

**BUILDING ACTIVITY, TASMANIA
MARCH QUARTER 1994**

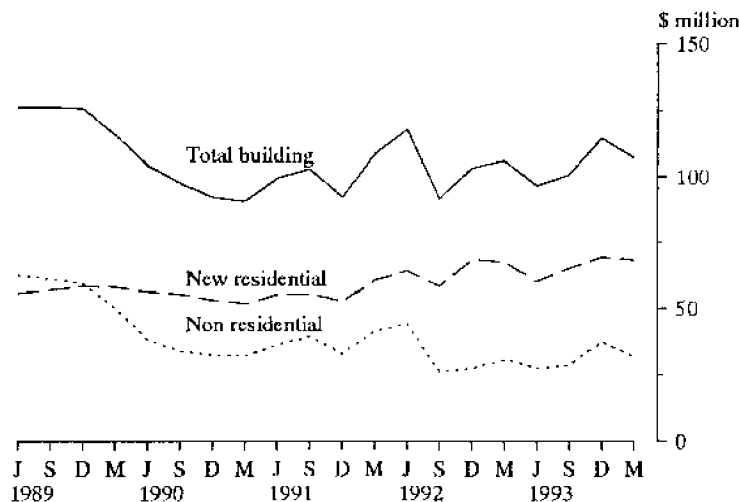
SUMMARY OF FINDINGS

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

	Percentage change on	
	Dec. quarter 1993	March quarter 1993
New residential building	-1.4	1.5
Non-residential building	-15.5	2.3
Total building	-6.7	0.9

- Expressed in seasonally adjusted average 1989-90 prices the total value of building work done for the March quarter 1994 was \$107.2 million. This was 6.7% lower than the December quarter 1993 figure of \$114.9 million but still higher than for any other quarter since the June quarter 1992.
- For non-residential building the March quarter 1994 value of \$31.6 million was 15.5% less than the previous quarter's \$37.4 million. However, this March figure also was still higher than for any other quarter since June of 1992.
- At \$68.3 million the value of new residential building for March 1994 was not significantly lower than the \$69.3 million for the preceding quarter. The latter figure was the highest level recorded since the statistical series began with the September quarter 1980.

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



INQUIRIES

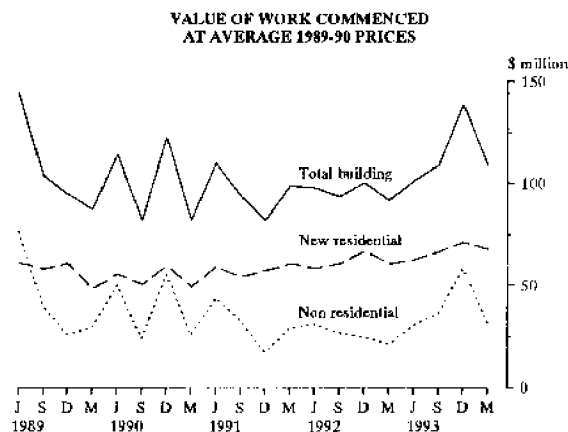
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- for information about other ABS statistics and services please contact Information Services on Hobart (002) 20 5800, call at 175 Collins Street, Hobart, or write to Information Services, ABS, GPO Box 66A, Hobart TAS 7001.

SUMMARY OF FINDINGS – continued

Value of building work commenced at average 1989–90 prices

	Percentage change on	
	Dec. quarter 1993	March quarter 1993
New residential building	-4.5	11.3
Alterations and additions to residential buildings	-3.3	-5.3
Non-residential building	45.2	49.5
Total building	-21.5	18.5

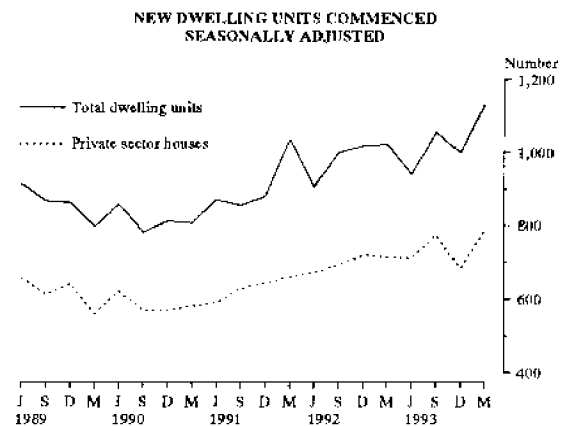
- Expressed in average 1989–90 prices (but not seasonally adjusted) the total value of building work commenced during the March quarter 1994 was \$108.9 million. Although this was 21.5% below the 4.5 year high of \$138.8 million recorded for the previous quarter, it was almost identical to the figure for the September quarter 1993 which itself had been higher than any level reached since the June quarter 1991.
- A \$26.0 million drop in commencements of public sector non-residential building accounted for 87.0% of the drop in total building and almost all of the fall in total non-residential building. This fell from the 4.5 year high of \$58.4 million to be \$32.0 million for the March quarter 1994.
- New residential building fell 4.5% from the 14.5 year high of \$71.2 million to be \$68.0 million for the March quarter 1994. The March figure was still higher than for any other quarter in that 14.5 years. It resulted from a downward movement in commencements of other residential buildings outweighing an upward movement in commencements of houses. The value of residential alterations and additions commenced for the March quarter 1994 was \$8.9 million.



Number of dwelling units commenced, seasonally adjusted

	Percentage change on	
	Dec. quarter 1993	March quarter 1993
Private sector houses	15.4	10.4
Private sector dwelling units	5.6	12.0
Total dwelling units	13.1	10.6

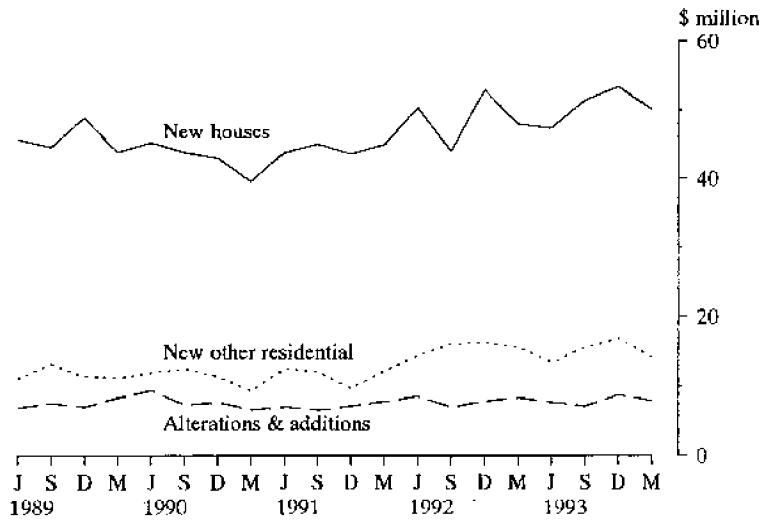
- In seasonally adjusted terms the estimate of the total number of dwelling units commenced during the March quarter 1994 was 1,131 which was 13.1% higher than the previous quarter's figure of 1,000 and the highest number reached since the March quarter of 1976.
- For the March quarter 1994 the estimate of private sector dwelling units rebounded by 5.6% to 1,045 after dropping to 990 for the December quarter 1993 from the series high of 1,070 attained the previous quarter. The March figure was the second highest for this series which commenced with the September quarter 1980.
- The estimate of private sector houses rebounded by 15.4% to be 788 for the March quarter 1994 after slumping to 683 for the March quarter 1993 from the then series high of 775 achieved for the September quarter 1993. The March figure is a new high for this statistical series which also commenced with the September quarter 1980.



Original unadjusted data

- The total value of building work commenced (unadjusted, at current prices) during the March quarter 1994 was \$121.1 million. Of this, \$78.5 million was for new residential building resulting in 1,054 dwelling units.
- The total value of work done during the March quarter 1994 was \$111.6 million and the value of work yet to be done on jobs under construction at the end of the quarter was \$158.7 million.

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



VALUE OF NON-RESIDENTIAL BUILDING



VALUE OF NON-RESIDENTIAL WORK DONE

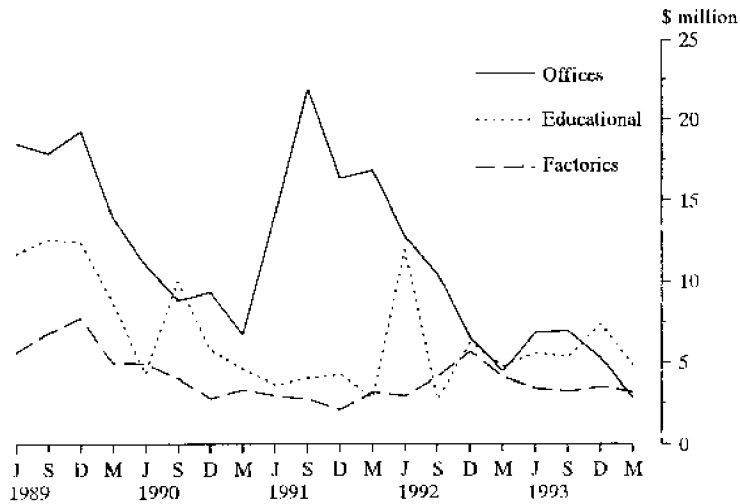


TABLE 1. SUMMARY OF BUILDING ACTIVITY, TASMANIA

Period	New residential building				Non-residential building										Total building				
	Houses				Other residential buildings		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 recreational	Miscellaneous	Total
COMMENCED																			
1990-91	2,401	183.6	875	48.4	3,276	232.0	29.0	4.6	15.5	12.0	58.8	12.7	16.8	0.9	14.9	7.5	7.4	151.1	412.0
1991-92	2,702	203.7	962	50.0	3,664	253.7	33.3	4.6	8.3	12.5	20.1	6.0	24.7	1.9	18.9	3.8	10.9	111.6	398.6
1992-93	2,878	220.8	1,099	60.9	3,977	281.7	36.0	6.4	10.6	14.1	21.1	8.2	18.0	1.4	11.5	2.8	9.2	103.6	421.3
1992 Dec. qtr	791	60.1	282	15.0	1,073	75.0	9.5	2.4	2.4	3.1	9.8	2.4	3.1	0.2	0.6	0.7	0.1	24.8	109.3
1993 Mar. qtr	703	54.0	249	14.4	952	68.5	10.8	0.4	3.3	3.3	1.0	1.8	6.9	0.1	2.2	1.3	0.9	21.3	100.6
June qtr	716	56.5	246	14.6	962	71.1	8.8	2.4	3.0	2.6	7.3	3.7	1.7	0.5	2.5	0.3	6.7	30.7	110.7
Sept. qtr	731	58.4	319	17.5	1,050	75.9	7.1	2.7	2.8	5.1	6.5	1.6	4.5	0.4	7.0	2.3	4.0	36.8	119.8
Dec. qtr	752	60.0	301	21.2	1,053	81.2	11.0	0.7	2.9	2.7	3.0	1.3	10.8	0.4	34.4	1.3	1.2	58.7	150.9
1994 Mar. qtr	793	62.8	261	15.7	1,054	78.5	10.4	0.3	2.2	2.6	6.3	2.7	6.0	0.3	6.0	1.4	4.3	32.2	121.1
UNDER CONSTRUCTION AT END OF PERIOD																			
1990-91	1,949	150.8	536	29.9	2,485	180.8	14.8	0.5	10.2	5.4	68.6	6.2	7.9	0.4	9.7	3.0	6.0	117.9	313.5
1991-92	2,020	156.3	569	30.0	2,589	186.3	15.8	1.2	2.2	4.5	43.7	5.3	8.4	1.3	10.7	2.5	5.8	85.7	287.8
1992-93	1,956	156.7	454	26.5	2,410	183.2	16.9	2.5	3.7	5.2	11.5	8.0	12.5	1.8	6.4	2.1	6.8	60.5	260.6
1992 Dec. qtr	1,973	153.3	519	28.9	2,492	182.2	14.7	2.8	0.6	11.3	10.3	5.2	14.6	1.8	7.4	2.0	1.1	57.0	253.9
1993 Mar. qtr	1,976	157.0	498	29.5	2,474	186.5	17.7	0.9	1.3	7.6	8.2	5.6	18.6	1.2	7.3	2.5	1.3	54.6	258.8
June qtr	1,956	156.7	454	26.5	2,410	183.2	16.9	2.5	3.7	5.2	11.5	8.0	12.5	1.8	6.4	2.1	6.8	60.5	260.6
Sept. qtr	1,952	159.3	541	30.5	2,493	189.8	14.6	2.9	3.3	6.5	12.3	5.2	14.2	1.9	8.8	3.5	10.7	69.2	273.6
Dec. qtr	1,886	153.8	579	36.9	2,465	190.6	16.4	0.4	4.3	4.8	6.8	5.5	15.7	1.6	36.0	2.7	11.0	88.8	295.9
1994 Mar. qtr	2,056	168.7	611	40.1	2,667	208.8	19.4	0.4	3.3	4.5	10.3	5.6	19.0	1.4	40.7	3.5	13.1	101.7	329.9
COMPLETED																			
1990-91	2,426	174.9	826	44.5	3,252	219.4	31.9	12.3	9.8	16.1	53.3	12.8	41.0	0.9	59.7	7.0	4.4	217.3	468.6
1991-92	2,580	197.6	912	49.0	3,492	246.6	32.5	3.9	16.6	12.3	52.8	6.8	23.4	1.1	17.8	4.3	11.2	150.2	429.3
1992-93	2,915	223.1	1,203	66.0	4,118	289.1	35.8	5.2	9.6	15.8	57.1	5.8	14.4	1.0	15.9	3.3	8.3	136.2	461.0
1992 Dec. qtr	795	61.7	321	16.9	1,116	78.6	8.4	1.8	3.0	2.0	1.5	2.2	2.3	0.3	1.7	0.6	5.5	21.0	108.0
1993 Mar. qtr	696	51.3	270	15.0	966	66.2	7.9	2.3	2.7	7.3	3.9	1.6	3.1	0.7	2.3	0.8	0.7	25.3	99.4
June qtr	720	57.8	281	17.1	1,001	74.8	9.6	0.8	1.1	5.1	4.4	1.3	7.8	—	3.5	0.8	1.2	26.0	110.4
Sept. qtr	730	57.5	232	12.8	962	70.3	9.5	0.6	3.1	3.9	3.4	4.7	2.8	0.3	4.5	0.9	0.1	24.3	104.1
Dec. qtr	809	66.9	259	15.1	1,068	82.1	10.0	3.2	2.0	4.5	8.7	1.0	9.2	0.3	3.7	2.2	0.9	35.6	127.6
1994 Mar. qtr	617	48.1	229	13.0	846	61.1	7.8	0.4	3.5	3.0	2.9	2.6	3.0	0.5	2.4	0.7	2.2	21.2	90.1

TABLE 1. SUMMARY OF BUILDING ACTIVITY, TASMANIA—continued

Period	New residential building				Non-residential building											Total building			
	Houses		Other residential buildings		Total		Value (\$m)												
	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 recreational	Miscellaneous	
							VALUE OF WORK DONE DURING PERIOD												
1990-91	..	180.4	..	46.1	..	226.5	30.6	8.4	13.8	13.2	39.0	12.0	24.0	1.0	12.7	7.5	4.8	136.4	393.5
1991-92	..	204.5	..	49.5	..	254.0	33.5	3.9	11.4	11.0	67.9	5.7	23.1	1.0	21.1	4.6	11.8	161.4	449.0
1992-93	..	221.4	..	62.4	..	283.8	35.8	5.5	10.7	17.4	78.3	8.0	19.5	1.6	12.5	2.9	6.0	112.2	431.8
1992 Dec. qtr	..	61.0	..	16.6	..	77.6	9.1	2.4	2.8	5.7	6.5	1.5	6.3	0.4	1.5	0.5	1.2	29.0	115.8
1993 Mar. qtr	..	55.0	..	15.8	..	70.8	9.6	1.2	2.6	4.1	4.5	2.3	4.8	0.3	4.7	1.1	0.6	26.3	106.7
June qtr	..	55.3	..	13.7	..	69.0	9.0	0.6	2.9	3.4	6.8	3.2	5.6	0.4	2.0	0.6	1.7	27.4	105.4
Sept. qtr	..	61.5	..	15.9	..	77.4	8.6	2.4	2.5	3.2	6.9	2.7	5.4	0.3	3.3	1.4	4.3	32.5	118.5
Dec. qtr	..	64.5	..	17.2	..	81.7	10.7	1.3	2.5	3.5	5.3	1.7	7.4	0.4	12.0	1.9	3.2	39.2	131.6
1994 Mar. qtr	..	60.6	..	14.6	..	75.3	9.4	0.2	3.0	3.2	2.8	1.7	4.8	0.2	6.1	0.9	3.9	26.8	111.6
							VALUE OF WORK YET TO BE DONE												
1990-91	..	75.8	..	14.9	..	90.6	5.8	0.3	3.9	1.6	45.9	2.3	4.5	0.1	5.2	1.7	3.3	68.7	165.2
1991-92	..	75.9	..	14.6	..	90.5	5.8	1.1	1.0	2.0	6.0	2.5	5.3	1.0	2.9	1.0	2.5	75.4	121.7
1992-93	..	78.6	..	14.8	..	93.4	6.9	2.1	1.4	1.2	6.4	3.0	4.4	0.9	2.0	0.9	5.8	28.0	128.3
1993 Dec. qtr	..	76.2	..	14.5	..	90.7	5.8	1.0	0.1	2.4	4.4	2.7	6.0	1.0	3.9	1.0	0.5	22.9	119.4
1993 Mar. qtr	..	76.3	..	14.3	..	90.6	7.1	0.3	0.9	1.9	1.6	2.4	8.3	0.7	1.5	1.1	0.8	19.6	117.2
June qtr	..	78.6	..	14.8	..	93.4	6.9	2.1	1.4	1.2	6.4	3.0	4.4	0.9	2.0	0.9	5.8	28.0	128.3
Sept. qtr	..	77.2	..	15.7	..	93.0	5.6	0.7	1.7	3.0	3.6	2.1	3.5	1.0	5.6	1.8	5.4	28.5	127.0
Dec. qtr	..	74.4	..	20.1	..	94.5	6.7	0.1	2.1	2.3	1.5	1.7	6.9	0.6	24.6	1.3	3.4	44.5	145.7
1994 Mar. qtr	..	77.2	..	21.6	..	98.8	8.1	0.3	1.7	1.8	5.1	2.6	8.3	0.7	25.5	1.9	3.8	51.7	158.7

NOTE: The number of self-contained dwelling units commenced as part of the construction of non-residential building and alterations and additions to existing buildings (including conversions to dwelling units) are excluded from this table. There were 2 such dwelling units commenced in the March quarter 1994.

TABLE 2. SUMMARY OF PRIVATE SECTOR BUILDING ACTIVITY, TASMANIA

Period	New residential building										Non-residential building														
	Houses					Other residential buildings					Total					Value (\$m)					Value (\$m)				
	Number of dwelling units	Value (\$m)	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 recreational	Miscellaneous	Total building					
COMMENCED																									
1990-91	2,310	177.0	771	42.1	3,081	219.2	28.9	4.6	15.2	10.0	51.2	10.4	4.9	0.9	0.9	9.0	3.6	5.1	114.9	363.0					
1991-92	2,609	197.0	877	44.8	3,486	241.8	33.3	4.6	8.1	10.5	16.4	5.7	12.6	1.9	1.2	11.2	3.3	4.8	79.1	354.2					
1992-93	2,840	217.9	997	54.2	3,837	272.0	35.8	6.4	10.5	14.1	10.1	7.8	5.8	1.4	1.4	9.0	2.0	0.5	67.7	375.5					
1992 Dec. qtr	786	59.7	257	13.4	1,043	73.1	9.5	2.4	2.4	3.1	5.7	2.1	1.2	0.2	0.2	0.5	0.5	—	18.2	100.8					
1993 Mar. qtr	687	52.8	185	10.0	872	62.9	10.6	0.4	3.2	3.3	0.9	1.7	3.3	0.1	0.5	0.5	0.9	0.3	14.6	88.0					
June qtr	716	56.5	246	14.6	962	71.1	8.8	2.4	2.9	2.6	1.2	3.7	0.1	0.5	0.2	1.7	0.2	0.1	15.4	95.3					
Sept. qtr	731	58.4	319	17.5	1,050	75.9	7.0	2.7	2.8	2.8	3.0	1.4	0.6	0.4	2.2	2.2	1.7	3.6	21.2	104.1					
Dec. qtr	746	59.4	301	21.2	1,047	80.6	10.9	0.7	2.9	2.7	2.4	1.3	0.3	0.4	0.4	9.9	0.9	0.6	22.1	113.6					
1994 Mar. qtr	759	59.9	217	12.6	976	72.6	10.4	0.3	2.2	2.6	6.0	1.0	0.3	0.3	0.3	5.9	0.1	2.9	21.7	104.6					
UNDER CONSTRUCTION AT END OF PERIOD																									
1990-91	1,910	147.9	487	26.8	2,397	174.7	14.8	0.5	10.2	3.7	41.2	5.3	0.8	0.4	0.4	5.6	1.7	4.3	73.6	263.1					
1991-92	2,010	155.4	551	28.8	2,561	184.2	15.8	1.2	2.2	3.1	41.5	5.3	1.7	1.3	1.8	4.1	2.4	1.0	63.9	263.9					
1992-93	1,955	156.5	424	24.5	2,379	181.0	16.9	2.5	3.7	5.2	3.6	7.9	3.0	1.8	1.8	4.2	1.7	0.2	33.8	231.7					
1992 Dec. qtr	1,968	153.0	494	27.3	2,462	180.3	14.7	2.8	0.6	9.9	6.5	5.2	2.1	1.8	1.8	6.2	1.8	0.5	37.4	232.4					
1993 Mar. qtr	1,957	155.7	409	23.5	2,366	179.1	17.7	0.9	1.3	6.2	4.3	5.4	4.1	1.2	1.2	5.8	2.1	0.7	32.1	229.0					
June qtr	1,955	156.5	424	24.5	2,379	181.0	16.9	2.5	3.7	5.2	3.6	7.9	3.0	1.8	1.8	4.2	1.7	0.2	33.8	231.7					
Sept. qtr	1,952	159.3	541	30.5	2,493	189.8	14.6	2.9	3.3	4.1	1.8	5.1	2.9	1.9	1.9	2.0	2.8	3.7	30.7	235.1					
Dec. qtr	1,880	153.1	579	36.9	2,459	190.0	16.4	0.4	4.3	2.5	1.3	5.5	2.7	1.6	1.6	10.6	2.4	3.6	34.9	241.3					
1994 Mar. qtr	2,023	165.9	567	37.0	2,590	202.9	19.4	0.4	3.3	2.2	5.9	3.9	0.4	1.4	1.4	15.3	1.9	4.5	39.2	261.5					
COMPLETED																									
1990-91	2,345	169.1	735	39.2	3,080	208.3	31.7	12.1	9.6	15.9	45.5	8.9	6.1	0.9	0.9	10.9	3.7	3.1	116.6	356.6					
1991-92	2,458	189.0	796	41.8	3,254	230.8	32.5	3.9	16.3	10.1	18.6	5.6	11.8	1.1	1.1	12.2	2.6	8.2	90.4	353.6					
1992-93	2,868	219.4	1,113	60.1	3,981	279.5	35.5	5.2	9.4	14.4	51.5	5.5	4.3	1.0	1.0	8.7	2.7	1.3	103.9	418.9					
1992 Dec. qtr	781	60.5	313	16.4	1,094	77.0	8.4	1.8	3.0	2.0	1.2	2.0	1.6	0.3	0.3	0.2	0.4	—	12.5	97.9					
1993 Mar. qtr	694	51.1	270	15.0	964	66.1	7.7	2.3	2.6	7.3	3.6	1.6	1.3	0.7	0.7	0.9	0.5	0.1	20.9	94.8					
June qtr	702	56.4	222	13.2	924	69.6	9.6	0.8	1.0	3.7	2.3	1.3	1.1	—	—	3.3	0.6	0.5	14.8	94.0					
Sept. qtr	729	57.4	202	10.8	931	68.2	9.4	0.6	3.1	3.9	2.4	4.4	0.7	0.3	0.3	4.3	0.5	0.1	20.4	98.0					
Dec. qtr	809	66.9	259	15.1	1,068	82.1	10.0	3.2	2.0	4.5	2.8	0.9	0.7	0.3	0.3	1.3	1.3	0.7	17.8	109.8					
1994 Mar. qtr	610	47.4	229	13.0	839	60.3	7.7	0.4	3.5	3.0	1.6	2.6	2.9	0.5	0.5	1.2	0.5	2.0	18.2	86.3					

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

Period	New residential building				Non-residential building										Total building		
	Houses		Other residential buildings		Alterations and additions to residential buildings					Other business premises						Enter-tainment and recreational	
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Hotels etc.	Shops	Factories	Offices	Educational	Religious	Health	Miscellaneous	Enter-tainment and recreational	Total			
	VALUE OF WORK DONE DURING PERIOD																
1990-91	..	174.1	..	213.9	30.5	8.3	13.5	11.5	25.2	10.0	5.2	1.0	8.3	3.8	3.1	89.9	334.3
1991-92	..	197.0	..	240.5	33.5	3.9	11.1	9.7	44.2	5.0	12.0	1.0	12.2	3.3	6.7	109.1	383.2
1992-93	..	218.3	..	274.6	35.5	5.5	10.5	16.5	20.5	7.7	5.7	1.6	9.4	2.1	1.1	80.5	390.6
1992 Dec. qtr	..	60.3	..	76.5	9.1	2.4	2.8	5.4	5.2	1.3	1.3	0.4	1.2	0.3	—	20.4	106.0
1993 Mar. qtr	..	54.5	..	67.9	9.4	1.2	2.6	3.7	2.7	2.2	1.6	0.3	3.9	0.8	0.1	19.2	96.4
June qtr	..	54.5	..	65.6	9.0	0.6	2.8	3.3	3.0	3.1	1.6	0.4	1.5	0.4	0.4	17.3	91.8
Sept. qtr	..	61.5	..	76.7	8.5	2.4	2.5	2.7	2.7	2.5	1.2	0.3	1.9	0.8	1.0	18.1	103.2
Dec. qtr	..	64.1	..	81.3	10.6	1.3	2.5	3.0	2.7	1.6	0.8	0.4	5.2	1.4	1.7	20.7	112.6
1994 Mar. qtr	..	58.4	..	72.2	9.4	0.2	3.0	2.7	2.3	1.4	0.7	0.2	2.8	0.5	2.0	15.8	97.3
	VALUE OF WORK YET TO BE DONE																
1990-91	..	74.6	..	88.6	5.8	0.3	3.8	1.3	31.0	1.8	0.5	0.1	2.9	0.9	2.5	45.2	139.6
1991-92	..	75.7	..	90.2	5.8	1.1	1.0	1.1	5.8	2.5	1.1	1.0	1.4	0.9	0.6	16.7	112.7
1992-93	..	78.5	..	92.5	6.9	2.1	1.4	1.2	2.8	2.9	1.0	0.9	0.7	0.8	0.1	13.9	113.3
1992 Dec. qtr	..	76.0	..	89.1	5.8	1.0	0.1	1.8	1.6	2.7	1.0	1.0	3.9	1.0	0.3	14.4	109.2
1993 Mar. qtr	..	75.4	..	86.2	7.1	0.3	0.9	1.8	0.2	2.3	2.6	0.7	0.4	1.0	0.5	10.9	104.3
June qtr	..	78.5	..	92.5	6.9	2.1	1.4	1.2	2.8	2.9	1.0	0.9	0.7	0.8	0.1	13.9	113.3
Sept. qtr	..	77.2	..	93.0	5.6	0.7	1.7	1.2	0.7	2.0	0.5	1.0	0.9	1.7	2.7	13.1	111.7
Dec. qtr	..	74.2	..	94.3	6.7	0.1	2.1	1.0	0.3	1.7	0.2	0.6	5.6	1.1	1.5	14.5	115.4
1994 Mar. qtr	..	76.1	..	95.6	8.1	0.3	1.7	1.1	4.2	1.3	—	0.7	8.7	0.8	2.5	21.3	125.0

TABLE 3. SUMMARY OF PUBLIC SECTOR BUILDING ACTIVITY, TASMANIA

Period	New residential building										Non-residential building														
	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)	Number of dwelling units	Value (\$m)	Alterations and additions to residential buildings	Hôtels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total building					
COMMENCED																									
1980-91	91	6.5	104	6.3	195	12.8	0.1	—	—	0.3	2.0	7.7	2.2	11.9	—	—	5.9	3.9	2.3	49.1					
1991-92	93	6.7	85	5.2	178	11.9	—	—	—	0.2	2.0	3.7	0.2	12.1	—	—	7.7	0.5	6.1	44.5					
1992-93	38	2.9	102	6.8	140	9.7	0.3	—	—	0.1	—	11.0	0.4	12.2	—	—	2.6	0.8	8.7	45.8					
1992 Dec. qtr	5	0.3	25	1.6	30	1.9	—	—	—	—	—	4.1	0.3	1.9	—	—	0.1	0.2	0.1	8.5					
1993 Mar. qtr	16	1.2	64	4.4	80	5.6	0.2	—	—	0.1	—	0.2	0.1	3.5	—	—	1.7	0.5	0.6	12.6					
June qtr	—	—	—	—	—	—	—	—	—	0.1	—	6.1	—	1.6	—	—	0.8	0.2	6.6	15.4					
Sept. qtr	—	—	—	—	—	—	—	—	—	—	2.3	3.5	0.2	3.9	—	—	4.8	0.6	0.4	15.7					
Dec. qtr	6	0.6	—	—	6	0.6	—	—	—	—	—	0.6	—	10.5	—	—	2.5	0.5	0.6	37.3					
1994 Mar. qtr	34	2.9	44	3.1	78	6.0	0.1	—	—	—	—	0.3	1.6	5.8	—	—	0.1	1.3	1.4	16.5					
UNDER CONSTRUCTION AT END OF PERIOD																									
1980-91	39	2.9	49	3.2	88	6.1	—	—	—	0.1	1.7	27.4	1.0	7.0	—	—	4.1	1.3	1.7	44.3					
1991-92	10	0.9	18	1.2	28	2.1	—	—	—	—	1.4	2.2	—	6.7	—	—	6.5	0.2	4.8	23.9					
1992-93	1	0.1	30	2.0	31	2.2	—	—	—	—	—	7.9	0.1	9.4	—	—	2.2	0.4	6.6	28.9					
1992 Dec. qtr	5	0.3	25	1.6	30	1.9	—	—	—	—	1.4	3.8	—	12.5	—	—	1.1	0.2	0.6	21.5					
1993 Mar. qtr	19	1.4	89	6.0	108	7.4	—	—	—	—	1.4	3.9	0.1	14.4	—	—	1.6	0.4	0.6	29.8					
June qtr	1	0.1	30	2.0	31	2.2	—	—	—	—	—	7.9	0.1	9.4	—	—	2.2	0.4	6.6	28.9					
Sept. qtr	1	0.1	—	—	1	0.1	—	—	—	—	2.3	10.5	0.1	11.3	—	—	6.8	0.7	6.9	38.5					
Dec. qtr	6	0.6	—	—	6	0.6	—	—	—	—	2.3	5.5	—	13.0	—	—	25.4	0.3	7.4	54.6					
1994 Mar. qtr	33	2.8	44	3.1	77	5.9	—	—	—	—	2.3	4.5	1.6	18.6	—	—	25.3	1.5	8.6	68.4					
COMPLETED																									
1980-91	81	5.8	91	5.3	172	11.2	0.2	0.2	—	0.2	0.3	7.8	3.9	34.9	—	—	48.8	3.3	1.3	100.6					
1991-92	122	8.6	116	7.2	238	15.8	—	—	—	0.2	2.3	34.2	1.2	11.6	—	—	5.6	1.7	3.0	75.7					
1992-93	47	3.7	90	5.9	137	9.6	0.3	—	—	0.1	1.4	5.6	0.3	10.1	—	—	7.2	0.6	6.9	42.2					
1992 Dec. qtr	14	1.2	8	0.5	22	1.6	—	—	—	—	—	0.3	0.3	0.6	—	—	1.5	0.2	5.5	10.1					
1993 Mar. qtr	2	0.1	—	—	2	0.1	0.2	—	—	0.1	—	0.3	—	1.7	—	—	1.4	0.3	0.6	4.7					
June qtr	18	1.3	59	3.9	77	5.2	—	—	—	0.1	1.4	2.1	—	6.7	—	—	0.2	0.2	0.7	11.3					
Sept. qtr	1	0.1	30	2.0	31	2.1	0.1	—	—	—	—	0.9	0.3	2.1	—	—	0.2	0.3	—	6.0					
Dec. qtr	—	—	—	—	—	—	—	—	—	—	—	5.9	0.1	8.5	—	—	2.3	0.8	0.1	17.8					
1994 Mar. qtr	7	0.8	—	—	7	0.8	0.1	—	—	—	—	1.3	—	0.1	—	—	1.2	0.2	0.2	3.8					

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

Period	New residential building					Non-residential building											Total building	
	Houses	Other residential buildings		Total		Alterations and additions to residential buildings				Non-residential building								
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total	
	VALUE OF WORK DONE DURING PERIOD																	
1990-91	..	6.3	..	6.3	..	12.6	0.1	0.1	0.3	1.7	13.8	2.0	18.8	4.4	3.7	1.7	46.5	59.2
1991-92	..	7.5	..	5.9	..	13.4	—	—	0.2	1.3	23.7	0.7	11.0	8.9	1.3	5.1	52.3	65.8
1992-93	..	3.1	..	6.1	..	9.2	0.3	..	0.1	0.9	7.8	0.4	13.7	3.0	0.8	5.0	31.7	41.2
1992 Dec. qtr	..	0.7	..	0.4	..	1.1	—	—	..	0.3	1.3	0.3	5.0	0.3	0.2	1.2	8.6	9.7
1993 Mar. qtr	..	0.6	..	2.4	..	2.9	—	—	0.1	0.4	1.8	..	3.2	0.8	0.4	0.5	7.1	10.3
June qtr	..	0.8	..	2.6	..	3.5	..	..	0.1	0.1	3.8	—	4.0	0.5	0.2	1.3	10.1	13.5
Sept. qtr	..	—	..	0.8	..	0.8	0.1	..	0.8	0.5	4.2	0.2	4.2	1.3	0.6	3.3	14.4	15.3
Dec. qtr	..	0.4	..	—	..	0.4	..	..	—	0.5	2.7	0.1	6.6	6.8	0.5	1.5	18.6	19.0
1994 Mar. qtr	..	2.2	..	0.9	..	3.1	0.1	—	—	0.5	0.5	0.3	4.1	3.3	0.4	1.9	11.1	14.3
	VALUE OF WORK YET TO BE DONE																	
1990-91	..	1.2	..	0.8	..	2.0	—	—	—	0.3	14.8	0.5	4.0	2.3	0.8	0.9	23.6	25.6
1991-92	..	0.2	..	0.2	..	0.4	—	—	—	0.9	0.1	—	4.2	1.5	—	1.9	8.7	9.1
1992-93	..	0.1	..	0.8	..	0.9	—	..	..	—	3.7	—	3.3	1.3	0.1	5.6	14.1	15.0
1992 Dec. qtr	..	0.2	..	1.4	..	1.7	—	—	—	0.5	2.8	—	5.1	—	—	0.1	8.6	10.2
1993 Mar. qtr	..	0.8	..	3.5	..	4.3	..	..	—	0.1	1.4	0.1	5.6	1.0	0.1	0.3	8.7	13.0
June qtr	..	0.1	..	0.8	..	0.9	—	—	—	—	3.7	—	3.3	1.3	0.1	5.6	14.1	15.0
Sept. qtr	..	—	..	—	..	—	—	—	—	1.8	2.9	0.1	3.0	4.7	0.1	2.7	15.3	15.3
Dec. qtr	..	0.3	..	—	..	0.3	—	—	—	1.2	1.2	—	6.7	18.9	0.1	1.8	30.0	30.3
1994 Mar. qtr	..	1.0	..	2.2	..	3.2	—	—	—	0.7	0.9	1.3	8.3	16.8	1.1	1.3	30.5	33.6

**TABLE 4. NUMBER OF DWELLING UNITS BY STAGE OF CONSTRUCTION, TASMANIA
SEASONALLY ADJUSTED SERIES**

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Commenced	Completed	Commenced	Completed	Commenced	Completed	Commenced	Completed
1992 Dec. qtr	720	723	728	732	986	1,009	1,019	1,011
1993 Mar. qtr	714	746	733	755	933	1,035	1,023	1,079
June qtr	712	679	714	695	936	910	940	979
Sept. qtr	775	761	767	761	1,070	960	1,056	982
Dec. qtr	683	750	692	747	990	985	1,000	967
1994 Mar. qtr	788	654	826	667	1,045	900	1,131	944

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

Period	New residential building		Non-residential building	Total building
	Houses	Total		
1992 Dec. qtr	59.7	76.6	27.9	112.7
1993 Mar. qtr	57.5	75.1	31.2	115.7
June qtr	55.4	68.1	27.5	106.0
Sept. qtr	60.1	75.2	28.9	112.1
Dec. qtr	63.2	80.7	37.7	128.3
1994 Mar. qtr	63.3	79.9	31.8	120.9

TABLE 6. VALUE OF BUILDING WORK COMMENCED, AT AVERAGE 1989-90 PRICES (a), TASMANIA
(**\$ million**)

Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building
	Houses	Other residential buildings	Total		Private sector	Total	
1990-91	172.3	47.9	220.2	27.2	114.2	150.1	397.5
1991-92	183.1	49.1	232.2	30.1	78.7	111.0	373.3
1992-93	192.0	60.2	252.2	31.2	67.8	103.7	387.1
1992 Dec. qtr	52.4	14.8	67.2	8.3	18.2	24.8	100.3
1993 Mar. qtr	46.9	14.2	61.1	9.4	14.6	21.4	91.9
June qtr	48.5	14.4	62.9	7.5	15.4	30.8	101.2
Sept. qtr	49.4	17.2	66.6	6.0	21.1	36.6	109.2
Dec. qtr r	50.4	20.8	71.2	9.2	22.0	58.4	138.8
1994 Mar. qtr	52.6	15.4	68.0	8.9	21.6	32.0	108.9

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

TABLE 7. VALUE OF BUILDING WORK DONE, AT AVERAGE 1989-90 PRICES (a), TASMANIA
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							
1990-91	170.1	45.6	215.7	28.9	88.9	134.8	379.4
1991-92	183.8	48.4	232.2	30.2	106.7	158.0	420.4
1992-93	192.0	61.5	253.5	31.0	79.8	111.3	395.8
1992 Dec. qtr	52.9	16.3	69.2	7.9	20.2	28.7	105.8
1993 Mar. qtr	47.9	15.6	63.5	8.4	19.0	26.0	97.9
June qtr	47.3	13.5	60.8	7.7	17.2	27.2	95.7
Sept. qtr	51.4	15.6	67.0	7.2	17.9	32.2	106.4
Dec. qtr r	53.4	16.8	70.2	8.8	20.5	38.9	117.9
1994 Mar. qtr	50.1	14.3	64.4	7.9	15.6	26.6	98.9
SEASONALLY ADJUSTED							
1992 Dec. qtr	51.8	n.a.	68.3	n.a.	n.a.	27.6	103.0
1993 Mar. qtr	50.0	n.a.	67.3	n.a.	n.a.	30.9	106.2
June qtr	47.3	n.a.	60.0	n.a.	n.a.	27.4	96.3
Sept. qtr	50.2	n.a.	65.0	n.a.	n.a.	28.7	100.6
Dec. qtr r	52.3	n.a.	69.3	n.a.	n.a.	37.4	114.9
1994 Mar. qtr	52.3	n.a.	68.3	n.a.	n.a.	31.6	107.2

(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,
TASMANIA**

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											
1990-91	1,162	1,148	2,310	771	3,081	91	104	195	2,401	875	3,276
1991-92	1,263	1,346	2,609	877	3,486	93	85	178	2,702	962	3,664
1992-93	1,625	1,215	2,840	997	3,837	38	102	140	2,878	1,099	3,977
1992 Dec. qtr	469	317	786	257	1,043	5	25	30	791	282	1,073
1993 Mar. qtr	353	334	687	185	872	16	64	80	703	249	952
June qtr	381	335	716	246	962	—	—	—	716	246	962
Sept. qtr	363	368	731	319	1,050	—	—	—	731	319	1,050
Dec. qtr	464	282	746	301	1,047	6	—	6	752	301	1,053
1994 Mar. qtr	345	414	759	217	976	34	44	78	793	261	1,054
UNDER CONSTRUCTION AT END OF PERIOD											
1990-91	517	1,393	1,910	487	2,397	39	49	88	1,949	536	2,485
1991-92	572	1,439	2,010	551	2,561	10	18	28	2,020	569	2,589
1992-93	562	1,393	1,955	424	2,379	1	30	31	1,956	454	2,410
1992 Dec. qtr	631	1,337	1,968	494	2,462	5	25	30	1,973	519	2,492
1993 Mar. qtr	563	1,394	1,957	409	2,366	19	89	108	1,976	498	2,474
June qtr	562	1,393	1,955	424	2,379	1	30	31	1,956	454	2,410
Sept. qtr	577	1,376	1,952	541	2,493	1	—	1	1,952	541	2,493
Dec. qtr	556	1,324	1,880	579	2,459	6	—	6	1,886	579	2,465
1994 Mar. qtr	523	1,500	2,023	567	2,590	33	44	77	2,056	611	2,667
COMPLETED											
1990-91	1,246	1,099	2,345	735	3,080	81	91	172	2,426	826	3,252
1991-92	1,220	1,239	2,458	796	3,254	122	116	238	2,580	912	3,492
1992-93	1,643	1,224	2,868	1,113	3,981	47	90	137	2,915	1,203	4,118
1992 Dec. qtr	459	322	781	313	1,094	14	8	22	795	321	1,116
1993 Mar. qtr	428	266	694	270	964	2	—	2	696	270	966
June qtr	378	324	702	222	924	18	59	77	720	281	1,001
Sept. qtr	352	378	729	202	931	1	30	31	730	232	962
Dec. qtr	486	323	809	259	1,068	—	—	—	809	259	1,068
1994 Mar. qtr	378	231	610	229	839	7	—	7	617	229	846

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

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												
1990-91	109	312	741	1,162	46	93	379	517	124	367	754	1,246
1991-92	76	383	804	1,263	42	112	418	572	78	362	780	1,220
1992-93	98	417	1,110	1,625	16	107	440	562	128	424	1,091	1,643
1992 Dec. qtr	43	101	325	469	40	95	495	631	49	126	284	459
1993 Mar. qtr	16	87	250	353	18	95	449	563	40	87	301	428
June qtr	9	94	278	381	16	107	440	562	16	80	282	378
Sept. qtr	9	73	281	363	18	104	454	577	7	64	281	352
Dec. qtr	32	87	345	464	25	89	442	556	25	110	351	486
1994 Mar. qtr	23	83	240	345	30	98	395	523	16	69	293	378
VALUE (\$m)												
1990-91	3.0	15.6	71.9	90.5	1.2	4.6	41.3	47.1	3.5	18.4	71.9	93.7
1991-92	2.0	19.0	78.6	99.6	1.1	5.4	44.4	51.0	2.0	18.2	77.0	97.3
1992-93	2.6	20.9	105.0	128.4	0.4	5.2	45.5	51.1	3.5	21.2	105.5	130.2
1992 Dec. qtr	1.2	5.1	29.6	35.8	1.1	4.9	49.6	55.6	1.3	6.3	28.8	36.4
1993 Mar. qtr	0.4	4.2	24.2	28.9	0.5	4.6	47.2	52.3	1.1	4.5	27.4	33.0
June qtr	0.1	4.8	26.5	31.4	0.4	5.2	45.5	51.1	0.4	4.1	28.6	33.0
Sept. qtr	0.2	3.6	25.4	29.2	0.5	5.1	46.7	52.3	0.1	3.2	25.9	29.2
Dec. qtr	0.9	4.4	31.6	37.0	0.7	4.4	44.4	49.5	0.7	5.4	34.2	40.3
1994 Mar. qtr	0.5	4.2	23.3	28.1	0.7	4.9	40.9	46.6	0.4	3.5	27.2	31.1

**TABLE 10. SUMMARY OF BUILDING ACTIVITY, TASMANIA
RELATIVE STANDARD ERRORS (PER CENT)
MARCH QUARTER 1994**

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	2.4	2.5	1.9	2.1	5.1	1.5
Under construction at end of period	2.0	2.1	1.6	1.7	6.2	1.4
Completed	4.2	4.3	3.0	3.4	8.8	2.5
Value of work done	..	2.4	..	1.9	5.5	1.5
Value of work yet to be done	..	2.5	..	2.0	6.2	1.6
TOTAL PRIVATE AND PUBLIC SECTORS						
Commenced	2.3	2.4	1.7	1.9	5.1	1.3
Under construction at end of period	2.0	2.0	1.5	1.6	6.2	1.1
Completed	4.1	4.2	3.0	3.3	8.8	2.4
Value of work done	..	2.3	..	1.9	5.5	1.3
Value of work yet to be done	..	2.5	..	2.0	6.2	1.3

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. From the September quarter 1990, only non-residential building jobs (both new and alterations and additions) with an approval value of \$50,000 or more are included in the survey. For the September quarter 1985 to June quarter 1990, the cut-off for inclusion was \$30,000 or more and prior to that 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 live-stock. 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 the 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 and 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 on building jobs up to the end of the period.

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 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. Details of the methods used in seasonally adjusting the series are given in *Seasonally Adjusted Indicators, Australia* (1308.0).

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: 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, Tasmania (8731.6) – monthly (\$11.00)
Dwelling Unit Commencements Reported by Approving Authorities, Tasmania (8741.6) – monthly (\$7.00)
Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0) – quarterly (\$11.00)
Building Activity, Australia (8752.0) – quarterly (\$14.50)
Engineering Construction Activity, Australia (8762.0) – quarterly (\$11.00)
Construction Activity at Constant Prices, Australia (8782.0) – 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 *Publications Advice* (1105.0) which lists publications to be released in the next few days. The Catalogue and Publications 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.

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