566.2
Sept. qtr	521.5	234.8	755.7	n.a.	n.a.	584.6	1,401.8

(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 8 — NUMBER OF DWELLING UNITS BY OWNERSHIP, CLASS OF BUILDER AND STAGE OF CONSTRUCTION, QUEENSLAND

Period	Private sector					Public sector			Total		
	Houses			Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
	Contractor-built	Other	Total								
COMMENCED											
1992-93	27,782	5,011	32,793	12,096	44,889	723	1,373	2,096	33,516	13,469	46,985
1993-94	31,901	3,201	35,102	16,187	51,289	649	1,147	1,796	35,751	17,334	53,085
1994-95 r	27,900	2,637	30,538	13,761	44,299	509	1,352	1,861	31,047	15,113	46,160
1994 June qtr	8,582	469	9,051	4,207	13,258	178	179	357	9,229	4,386	13,615
Sept. qtr	8,755	788	9,543	4,582	14,125	143	569	712	9,686	5,151	14,837
Dec. qtr	7,972	745	8,717	4,131	12,848	71	184	255	8,788	4,315	13,103
1995 Mar. qtr	5,597	573	6,170	2,468	8,638	125	232	357	6,295	2,700	8,995
June qtr r	5,577	530	6,108	2,580	8,688	170	367	537	6,278	2,947	9,225
Sept. qtr	5,547	413	5,959	2,038	7,997	156	258	414	6,115	2,296	8,411
UNDER CONSTRUCTION AT END OF PERIOD											
1992-93	5,567	2,688	8,254	5,673	13,927	305	528	833	8,559	6,201	14,760
1993-94	8,075	1,185	9,260	8,164	17,424	244	325	569	9,504	8,489	17,993
1994-95 r	5,044	1,728	6,772	7,632	14,404	199	786	985	6,971	8,418	15,389
1994 June qtr	8,075	1,185	9,260	8,164	17,424	244	325	569	9,504	8,489	17,993
Sept. qtr	8,660	1,627	10,287	8,804	19,091	234	819	1,053	10,521	9,623	20,144
Dec. qtr	7,072	1,886	8,958	8,896	17,854	160	753	913	9,118	9,649	18,767
1995 Mar. qtr	5,663	1,830	7,493	7,718	15,211	159	678	837	7,652	8,396	16,048
June qtr r	5,044	1,728	6,772	7,632	14,404	199	786	985	6,971	8,418	15,389
Sept. qtr	5,457	1,402	6,860	7,039	13,899	219	740	959	7,079	7,779	14,858
COMPLETED											
1992-93	27,299	5,489	32,788	10,548	43,336	812	1,393	2,205	33,600	11,941	45,541
1993-94	29,578	4,517	34,095	13,472	47,567	698	1,350	2,048	34,793	14,822	49,615
1994-95 r	30,835	2,139	32,974	14,044	47,018	553	885	1,438	33,527	14,929	48,456
1994 June qtr	7,460	399	7,859	3,282	11,141	94	231	325	7,953	3,513	11,466
Sept. qtr	8,149	368	8,516	3,838	12,354	153	75	228	8,669	3,913	12,582
Dec. qtr	9,582	464	10,046	3,977	14,023	144	250	394	10,190	4,227	14,417
1995 Mar. qtr	6,878	716	7,594	3,641	11,235	126	307	433	7,720	3,948	11,668
June qtr r	6,226	592	6,818	2,588	9,406	130	253	383	6,948	2,841	9,789
Sept. qtr	5,134	719	5,852	2,631	8,483	136	304	440	5,988	2,935	8,923

**TABLE 9 — NUMBER AND VALUE OF NEW HOUSES BUILT BY CONTRACT BUILDERS FOR PRIVATE OWNERSHIP
BY COMPLETION VALUE RANGE AND STAGE OF CONSTRUCTION,
QUEENSLAND**

Period	Commenced				Under construction at end of period				Completed			
	Less than \$40,000	\$40,000 to \$59,999	\$60,000 and over	Total	Less than \$40,000	\$40,000 to \$59,999	\$60,000 and over	Total	Less than \$40,000	\$40,000 to \$59,999	\$60,000 and over	Total
	NUMBER											
1992-93	789	5,517	21,476	27,782	143	859	4,565	5,567	740	5,944	20,614	27,299
1993-94	847	4,847	26,207	31,901	163	944	6,968	8,075	949	4,742	23,888	29,578
1994-95	400	3,377	24,124	27,900	120	419	4,505	5,044	444	3,781	26,610	30,835
1994 June qtr	274	1,090	7,218	8,582	163	944	6,968	8,075	333	1,081	6,046	7,460
Sept. qtr	127	995	7,633	8,755	164	756	7,740	8,660	148	1,141	6,860	8,149
Dec. qtr	106	1,148	6,717	7,972	58	766	6,248	7,072	212	1,208	8,161	9,582
1995 Mar. qtr	42	711	4,844	5,597	58	567	5,038	5,663	42	846	5,990	6,878
June qtr r	125	522	4,931	5,577	120	419	4,505	5,044	42	587	5,598	6,226
Sept. qtr	127	355	5,065	5,547	100	311	5,047	5,457	147	421	4,566	5,134
VALUE (\$m)												
1992-93	26.3	283.9	2,122.1	2,432.3	4.7	45.0	506.9	556.5	24.4	305.1	2,024.0	2,353.5
1993-94	29.3	249.2	2,582.0	2,860.5	5.7	48.7	792.4	846.8	31.3	246.1	2,300.8	2,578.2
1994-95	11.2	174.7	2,470.9	2,656.9	3.3	21.0	537.6	561.8	13.9	198.7	2,707.3	2,919.9
1994 June qtr	9.3	57.3	725.6	792.2	5.7	48.7	792.4	846.8	11.2	57.2	559.0	627.4
Sept. qtr	3.9	51.6	780.3	835.7	5.2	39.0	869.9	914.1	5.1	60.1	687.3	752.6
Dec. qtr	3.0	59.5	685.8	748.2	2.0	39.6	721.1	762.7	6.2	62.9	829.9	899.0
1995 Mar. qtr	1.3	37.0	491.4	529.7	1.9	29.5	590.1	621.5	1.5	44.5	611.5	657.4
June qtr r	3.1	26.7	513.5	543.2	3.3	21.0	537.6	561.8	1.1	31.1	578.7	610.9
Sept. qtr	3.9	18.7	534.2	556.8	2.9	15.9	606.8	625.6	4.3	21.4	468.4	494.1

**TABLE 10 — SUMMARY OF BUILDING ACTIVITY: RELATIVE STANDARD ERRORS,
QUEENSLAND, SEPTEMBER QUARTER 1995 (PER CENT)**

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	2.1	2.5	5.8	1.6
Under construction at end of period	4.2	4.2	2.1	2.1	7.3	1.1
Completed	4.7	5.2	3.3	3.8	6.4	2.4
Value of work done	..	3.1	..	2.3	5.1	1.4
Value of work yet to be done	..	5.4	..	2.8	8.1	1.3
TOTAL PRIVATE AND PUBLIC SECTORS						
Commenced	2.8	3.1	2.0	2.4	5.7	1.4
Under construction at end of period	4.0	4.1	1.9	2.0	7.3	0.9
Completed	4.6	5.1	3.1	3.6	6.3	1.7
Value of work done	..	3.0	..	2.2	5.1	1.2
Value of work yet to be done	..	5.3	..	2.6	8.1	1.0

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 townhouses, 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 I.

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 substation 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 10.

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 10). 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 4, 5 and 7. 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 6 and 7. 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) – monthly (\$13.50)

Building Approvals, Queensland (8731.3) – monthly (\$12.00)

Building Approvals and Dwelling Unit Commencements : Small Area Statistics, Queensland, 1992-93 (8735.3) – new issue – annual (\$15.00)

Dwelling Unit Commencements Reported by Approving Authorities, Queensland (8741.3) – monthly (\$11.00)

Building Activity, Australia : Dwelling Unit Commencements, Preliminary (8750.0) – quarterly (\$11.00)

Engineering Construction Activity, Australia (8762.0) – quarterly (\$11.00)

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

n.a. not available
.. 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.

IAN MARSHALL
Acting Deputy Commonwealth Statistician

