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SUMMARY OF FINDINGS – continued

Value of building work commenced at average 1989–90 prices

- The table below summarises the changes in the value of building work commenced (unadjusted, at average 1989–90 prices) by comparing the levels for the September quarter 1993 with those for the previous quarter and for the same quarter last year.

VALUE OF BUILDING WORK COMMENCED

	Percentage change on	
	June quarter 1993	Sept. quarter 1992
New residential building	4.9	8.2
Alterations and additions to residential buildings	-21.3	-1.7
Non-residential building	19.5	37.8
Total building	7.4	16.0

- Expressed in average 1989–90 prices but not seasonally adjusted, the total value of building work commenced during the September quarter 1993 was \$108.7 million which was 7.4% higher than the June quarter figure of \$101.2 million and 16.0% higher than the previous September quarter figure of \$93.7 million.
- The value of non-residential building commenced rose by 19.5% to be \$36.8 million for the September quarter 1993. This rise was almost entirely in private sector buildings.
- New residential building commencements increased by 4.9% to \$66.0 million. Over 90% of this rise was in other residential buildings.
- The value of commencements of residential alterations and additions fell from \$7.5 million to \$5.9 million for the September quarter 1993.

VALUE OF BUILDING WORK COMMENCED
AT AVERAGE 1989–90 PRICES

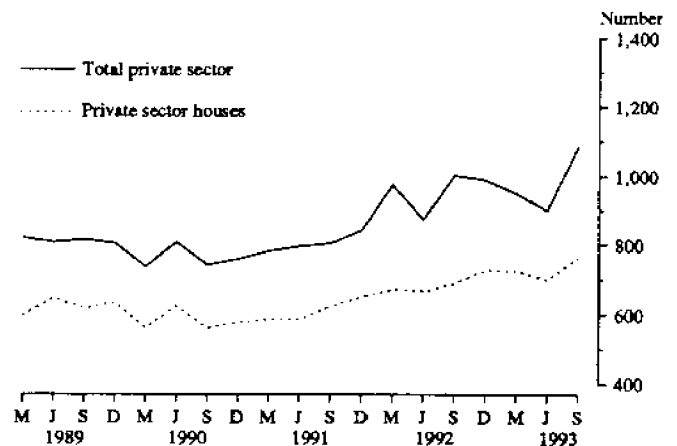
Number of private sector dwelling units commenced, seasonally adjusted

- The table below summarises the changes in the numbers of private sector dwelling units commenced (seasonally adjusted) by comparing the numbers for the September quarter 1993 with those for the previous quarter and for the same quarter last year.

NUMBER OF DWELLING UNITS COMMENCED

	Percentage change on	
	June quarter 1993	Sept. quarter 1992
Private sector houses	9.5	10.6
Private sector dwelling units	20.6	8.2

- In seasonally adjusted terms the estimate of the total number of private sector dwelling units commenced during the September quarter 1993 was 1,084 which was 20.6% higher than for the June quarter. This increased figure came after falls for the previous three quarters and is the highest level reached since the statistical series began with the September quarter 1980.
- At 763 the estimate of private sector houses commenced was 9.5% up on the June quarter estimate of 697 and is also the highest level reached since the statistical series began with the September quarter 1980.

NEW DWELLING UNITS COMMENCED
SEASONALLY ADJUSTED

Original unadjusted data

- The total value of building work commenced (unadjusted, at current prices) during the September quarter 1993 was \$119.0 million. Of this, \$75.2 million was for new residential building resulting in 1,039 dwelling units.
- The total value of work done during the September quarter was \$117.8 million and the value of work yet to be done on jobs under construction at the end of the quarter was \$129.7 million.

TABLE 1. SUMMARY OF BUILDING ACTIVITY, TASMANIA

New residential building										Value (\$m)									
Houses					Other residential buildings		Total			Non-residential building									
Period	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Alterations and additions to residential buildings	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Enter-tainment and recrea-tional	Miscel-laneous	Total building	
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 r	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 June qtr	682	51.7	251	13.1	933	64.8	8.5	1.2	2.4	3.4	6.1	2.1	7.9	1.2	4.9	1.1	1.1	31.4	104.7
Sept. qtr	668	50.2	322	16.9	990	67.1	6.9	1.2	2.0	5.1	3.0	0.4	6.4	0.6	6.3	0.4	1.5	26.7	100.7
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 r	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	720	57.7	319	17.5	1,039	75.2	7.0	2.7	2.8	5.1	6.5	1.6	4.5	0.4	7.0	2.3	4.0	36.8	119.0
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 r	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 June qtr	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
Sept. qtr	1,981	154.2	560	30.3	2,541	184.5	13.4	2.1	1.4	9.1	2.0	5.0	13.6	1.9	8.8	1.8	6.5	52.3	250.1
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 r	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	1,954	159.9	548	30.9	2,502	190.9	14.8	2.9	3.3	6.5	15.5	5.2	14.2	1.9	8.8	3.5	10.7	72.4	278.1
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 r	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 June qtr	719	55.1	244	12.2	963	67.3	10.2	1.2	2.1	2.6	35.4	1.0	12.0	0.4	5.2	0.7	3.3	63.9	141.4
Sept. qtr	703	52.4	331	17.1	1,034	69.4	9.8	0.3	2.8	1.3	47.3	0.7	1.2	0.1	8.3	1.1	0.8	63.9	143.2
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 r	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	717	56.2	225	12.4	942	68.6	9.3	0.6	3.1	3.9	3.0	4.7	2.8	0.3	4.5	0.9	0.1	23.9	101.8

TABLE I. SUMMARY OF BUILDING ACTIVITY, TASMANIA—continued

Period	New residential building					Non-residential building													Total building			
	Houses		Other residential buildings		Total	Alterations and additions to residential buildings								Other business premises						Health	Entertainment and recreational	Miscellaneous
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)		Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious										
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	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	449.0				
1992-93 r	..	221.4	..	62.4	..	283.8	35.8	5.5	10.7	17.4	28.3	8.0	19.5	1.6	12.5	2.9	6.0	431.8				
1992 June qtr	..	56.3	..	14.7	..	71.0	9.6	0.7	2.3	3.0	12.8	1.4	12.0	0.4	8.2	1.2	2.6	125.2				
Sept. qtr	..	50.0	..	16.3	..	66.3	8.0	1.2	2.3	4.1	10.4	1.0	2.8	0.5	4.2	0.6	2.5	104.0				
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	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	106.7				
June qtr r	..	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	105.4				
Sept. qtr	..	61.0	..	15.7	..	76.7	8.5	2.4	2.5	3.2	7.0	2.7	5.4	0.3	3.3	1.4	4.3	117.8				
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	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	121.7				
1992-93 r	..	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	128.3				
1992 June qtr	..	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	121.7				
Sept. qtr	..	76.3	..	15.6	..	91.9	5.2	1.0	0.7	3.9	1.1	1.8	9.1	1.2	5.2	0.8	1.6	123.4				
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	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	117.2				
June qtr r	..	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	128.3				
Sept. qtr	..	77.1	..	15.9	..	93.0	5.5	0.7	1.7	3.0	6.4	2.1	3.5	1.0	5.6	1.8	5.4	129.7				

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 September quarter 1993.

TABLE 2. SUMMARY OF PRIVATE SECTOR BUILDING ACTIVITY, TASMANIA

Period	New residential building					Value (\$m)									
	Non-residential building														
	Houses	Other residential buildings	Total	Alterations and additions to residential buildings	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Miscellaneous	Total	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	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	354.2
1992-93 r	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	375.5
1992 June qtr	682	51.7	251	13.1	933	64.8	8.5	1.2	2.4	2.0	5.6	1.9	1.5	1.2	93.9
Sept. qtr	651	48.8	309	16.2	960	64.9	6.8	1.2	2.0	5.1	2.4	0.4	1.2	0.6	91.4
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	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	88.0
June qtr r	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	95.3
Sept. qtr	720	57.7	319	17.5	1,039	75.2	6.8	2.7	2.8	2.8	3.0	1.4	0.6	0.4	103.3
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	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	263.9
1992-93 r	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	231.7
1992 June qtr	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	263.9
Sept. qtr	1,967	153.1	552	29.8	2,519	182.9	13.3	2.1	1.4	7.7	2.0	5.0	2.7	1.9	227.3
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	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	229.0
June qtr r	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	231.7
Sept. qtr	1,953	159.8	548	30.9	2,501	190.7	14.8	2.9	3.3	4.1	5.0	5.1	2.9	1.9	239.4
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	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	353.6
1992-93 r	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	418.9
1992 June qtr	699	53.8	221	10.9	920	64.6	10.2	1.2	2.1	2.6	3.2	0.7	7.6	0.4	99.0
Sept. qtr	690	51.2	308	15.5	998	66.7	9.8	0.3	2.8	1.3	44.3	0.7	0.2	0.1	132.3
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	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	94.8
June qtr r	702	56.4	222	13.2	924	69.6	9.6	0.8	1.0	3.7	2.3	1.3	1.1	—	94.0
Sept. qtr	717	56.2	195	10.4	912	66.6	9.1	0.6	3.1	3.9	2.1	4.4	0.7	0.3	95.8

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

New residential building										Value (\$m)								
Other residential buildings					Total					Non-residential building								
Houses	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
Period	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	
VALUE OF WORK DONE DURING PERIOD																		
1990-91	..	174.1	..	39.8	213.9	30.5	8.3	13.5	11.5	25.2	10.0	5.2	1.0	8.3	3.1	89.9	334.3	
1991-92	..	197.0	..	43.6	240.5	33.5	3.9	11.1	9.7	44.2	5.0	12.0	1.0	12.2	6.7	109.1	383.2	
1992-93 r	..	218.3	..	56.3	274.6	35.5	5.5	10.5	16.5	20.5	7.7	5.7	1.6	9.4	1.1	80.5	390.6	
1992 June qtr	..	55.2	..	13.0	68.2	9.6	0.7	2.3	2.5	6.2	1.2	7.5	0.4	3.8	1.1	27.0	104.8	
Sept. qtr	..	49.0	..	15.7	64.6	8.0	1.2	2.3	4.0	9.6	1.0	1.2	0.5	2.8	0.6	23.6	96.3	
Dec. qtr	..	60.3	..	16.2	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	..	13.4	67.9	9.4	1.2	2.6	3.7	2.7	2.2	1.6	0.3	3.9	0.8	19.2	96.4	
June qtr r	..	54.5	..	11.1	65.6	9.0	0.6	2.8	3.3	3.0	3.1	1.6	0.4	1.5	0.4	17.3	91.8	
Sept. qtr	..	61.0	..	14.9	76.0	8.4	2.4	2.5	2.7	2.7	2.5	1.2	0.3	1.9	0.8	18.1	102.4	
VALUE OF WORK YET TO BE DONE																		
1990-91	..	74.6	..	14.0	88.6	5.8	0.3	3.8	1.3	31.0	1.8	0.5	0.1	2.9	0.9	2.5	139.6	
1991-92	..	75.7	..	14.4	90.2	5.8	1.1	1.0	1.1	5.8	2.5	1.1	1.0	1.4	0.9	0.6	112.7	
1992-93 r	..	78.5	..	14.0	92.5	6.9	2.1	1.4	1.2	2.8	2.9	1.0	0.9	0.7	0.8	0.1	113.3	
1992 June qtr	..	75.7	..	14.4	90.2	5.8	1.1	1.0	1.1	5.8	2.5	1.1	1.0	1.4	0.9	0.6	112.7	
Sept. qtr	..	75.8	..	15.3	91.1	5.2	1.0	0.7	3.1	1.1	1.8	1.1	1.2	4.9	0.7	0.4	112.2	
Dec. qtr	..	76.0	..	13.1	89.1	5.8	1.0	0.1	1.8	1.6	2.7	1.0	1.0	3.9	1.0	0.3	109.2	
1993 Mar. qtr	..	75.4	..	10.8	86.2	7.1	0.3	0.9	1.8	0.2	2.3	2.6	0.7	0.4	1.0	0.5	104.3	
June qtr r	..	78.5	..	14.0	92.5	6.9	2.1	1.4	1.2	2.8	2.9	1.0	0.9	0.7	0.8	0.1	113.3	
Sept. qtr	..	77.0	..	15.9	92.9	5.5	0.7	1.7	1.2	3.6	2.0	0.5	1.0	0.9	1.7	2.7	114.4	

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

<i>Period</i>	<i>Houses</i>				<i>Total</i>			
	<i>Private sector</i>		<i>Total</i>		<i>Private sector</i>		<i>Total</i>	
	<i>Commenced</i>	<i>Completed</i>	<i>Commenced</i>	<i>Completed</i>	<i>Commenced</i>	<i>Completed</i>	<i>Commenced</i>	<i>Completed</i>
1992 June qtr	664	655	662	672	873	886	n.a.	925
Sept. qtr	690	748	705	758	1,002	1,050	n.a.	1,075
Dec. qtr	727	715	732	724	990	1,001	n.a.	1,003
1993 Mar. qtr	724	753	747	766	950	1,048	n.a.	1,089
June qtr r	697	661	694	676	899	892	n.a.	964
Sept. qtr	763	773	760	769	1,084	957	n.a.	976

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

<i>Period</i>	<i>New residential building</i>		<i>Non-residential building</i>	<i>Total building</i>
	<i>Houses</i>	<i>Total</i>		
1992 June qtr	55.1	69.5	44.6	123.2
Sept. qtr	49.7	65.1	27.1	100.1
Dec. qtr	59.7	76.3	27.1	111.1
1993 Mar. qtr	57.9	75.2	31.4	118.1
June qtr r	54.1	67.5	27.4	103.8
Sept. qtr	60.6	75.3	29.7	113.4

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 r	192.0	60.2	252.2	31.2	67.8	103.7	387.1
1992 June qtr	46.0	12.9	58.9	7.6	20.6	31.4	97.9
Sept. qtr	44.2	16.8	61.0	6.0	19.6	26.7	93.7
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 r	48.5	14.4	62.9	7.5	15.4	30.8	101.2
Sept. qtr	48.8	17.2	66.0	5.9	21.2	36.8	108.7

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

TABLE 7. VALUE OF BUILDING WORK DONE, AT AVERAGE 1989-90 PRICES (a), TASMANIA
ORIGINAL AND SEASONALLY ADJUSTED SERIES
(\$ million)

(\$ million)

Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building
	Houses	Other residential buildings	Total		Private sector	Total	
ORIGINAL							
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 r	191.8	61.5	253.3	31.0	79.8	111.3	395.6
1992 June qtr	50.3	14.5	64.8	8.6	26.7	44.0	117.4
Sept. qtr	43.9	16.1	60.0	7.0	23.4	29.4	96.4
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 r	47.1	13.5	60.6	7.7	17.2	27.2	95.5
Sept. qtr	50.8	15.4	66.2	7.1	17.9	32.3	105.6
SEASONALLY ADJUSTED							
1992 June qtr	49.2	n.a.	63.4	n.a.	n.a.	44.1	115.6
Sept. qtr	43.7	n.a.	58.9	n.a.	n.a.	26.9	92.8
Dec. qtr	51.7	n.a.	68.0	n.a.	n.a.	26.8	101.5
1993 Mar. qtr	50.4	n.a.	67.4	n.a.	n.a.	31.1	108.3
June qtr r	46.1	n.a.	59.3	n.a.	n.a.	27.3	94.0
Sept. qtr	50.5	n.a.	65.0	n.a.	n.a.	29.5	101.6

(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 8. NUMBER OF DWELLING UNITS BY OWNERSHIP,
CLASS OF BUILDER AND STAGE OF CONSTRUCTION,
TASMANIA

TASMANIA

	Private sector					Public sector			Total		
	Houses			Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
Period	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 r	1,625	1,215	2,840	997	3,837	38	102	140	2,878	1,099	3,977
1992 June qtr	382	300	682	251	933	—	—	—	682	251	933
Sept. qtr	422	229	651	309	960	17	13	30	668	322	990
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 r	381	335	716	246	962	—	—	—	716	246	962
Sept. qtr	313	406	720	319	1,039	—	—	—	720	319	1,039
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 r	562	1,393	1,955	424	2,379	1	30	31	1,956	454	2,410
1992 June qtr	572	1,439	2,010	551	2,561	10	18	28	2,020	569	2,589
Sept. qtr	613	1,355	1,967	552	2,519	14	8	22	1,981	560	2,541
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 r	562	1,393	1,955	424	2,379	1	30	31	1,956	454	2,410
Sept. qtr	527	1,426	1,953	548	2,501	1	—	1	1,954	548	2,502
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 r	1,643	1,224	2,868	1,113	3,981	47	90	137	2,915	1,203	4,118
1992 June qtr	320	379	699	221	920	20	23	43	719	244	963
Sept. qtr	378	312	690	308	998	13	23	36	703	331	1,034
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 r	378	324	702	222	924	18	59	77	720	281	1,001
Sept. qtr	348	369	717	195	912	—	30	30	717	225	942

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 June qtr	26	120	236	382	42	112	418	572	22	98	200	320
Sept. qtr	30	135	257	422	46	118	449	613	24	131	224	378
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 r	9	94	278	381	16	107	440	562	16	80	282	378
Sept. qtr	9	60	244	313	18	91	418	527	7	64	277	348
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 June qtr	0.7	5.9	22.8	29.4	1.1	5.4	44.4	51.0	0.6	4.9	19.1	24.6
Sept. qtr	0.8	6.8	24.7	32.3	1.3	5.9	48.1	55.3	0.7	6.4	20.7	27.8
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 r	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	2.9	22.1	25.2	0.5	4.4	43.7	48.6	0.1	3.2	25.5	28.9

**TABLE 10. SUMMARY OF BUILDING ACTIVITY, TASMANIA
RELATIVE STANDARD ERRORS (PER CENT)
SEPTEMBER QUARTER 1993**

SEPTEMBER QUARTER 1995

Ownership and stage of construction	New residential building				Value	
	Houses		Total		Alterations and additions to residential buildings	Total building
	Number	Value	Number of dwelling units	Value		
PRIVATE SECTOR						
Commenced	2.5	2.7	1.7	2.1	7.3	1.6
Under construction at end of period	2.1	2.1	1.6	1.7	7.3	1.5
Completed	3.7	3.9	2.9	3.3	10.1	2.5
Value of work done	..	2.4	..	1.9	6.2	1.5
Value of work yet to be done	..	2.5	..	2.0	8.4	1.7
TOTAL PRIVATE AND PUBLIC SECTORS						
Commenced	2.5	2.7	1.7	2.1	7.2	1.4
Under construction at end of period	2.1	2.1	1.6	1.7	7.3	1.3
Completed	3.7	3.9	2.8	3.2	9.9	2.3
Value of work done	..	2.4	..	1.9	6.2	1.3
Value of work yet to be done	..	2.5	..	2.0	8.4	1.5

EXPLANATORY NOTES

Introduction

This publication contains detailed results from the quarterly Building Activity Survey.

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, the scope of the Building Activity Survey changed in respect of non-residential building activity. 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 period September quarter 1985 to June quarter 1990, the survey included non-residential building jobs with an approval value of \$30 000 or more. For the period prior to the September quarter 1985, the survey included non-residential building jobs with an approval value of \$10,000 or more.

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. Further geographic disaggregations are not available. However, dwelling unit commencement data for regions below the State level are published in the monthly series of *Dwelling Unit Commencements Reported by Approving Authorities, Tasmania* (8741.6). 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 (i.e. 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 (i.e. for the month of September in respect of the September quarter survey). For example, building jobs which were notified as approved in the month of June and which actually commenced in that month are shown as commencements in the September quarter. Similarly, building jobs

which were notified in the month of September and which actually commenced in that month are shown as commencements in the December quarter.

Definitions

7. A *building* is defined as a rigid, fixed, and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design, to satisfy its intended use, is the provision for regular access by persons.

8. A *dwelling unit* is defined as a self-contained suite of rooms, including cooking and bathing facilities and intended for *long-term* residential use. Units (whether self-contained or not) within buildings offering institutional care such as hospitals, or temporary accommodation such as motels, hostels, and holiday apartments, are not defined as dwelling units. The value of units of this type is included in the appropriate category of non-residential building.

9. A *residential building* is defined as a building predominantly consisting of one or more dwelling units. Residential buildings can be either *houses* or *other residential buildings*:

- (a) A *house* is defined as a detached building predominantly used for long-term residential purposes and consisting of only one dwelling unit. Thus, detached granny flats and detached dwelling units (such as caretakers' residences) associated with non-residential buildings are defined as houses for the purpose of these statistics.

- (b) An *other residential building* is defined as a building which is predominantly used for long-term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes town houses, duplexes, apartment buildings, etc.).

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

11. *Commenced*. A building job is regarded as commenced when the first physical building activity has been performed on site in the form of materials fixed in place and/or labour expended (this includes site preparation but excludes delivery of building materials, the drawing of plans and specifications, and the construction of non-building infrastructures, such as roads).

12. *Under construction*. A building job is regarded as being under construction at the end of the 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 where 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 at the time of approval as either *private sector* or *public 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 town houses, 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, 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.

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).

Unpublished data and related publications

26. The ABS can also make available certain building approvals and activity data which are not published. This information may be made available in the following forms: microfiche, photocopy, computer printout, floppy disk and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

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

Building Approvals, Tasmania (8731.6) – issued monthly
Building Approvals, Australia (8731.0) – issued monthly
Dwelling Unit Commencements Reported by Approving Authorities, Tasmania (8741.6) – issued monthly
Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0) – issued quarterly
Building Activity, Australia (8752.0) – issued quarterly
Engineering Construction Activity, Australia (8762.0) – issued quarterly
Construction Activity at Constant Prices, Australia (8782.0) – issued quarterly
Construction Industry, Australia: Summary of Operations, 1988-89 (8771.0) – irregular
Construction Industry, Australia: Details of Private Sector Operations, Australia, 1988-89 (8772.0) – irregular
Public Sector Construction Activity, Australia, 1988-89 (8775.0) – irregular

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Symbols and other usages

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

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

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Acting Deputy Commonwealth Statistician



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