

**BUILDING ACTIVITY, AUSTRALIAN CAPITAL TERRITORY  
DECEMBER QUARTER 1996**

**SUMMARY OF FINDINGS**

**NOTES ON DATA IN THIS PUBLICATION**

Changes to the 'ACT Building, Electrical and Plumbing Control' system to produce building permits and their subsequent processing has revealed previous under-reporting of approval information to the ABS. As a result, certain data in previous issues of this publication have been understated.

Investigations are currently being undertaken to assess the extent of this, but no quantitative data is yet available to enable revisions resulting from under-coverage before July 1996.

For the period July to December 1996, 165 dwelling units and total building work approved of \$40.5 million had been omitted from approvals data advised to the ABS by the ACT Department of Urban Services. Estimates for the September and December quarters in this publication take account of this work. As a guide, the following changes have been made to September quarter data previously published:

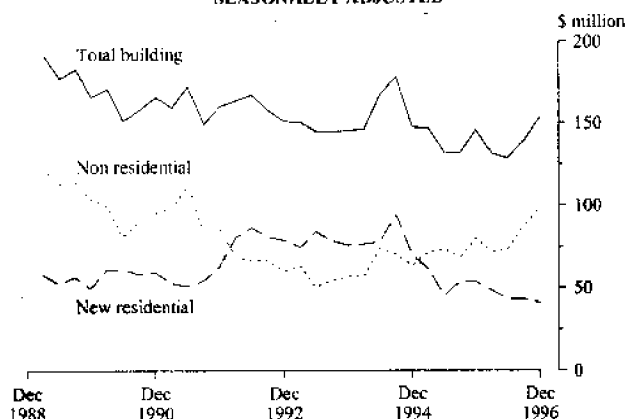
Number of new houses commenced:	+73 (25.8%)
Value of building work commenced on new houses:	+\$8.3 million (32.4%)
Value of work done on new houses:	+\$5.2 million (17.6%)
Value of work commenced on alterations and additions to residential buildings:	+\$3.5 million (30.2%)
Value of work done on alterations and additions to residential buildings:	+\$2.7 million (21.3%)

However, these figures are still deficient to the extent that no details can yet be included for approvals not identified before July 1996 but which may affect these two quarters. The effect will naturally diminish over time. Data on commencements and work done for quarters prior to the September quarter are also affected by this deficiency, and are subject to revision.

**Therefore caution should be exercised in interpreting movement between the September and December quarters 1996, and also when comparing these with previous quarters.**

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

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



*% change on Sept quarter 1996*

New residential building	-4.6
Alterations and additions to residential buildings	10.8
Non-residential building	13.9
<b>Total building</b>	<b>10.1</b>

- In seasonally adjusted average 1989-90 prices, the value of work done on new residential building fell by 4.6% during the December quarter 1996 to \$41.1 million. Work done on new houses showed a similar trend, falling 4.4% from the September quarter.
- On the other hand, work done on non-residential building rose by 13.9% to \$99.2 million.
- As a result, the total value of work done during the December quarter 1996 rose by 10.1% to \$153.4 million.

**INQUIRIES**

- for more information about statistics contained in this publication, the availability of related unpublished statistics and other ABS statistics and services, please contact Information Inquiries on Canberra (06) 207 0326 (fax (06) 207 0282), call at 197 London Circuit, Civic or write to Information Inquiries, ABS, PO Box 10, Belconnen ACT 2616 or any ABS State office.

for more detailed information about these statistics, contact Rex Porter on Adelaide (08) 8237 7496 or any ABS State office.

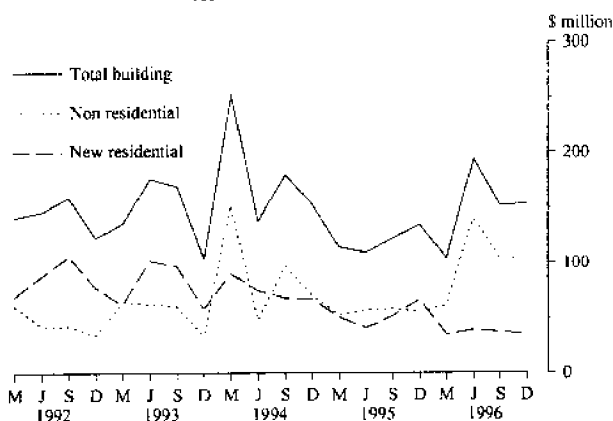
## SUMMARY OF FINDINGS — continued

## Value of building work commenced at average 1989–90 prices

	% change on Sept quarter 1996
New residential building	-4.1
Alterations and additions to residential buildings	10.8
Non-residential building	1.5
<b>Total building</b>	<b>0.9</b>

- In average 1989–90 prices, the value of new residential buildings commenced during the December quarter 1996 fell by 4.1% to \$35.0 million.
- By comparison, the value of other residential building commenced rose by 1.5% to \$105.0 million, maintaining a relatively high level of commencements for this sector in the last 3 quarters.
- As a result, the total value of all building work commenced during the December quarter 1996 rose marginally to \$153.3 million.

VALUE OF WORK COMMENCED AT AVERAGE 1989-90 PRICES

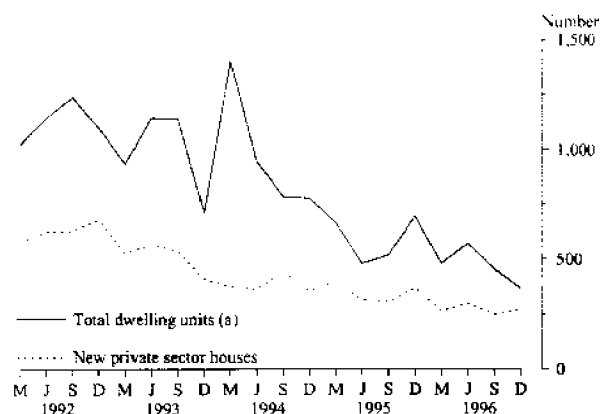


## Number of dwelling units commenced, seasonally adjusted

	% change on Sept quarter 1996
New private sector houses	8.0
Private sector dwelling units	-18.5
<b>Total dwelling units</b>	<b>-19.7</b>

- In seasonally adjusted terms, the total number of dwelling units commenced during the December quarter fell by 19.7% to 367.
- Commencements of new private sector houses rose by 8.0% to 269.

DWELLING UNITS COMMENCED SEASONALLY ADJUSTED

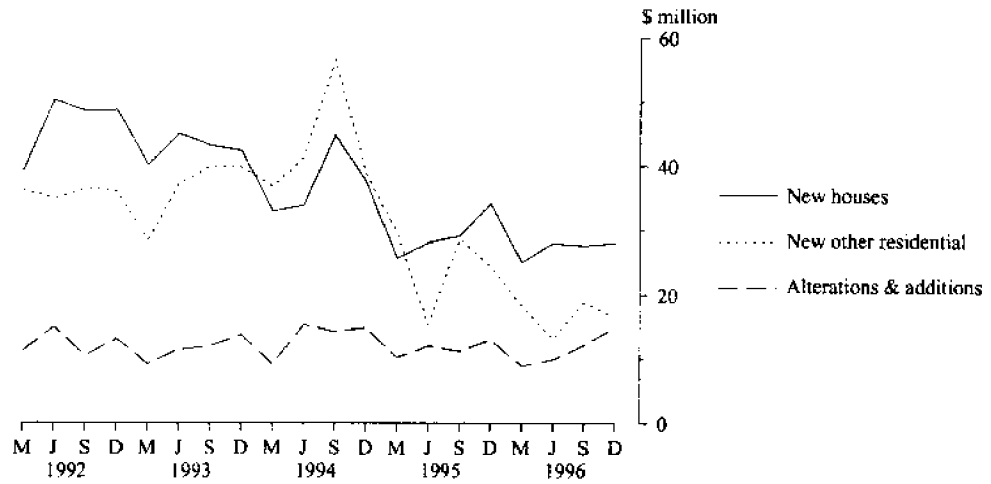


(a) Includes Conversions, etc

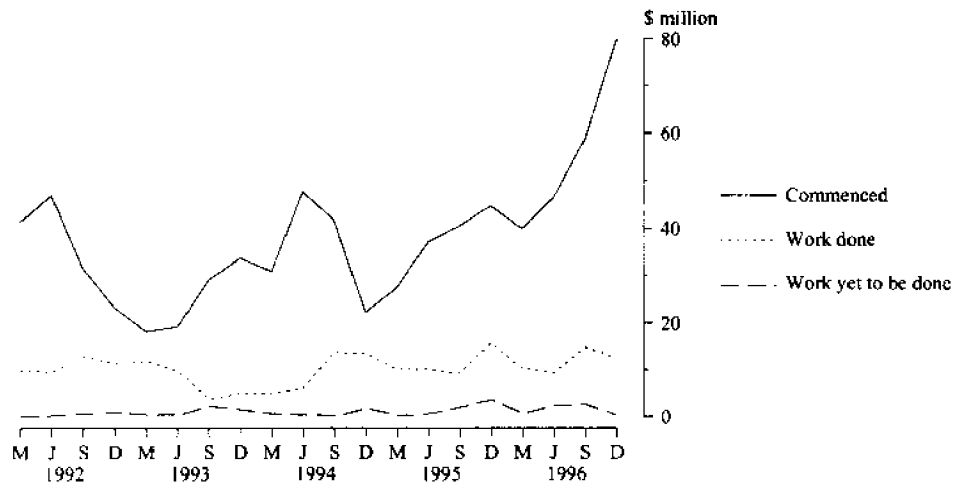
## Original data

- The total value of building work commenced during the December quarter 1996 rose marginally by 0.9% to \$170.1 million. Residential building and non-residential building commencements both remained virtually unchanged from the previous quarter. The total number of dwelling units commenced in the quarter fell by 17.1% to 397, the decrease being confined mainly to other residential building.
- Work done during the quarter increased by 12.7% to \$187.3 million, the increase being almost entirely within the non-residential sector. Work yet to be done on jobs under construction at the end of December 1996 fell by 5.5% to \$301.6 million or 1.6 times the work done during the quarter.

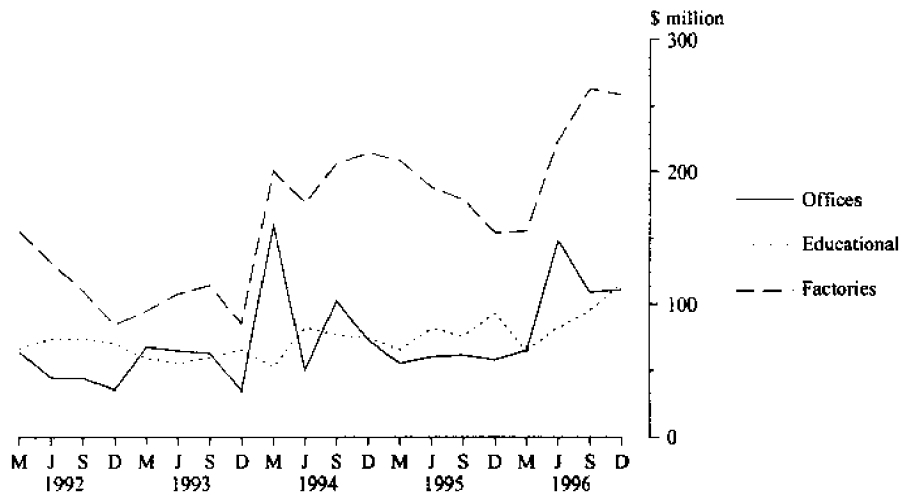
**VALUE OF RESIDENTIAL WORK DONE  
AT AVERAGE 1989-90 PRICES**



**VALUE OF NON RESIDENTIAL BUILDING**



**VALUE OF NON RESIDENTIAL WORK DONE**



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

Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building
	Houses	Other residential building	Total		Private sector	Total	
1993-94	147.2	173.5	320.7	48.4	104.8	294.2	663.3
1994-95	128.7	98.6	227.3	50.7	87.6	277.9	555.9
1995-96	110.5	82.4	192.9	45.1	126.9	315.8	553.8
1995 Sept. qtr	28.4	23.4	51.8	11.6	36.5	58.7	122.1
Dec. qtr	34.7	32.5	67.2	12.0	26.4	55.1	134.3
1996 Mar. qtr	19.1	15.8	34.9	7.1	26.7	62.0	104.0
June qtr	28.3	10.7	39.0	14.4	37.3	140.0	193.4
Sept. qtr	26.8	9.7	36.5	12.0	28.1	103.4	151.9
Dec. qtr	25.1	9.9	35.0	13.3	21.9	105.0	153.3

(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 2. VALUE OF BUILDING WORK DONE, AVERAGE 1989-90 PRICES (a): ORIGINAL AND SEASONALLY ADJUSTED SERIES**  
(**\$ million**)

Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building
	Houses	Other residential building	Total		Private sector	Total	
ORIGINAL							
1993-94	152.1	157.6	309.7	50.3	92.6	244.4	604.4
1994-95	135.9	140.1	276.0	51.5	96.1	279.8	607.3
1995-96	116.4	84.5	200.9	43.0	114.2	296.2	540.1
1995 Sept. qtr	29.1	28.7	57.8	11.2	24.3	70.9	139.9
Dec. qtr	34.2	24.4	58.6	13.0	34.8	87.5	159.1
1996 Mar. qtr	25.1	18.3	43.4	8.9	21.9	60.8	113.1
June qtr	28.0	13.1	41.1	9.9	33.2	77.0	128.0
Sept. qtr	27.6	18.8	46.4	12.2	32.3	89.3	147.9
Dec. qtr	28.1	16.5	44.6	15.0	42.6	107.5	167.1
SEASONALLY ADJUSTED							
1995 Sept. qtr	28.4	n.a.	54.0	11.0	n.a.	68.9	132.2
Dec. qtr	31.6	n.a.	54.1	11.5	n.a.	80.7	146.2
1996 Mar. qtr	29.3	n.a.	48.6	11.0	n.a.	71.9	131.7
June qtr	27.0	n.a.	43.3	9.5	n.a.	73.8	128.9
Sept. qtr	27.0	n.a.	43.1	12.0	n.a.	87.1	139.3
Dec. qtr	25.8	n.a.	41.1	13.3	n.a.	99.2	153.4

(a) See paragraphs 24 to 26 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up to date information on prices and commodity compositions becomes available.

**TABLE 3. VALUE OF BUILDING WORK DONE: SEASONALLY ADJUSTED SERIES**  
(\$ million)

Period	New residential building		Alterations and additions to residential buildings	Non-residential building	Total building
	Houses	Total			
1995 Sept. qtr	37.1	64.1	14.4	73.5	150.2
Dec. qtr	41.4	65.5	15.0	86.0	166.3
1996 Mar. qtr	36.3	56.8	13.7	76.8	147.6
June qtr	34.4	52.3	12.0	79.1	145.9
Sept. qtr	34.1	51.1	15.1	93.5	156.6
Dec. qtr	32.5	49.0	16.6	106.5	172.0

**TABLE 4. NUMBER OF DWELLING UNITS COMMENCED AND COMPLETED: SEASONALLY ADJUSTED SERIES**

Period	New houses				Total dwelling units (includes conversions etc)			
	Private sector		Total		Private sector		Total	
	Commenced	Completed	Commenced	Completed	Commenced	Completed	Commenced	Completed
1995 Sept. qtr	306	363	306	362	489	546	518	566
Dec. qtr	371	336	377	339	693	559	695	602
1996 Mar. qtr	265	364	254	366	470	568	481	583
June qtr	299	273	345	274	419	597	572	614
Sept. qtr	249	282	249	308	448	441	457	477
Dec. qtr	269	264	274	273	365	452	367	488

TABLE 5. NUMBER AND VALUE OF BUILDING COMMENCED, PRIVATE AND PUBLIC SECTOR: ORIGINAL

Period	Number of dwelling units				Value (\$m)						
	New houses	New other residential building	Conversions etc.	Total dwelling units	New houses	New other residential building	New residential building	Alterations and additions to residential buildings	Total residential building	Total non-residential building	Total building
<b>PRIVATE SECTOR</b>											
1993-94	1,703	2,326	18	4,047	195.5	177.9	373.4	65.3	438.7	109.7	548.4
1994-95	1,522	1,072	5	2,599	170.9	94.6	265.5	65.0	330.5	91.9	422.4
1995-96	1,250	839	—	2,089	138.7	82.2	220.9	48.3	269.2	133.7	402.9
1995 Sept. qtr	345	174	—	519	36.9	22.3	59.2	15.0	74.1	38.4	112.5
Dec. qtr	383	360	—	743	44.3	34.5	78.8	15.3	94.2	27.8	122.0
1996 Mar. qtr	217	184	—	401	24.5	15.9	40.4	8.9	49.3	28.1	77.4
June qtr	306	121	—	427	33.0	9.5	42.6	9.0	51.6	39.4	91.0
Sept. qtr	281	188	—	469	33.7	9.6	43.3	15.0	58.3	29.7	88.0
Dec. qtr	278	116	1	395	31.3	10.6	41.8	16.7	58.5	23.2	81.7
<b>PUBLIC SECTOR</b>											
1993-94	61	57	—	118	4.6	4.7	9.3	—	9.3	198.4	207.8
1994-95	11	122	—	133	1.1	9.7	10.8	2.2	13.0	199.5	212.5
1995-96	39	88	70	197	3.7	5.2	8.9	9.3	18.2	199.1	217.3
1995 Sept. qtr	1	30	—	31	0.2	2.5	2.6	—	2.6	23.3	25.9
Dec. qtr	2	—	—	2	0.7	—	0.7	0.1	0.8	30.2	31.0
1996 Mar. qtr	—	9	—	9	—	0.9	0.9	0.1	0.9	37.2	38.1
June qtr	36	49	70	155	2.9	1.9	4.7	9.1	13.8	108.4	122.2
Sept. qtr	2	8	—	10	0.2	0.7	0.9	0.1	0.9	79.6	80.5
Dec. qtr	2	—	—	2	0.5	—	0.5	—	0.5	87.9	88.4
<b>TOTAL</b>											
1993-94	1,764	2,383	18	4,165	200.1	182.6	382.7	65.3	448.0	308.1	756.2
1994-95	1,533	1,194	5	2,732	172.0	104.3	276.3	67.3	343.5	291.4	634.9
1995-96	1,289	927	70	2,286	142.4	87.4	229.9	57.6	287.4	332.8	620.2
1995 Sept. qtr	346	204	—	550	37.1	24.7	61.8	15.0	76.8	61.7	138.4
Dec. qtr	385	360	—	745	45.0	34.5	79.5	15.4	95.0	58.1	153.0
1996 Mar. qtr	217	193	—	410	24.5	16.7	41.2	9.0	50.3	65.3	115.6
June qtr	342	170	70	582	35.9	11.4	47.3	18.2	65.4	147.8	213.2
Sept. qtr	283	196	—	479	33.9	10.3	44.2	15.1	59.3	109.3	168.6
Dec. qtr	280	116	1	397	31.8	10.6	42.3	16.7	59.0	111.1	170.1

TABLE 6. VALUE OF NON-RESIDENTIAL BUILDING COMMENCED, PRIVATE AND PUBLIC SECTOR: ORIGINAL  
(\$ million)

<i>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
<b>PRIVATE SECTOR</b>											
1993-94	0.3	14.2	4.7	45.3	3.6	5.5	2.6	8.1	19.6	5.9	109.7
1994-95	4.6	14.5	2.8	29.3	12.1	2.3	0.7	0.8	23.9	0.8	91.9
1995-96	—	9.7	10.0	88.5	4.2	3.3	—	5.1	7.4	5.5	133.7
1995 Sept. qtr	—	1.3	4.9	24.9	0.9	1.2	—	1.4	3.1	0.8	38.4
Dec. qtr	—	3.9	1.0	15.4	2.0	1.5	—	3.2	0.7	0.1	27.8
1996 Mar. qtr	—	1.9	0.3	22.7	0.3	0.6	—	0.2	2.0	—	28.1
June qtr	—	2.5	3.7	25.6	1.0	—	—	0.3	1.6	4.7	39.4
Sept. qtr	—	2.3	0.4	16.5	3.0	0.3	0.3	0.1	6.4	0.4	29.7
Dec. qtr	0.3	3.3	0.2	9.0	2.7	3.1	—	3.1	0.9	0.6	23.2
<b>PUBLIC SECTOR</b>											
1993-94	—	0.3	—	121.8	8.9	28.7	—	19.7	4.8	14.2	198.4
1994-95	—	1.2	—	108.1	8.8	31.7	—	7.3	4.7	37.7	199.5
1995-96	—	0.9	—	130.7	7.5	46.2	—	4.2	6.3	3.4	199.1
1995 Sept. qtr	—	—	—	6.2	1.6	7.8	—	1.4	5.0	1.2	23.3
Dec. qtr	—	0.1	—	14.0	—	14.8	—	—	0.1	1.2	30.2
1996 Mar. qtr	—	0.7	—	25.2	0.1	10.8	—	0.2	—	0.2	37.2
June qtr	—	0.2	—	85.3	5.8	12.8	—	2.5	1.1	0.7	108.4
Sept. qtr	—	0.1	—	63.7	2.0	8.9	—	—	3.5	1.4	79.6
Dec. qtr	—	0.1	—	59.2	—	21.7	—	2.3	4.3	0.3	87.9
<b>TOTAL</b>											
1993-94	0.3	14.5	4.7	167.2	12.5	34.2	2.6	27.8	24.4	20.1	308.1
1994-95	4.6	15.7	2.8	137.4	20.9	33.9	0.7	8.1	28.6	38.5	291.4
1995-96	—	10.6	10.0	219.2	11.7	49.5	—	9.3	13.7	8.9	332.8
1995 Sept. qtr	—	1.3	4.9	31.1	2.5	9.0	—	2.8	8.1	2.0	61.7
Dec. qtr	—	4.0	1.0	29.4	2.0	16.3	—	3.2	0.9	1.3	58.1
1996 Mar. qtr	—	2.6	0.3	47.9	0.5	11.4	—	0.4	2.0	0.2	65.3
June qtr	—	2.7	3.7	110.8	6.7	12.8	—	2.8	2.7	5.4	147.8
Sept. qtr	—	2.5	0.4	80.2	5.0	9.2	0.3	0.1	9.9	1.8	109.3
Dec. qtr	0.3	3.4	0.2	68.2	2.7	24.9	—	5.4	5.2	0.9	111.1

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

	<i>Number of dwelling units</i>				<i>Value (\$m)</i>						
	<i>New houses</i>	<i>New other residential building</i>	<i>Conversions etc.</i>	<i>Total dwelling units</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Total residential building</i>	<i>Total non-residential building</i>	<i>Total building</i>
<b>PRIVATE SECTOR</b>											
1993-94	600	1,785	5	2,390	85.6	149.6	235.1	26.2	261.4	77.3	338.7
1994-95	509	559	6	1,074	69.8	50.9	120.7	23.2	143.9	43.5	187.4
1995-96	420	473	2	895	56.7	45.3	102.0	13.9	115.8	113.4	229.2
1995 Sept. qtr	486	531	3	1,020	66.2	53.7	119.9	22.4	142.3	71.2	213.5
Dec. qtr	440	595	3	1,038	60.0	63.3	123.3	20.6	143.9	75.8	219.7
1996 Mar. qtr	370	612	2	984	51.4	63.4	114.8	16.2	131.1	87.8	218.9
June qtr	420	473	2	895	56.7	45.3	102.0	13.9	115.8	113.4	229.2
Sept. qtr	418	489	2	909	60.2	35.8	95.9	17.2	113.2	152.9	266.1
Dec. qtr	357	351	3	711	50.0	24.2	74.2	15.0	89.2	109.5	198.6
<b>PUBLIC SECTOR</b>											
1993-94	47	36	—	83	3.5	2.9	6.4		6.4	299.5	305.9
1994-95	3	68	—	71	0.4	5.4	5.8	2.0	7.9	273.5	281.4
1995-96	37	58	70	165	3.4	2.7	6.1	8.6	14.8	372.8	387.6
1995 Sept. qtr	3	78	—	81	0.5	6.4	6.9	1.8	8.7	274.9	283.6
Dec. qtr	4	23	—	27	1.1	2.0	3.0	1.7	4.8	280.7	285.5
1996 Mar. qtr	2	22	—	24	0.7	1.9	2.6	0.1	2.7	286.5	289.2
June qtr	37	58	70	165	3.4	2.7	6.1	8.6	14.8	372.8	387.6
Sept. qtr	11	36	70	117	1.0	2.5	3.5	8.7	12.2	309.9	322.1
Dec. qtr	3	—	70	73	0.6	—	0.6	8.7	9.3	360.5	369.8
<b>TOTAL</b>											
1993-94	647	1,821	5	2,473	89.1	152.5	241.6	26.2	267.8	376.8	644.5
1994-95	512	627	6	1,145	70.2	56.3	126.5	25.2	151.7	317.0	468.7
1995-96	457	531	72	1,060	60.1	48.0	108.1	22.5	130.6	486.2	616.8
1995 Sept. qtr	489	609	3	1,101	66.7	60.1	126.8	24.2	151.0	346.1	497.1
Dec. qtr	444	618	3	1,065	61.1	65.3	126.4	22.3	148.7	356.5	505.2
1996 Mar. qtr	372	634	2	1,008	52.1	65.4	117.5	16.3	133.8	374.3	508.1
June qtr	457	531	72	1,060	60.1	48.0	108.1	22.5	130.6	486.2	616.8
Sept. qtr	429	525	72	1,026	61.2	38.2	99.4	25.9	125.3	462.8	588.1
Dec. qtr	360	351	73	784	50.6	24.2	74.8	23.7	98.5	470.0	568.5



TABLE 8. VALUE OF NON-RESIDENTIAL BUILDING UNDER CONSTRUCTION AT END OF PERIOD,  
PRIVATE AND PUBLIC SECTOR: ORIGINAL  
(\$ million)

	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health recreational</i>	<i>Entertain- ment and</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
<b>PRIVATE SECTOR</b>											
1993-94	1.0	4.0	0.7	36.0	1.2	--	2.1	8.1	18.9	5.3	77.3
1994-95	1.0	2.4	1.3	14.5	3.0	0.5	1.0	--	19.6	0.3	43.5
1995-96	--	1.0	4.5	73.7	1.2	1.2	0.4	3.3	23.7	4.3	113.4
1995 Sept. qtr	--	3.1	6.2	33.3	3.5	1.2	1.1	1.4	20.7	0.8	71.2
Dec. qtr	--	3.8	6.5	38.3	0.8	2.7	0.4	4.2	18.5	0.7	75.8
1996 Mar. qtr	--	3.6	1.9	53.7	0.7	2.9	0.4	4.4	20.3	--	87.8
June qtr	--	1.0	4.5	73.7	1.2	1.2	0.4	3.3	23.7	4.3	113.4
Sept. qtr	--	1.4	4.9	105.9	3.0	0.3	0.6	3.4	28.5	4.8	152.9
Dec. qtr	0.3	1.2	0.5	67.7	4.2	2.9	--	3.1	25.9	3.4	109.5
<b>PUBLIC SECTOR</b>											
1993-94	--	--	--	182.6	5.6	34.3	--	68.5	0.1	8.4	299.5
1994-95	--	--	--	171.1	6.8	34.9	--	24.0	1.9	34.8	273.5
1995-96	--	0.2	--	253.5	5.7	52.2	--	24.8	6.6	29.9	372.8
1995 Sept. qtr	--	--	--	164.4	6.9	41.1	--	25.2	6.8	30.5	274.9
Dec. qtr	--	--	--	170.0	6.9	42.6	--	24.0	6.8	30.4	280.7
1996 Mar. qtr	--	0.6	--	185.3	--	42.7	--	22.8	5.0	30.0	286.5
June qtr	--	0.2	--	253.5	5.7	52.2	--	24.8	6.6	29.9	372.8
Sept. qtr	--	0.1	--	228.3	7.5	44.7	--	23.5	4.4	1.4	309.9
Dec. qtr	--	--	--	271.4	7.2	54.6	--	22.3	4.0	1.0	360.5
<b>TOTAL</b>											
1993-94	1.0	4.0	0.7	218.6	6.8	34.3	2.1	76.5	19.0	13.8	376.8
1994-95	1.0	2.4	1.3	185.6	9.8	35.4	1.0	24.0	21.5	35.1	317.0
1995-96	--	1.2	4.5	327.2	6.9	53.4	0.4	28.2	30.2	34.2	486.2
1995 Sept. qtr	--	3.1	6.2	197.7	10.4	42.3	1.1	26.5	27.5	31.2	346.1
Dec. qtr	--	3.8	6.5	208.2	7.7	45.3	0.4	28.2	25.3	31.1	356.5
1996 Mar. qtr	--	4.2	1.9	239.0	0.7	45.6	0.4	27.2	25.3	30.0	374.3
June qtr	--	1.2	4.5	327.2	6.9	53.4	0.4	28.2	30.2	34.2	486.2
Sept. qtr	--	1.6	4.9	334.2	10.5	45.0	0.6	27.0	32.9	6.3	462.8
Dec. qtr	0.3	1.2	0.5	339.2	11.4	57.6	--	25.4	29.9	4.5	470.0

TABLE 9. NUMBER AND VALUE OF BUILDING COMPLETED, PRIVATE AND PUBLIC SECTOR: ORIGINAL

Period	Number of dwelling units				Value (\$m)						
	New houses	New other residential building	Conversions etc.	Total dwelling units	New houses	New other residential building	New residential building	Alterations and additions to	Total residential building	Total non-residential building	Total building
								residential buildings			
<b>PRIVATE SECTOR</b>											
1993-94	1,826	1,607	35	3,468	207.0	131.8	338.7	63.9	402.7	82.0	484.7
1994-95	1,611	2,298	4	3,913	187.7	190.5	378.2	68.7	447.0	126.5	573.5
1995-96	1,334	925	4	2,263	150.2	91.1	241.3	58.4	299.7	76.3	376.0
1995 Sept. qtr	364	202	3	569	39.6	19.8	59.4	15.5	74.9	11.2	86.1
Dec. qtr	428	296	—	724	50.2	27.6	77.8	17.7	95.4	31.6	127.0
1996 Mar. qtr	286	167	1	454	32.5	15.7	48.2	13.4	61.7	17.5	79.1
June qtr	256	260	—	516	27.9	27.9	55.9	11.8	67.7	16.0	83.8
Sept. qtr	283	172	—	455	30.1	19.1	49.2	12.1	61.3	14.9	76.2
Dec. qtr	339	254	—	593	41.0	22.4	63.4	18.8	82.2	66.1	148.3
<b>PUBLIC SECTOR</b>											
1993-94	14	114	2	130	1.0	9.5	10.6	3.1	13.7	86.0	99.7
1994-95	52	90	—	142	4.2	7.2	11.4	0.3	11.6	241.7	253.4
1995-96	5	98	—	103	0.7	8.6	9.3	2.7	12.0	106.6	118.6
1995 Sept. qtr	1	20	—	21	0.1	1.6	1.7	0.2	1.9	25.8	27.7
Dec. qtr	1	55	—	56	0.1	5.0	5.1	0.2	5.3	26.7	31.9
1996 Mar. qtr	2	10	—	12	0.3	0.9	1.3	1.7	3.0	30.9	33.9
June qtr	1	13	—	14	0.2	1.1	1.3	0.6	1.8	23.3	25.1
Sept. qtr	28	9	—	37	2.6	0.9	3.4	—	3.5	143.1	146.6
Dec. qtr	10	36	—	46	0.9	2.5	3.4	—	3.4	35.1	38.5
<b>TOTAL</b>											
1993-94	1,840	1,721	37	3,598	208.0	141.3	349.3	67.1	416.4	168.0	584.4
1994-95	1,663	2,388	4	4,055	191.9	197.7	389.6	69.0	458.6	368.2	826.8
1995-96	1,339	1,023	4	2,366	151.0	99.7	250.6	61.1	311.7	182.9	494.6
1995 Sept. qtr	365	222	3	590	39.7	21.4	61.1	15.7	76.8	37.0	113.8
Dec. qtr	429	351	—	780	50.3	32.6	82.9	17.8	100.7	58.3	159.0
1996 Mar. qtr	288	177	1	466	32.9	16.6	49.5	15.2	64.7	48.3	113.0
June qtr	257	273	—	530	28.1	29.0	57.1	12.4	69.5	39.3	108.9
Sept. qtr	311	181	—	492	32.7	20.0	52.7	12.1	64.8	158.0	222.8
Dec. qtr	349	290	—	639	41.9	24.9	66.8	18.8	85.6	101.2	186.8

TABLE 10. VALUE OF NON-RESIDENTIAL BUILDING COMPLETED, PRIVATE AND PUBLIC SECTOR: ORIGINAL  
(S million)

<i>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
<b>PRIVATE SECTOR</b>											
1993-94	0.3	12.8	6.5	20.9	10.5	7.8	2.2	--	18.1	2.9	82.0
1994-95	4.7	18.1	2.5	49.6	9.7	1.8	1.9	9.4	23.0	5.9	126.5
1995-96	1.0	11.1	7.1	30.5	6.5	2.8	0.7	1.8	13.1	1.6	76.3
1995 Sept. qtr	1.0	0.6	--	6.1	0.6	0.5	--	--	2.1	0.3	11.2
Dec. qtr	--	3.2	0.8	11.0	5.1	--	0.7	0.4	10.2	0.2	31.6
1996 Mar. qtr	--	2.2	5.3	7.5	0.4	0.7	--	--	0.6	0.7	17.5
June qtr	--	5.0	1.1	5.8	0.5	1.7	--	1.4	0.2	0.3	16.0
Sept. qtr	--	1.9	0.3	7.3	1.2	1.2	--	0.1	2.3	0.6	14.9
Dec. qtr	--	3.5	4.6	46.5	1.4	0.5	0.6	3.4	3.5	2.0	66.1
<b>PUBLIC SECTOR</b>											
1993-94	--	0.4	--	30.3	10.1	18.8	--	9.5	7.5	9.4	86.0
1994-95	--	1.2	--	134.9	7.9	31.7	--	51.5	2.9	11.5	241.7
1995-96	--	0.8	--	49.6	9.5	32.1	--	2.2	2.0	10.5	106.6
1995 Sept. qtr	--	--	--	13.4	2.4	2.2	--	0.3	0.1	7.5	25.8
Dec. qtr	--	0.1	--	8.5	--	15.3	--	1.3	0.1	1.3	26.7
1996 Mar. qtr	--	0.1	--	10.4	7.0	11.1	--	--	1.7	0.6	30.9
June qtr	--	0.6	--	17.4	0.1	3.4	--	0.6	--	1.2	23.3
Sept. qtr	--	0.2	--	89.3	0.2	16.5	--	1.3	5.8	29.8	143.1
Dec. qtr	--	0.2	--	12.9	0.3	12.5	--	3.7	4.6	0.7	35.1
<b>TOTAL</b>											
1993-94	0.3	13.2	6.5	51.2	20.6	26.6	2.2	9.5	25.7	12.2	168.0
1994-95	4.7	19.3	2.5	184.6	17.6	33.5	1.9	60.8	25.9	17.4	368.2
1995-96	1.0	11.9	7.1	80.1	16.1	34.9	0.7	3.9	15.0	12.2	182.9
1995 Sept. qtr	1.0	0.6	--	19.5	3.0	2.7	--	0.3	2.2	7.8	37.0
Dec. qtr	--	3.3	0.8	19.5	5.1	15.3	0.7	1.7	10.3	1.5	58.3
1996 Mar. qtr	--	2.3	5.3	17.9	7.4	11.8	--	--	2.3	1.3	48.3
June qtr	--	5.7	1.1	23.2	0.6	5.1	--	2.0	0.2	1.5	39.3
Sept. qtr	--	2.1	0.3	96.6	1.4	17.7	--	1.3	8.1	30.4	158.0
Dec. qtr	--	3.7	4.6	59.5	1.7	13.0	0.6	7.1	8.1	2.7	101.2

TABLE 11. VALUE OF BUILDING WORK DONE, PRIVATE AND PUBLIC SECTOR: ORIGINAL  
(\$ million)

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Total residential building</i>	<i>Total non-residential building</i>	<i>Total building</i>
PRIVATE SECTOR							
1993-94	203.0	160.6	363.6	67.4	431.0	98.5	529.5
1994-95	180.6	142.5	323.2	68.1	391.2	102.4	493.6
1995-96	147.6	82.7	230.2	52.3	282.6	121.9	404.5
1995 Sept. qtr	37.7	26.5	64.2	14.0	78.2	25.9	104.1
Dec. qtr	44.7	24.0	68.6	16.8	85.4	37.1	122.4
1996 Mar. qtr	30.8	19.0	49.9	10.6	60.5	23.4	83.9
June qtr	34.3	13.2	47.5	10.9	58.5	35.6	94.1
Sept. qtr	32.9	19.6	52.5	13.9	66.4	34.7	101.1
Dec. qtr	35.1	15.9	50.9	17.1	68.0	45.8	113.8
PUBLIC SECTOR							
1993-94	2.8	7.0	9.8	0.3	10.1	161.6	171.7
1994-95	2.6	7.0	9.6	1.2	10.9	195.9	206.8
1995-96	2.0	7.8	9.8	2.9	12.6	194.4	207.1
1995 Sept. qtr	0.3	4.2	4.5	0.6	5.1	49.7	54.8
Dec. qtr	0.2	2.1	2.3	0.2	2.4	56.2	58.6
1996 Mar. qtr	0.3	0.6	0.9	0.4	1.3	41.6	42.9
June qtr	1.3	0.9	2.2	1.6	3.8	46.9	50.7
Sept. qtr	1.9	0.6	2.6	1.5	4.0	61.2	65.2
Dec. qtr	0.3	1.9	2.2	1.7	3.9	69.7	73.5
TOTAL							
1993-94	205.8	167.5	373.4	67.7	441.1	260.1	701.2
1994-95	183.2	149.5	332.8	69.3	402.1	298.3	700.4
1995-96	149.6	90.4	240.0	55.2	295.2	316.4	611.5
1995 Sept. qtr	38.0	30.7	68.7	14.6	83.3	75.6	158.9
Dec. qtr	44.8	26.0	70.9	16.9	87.8	93.2	181.0
1996 Mar. qtr	31.1	19.6	50.7	11.1	61.8	65.0	126.8
June qtr	35.6	14.1	49.7	12.6	62.3	82.5	144.8
Sept. qtr	34.8	20.2	55.0	15.4	70.4	95.8	166.2
Dec. qtr	35.3	17.8	53.1	18.8	71.9	115.4	187.3

TABLE 12. VALUE OF NON-RESIDENTIAL BUILDING WORK DONE, PRIVATE AND PUBLIC SECTOR: ORIGINAL  
(\$ million)

<i>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
<b>PRIVATE SECTOR</b>											
1993-94	0.6	13.7	5.1	39.2	6.2	5.6	1.6	3.6	20.7	2.2	98.5
1994-95	5.0	17.0	2.9	34.8	11.7	2.1	2.2	5.7	16.1	5.0	102.4
1995-96	0.1	11.5	8.8	62.8	4.5	3.1	0.3	4.0	23.5	3.2	121.9
1995 Sept. qtr	0.1	2.2	2.0	12.1	1.1	0.3	0.1	0.6	7.0	0.3	25.9
Dec. qtr	--	3.5	3.6	12.6	2.6	1.5	0.1	1.2	11.5	0.5	37.1
1996 Mar. qtr	--	2.9	0.7	15.5	0.6	0.9	--	1.2	1.3	0.3	23.4
June qtr	--	2.9	2.5	22.6	0.3	0.4	--	1.0	3.8	2.1	35.6
Sept. qtr	--	1.8	2.6	19.6	2.3	0.7	0.2	0.6	4.9	1.9	34.7
Dec. qtr	0.1	3.4	0.3	29.3	2.3	1.4	0.1	1.1	6.4	1.4	45.8
<b>PUBLIC SECTOR</b>											
1993-94	--	0.3	--	101.8	9.2	14.7	--	14.2	5.5	15.8	161.6
1994-95	--	1.2	--	93.6	10.3	45.5	--	17.7	3.1	24.5	195.9
1995-96	--	0.9	--	108.8	6.9	41.8	--	10.2	7.4	18.4	194.4
1995 Sept. qtr	--	--	--	28.3	4.7	9.0	--	2.8	1.0	3.9	49.7
Dec. qtr	--	0.1	--	32.1	0.9	14.3	--	1.8	2.5	4.5	56.2
1996 Mar. qtr	--	0.5	--	24.5	0.5	9.4	--	1.8	2.2	2.7	41.6
June qtr	--	0.3	--	23.8	0.8	9.1	--	3.9	1.8	7.2	46.9
Sept. qtr	--	0.2	--	39.3	2.4	14.1	--	1.6	1.5	2.1	61.2
Dec. qtr	--	0.1	--	50.6	2.1	11.0	--	1.0	4.1	0.8	69.7
<b>TOTAL</b>											
1993-94	0.6	14.0	5.1	141.0	15.4	20.3	1.6	17.9	26.2	18.0	260.1
1994-95	5.0	18.2	2.9	128.5	21.9	47.6	2.2	23.4	19.2	29.5	298.3
1995-96	0.1	12.4	8.8	171.6	11.4	44.9	0.3	14.2	31.0	21.7	316.4
1995 Sept. qtr	0.1	2.2	2.0	40.4	5.8	9.3	0.1	3.4	7.9	4.3	75.6
Dec. qtr	--	3.6	3.6	44.7	3.5	15.8	0.1	2.9	13.9	5.1	93.2
1996 Mar. qtr	--	3.5	0.7	40.0	1.0	10.3	--	3.0	3.5	3.1	65.0
June qtr	--	3.2	2.5	46.4	1.1	9.5	--	4.9	5.6	9.3	82.5
Sept. qtr	--	2.0	2.6	58.9	4.7	14.8	0.2	2.2	6.3	4.0	95.8
Dec. qtr	0.1	3.4	0.3	79.9	4.5	12.4	0.1	2.1	10.4	2.2	115.4

TABLE 13. VALUE OF BUILDING WORK YET TO BE DONE AT END OF PERIOD,  
PRIVATE AND PUBLIC SECTOR: ORIGINAL  
(\\$ million)

	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Total residential building</i>	<i>Total non-resi- dential building</i>	<i>Total building</i>
PRIVATE SECTOR							
1993-94	40.9	75.5	116.4	9.2	125.6	30.9	156.6
1994-95	32.5	24.9	57.4	7.6	65.0	21.3	86.3
1995-96	23.1	27.6	50.8	4.8	55.5	45.5	101.0
1995 Sept. qtr	31.7	21.0	52.8	8.6	61.3	34.2	95.6
Dec. qtr	31.1	34.2	65.3	7.7	73.0	33.4	106.4
1996 Mar. qtr	24.2	31.0	55.3	6.2	61.5	39.5	101.0
June qtr	23.1	27.6	50.8	4.8	55.5	45.5	101.0
Sept. qtr	23.8	17.7	41.5	6.3	47.8	65.3	113.1
Dec. qtr	19.6	12.7	32.2	5.9	38.2	42.2	80.3
PUBLIC SECTOR							
1993-94	1.7	0.8	2.6	—	2.6	145.4	148.0
1994-95	0.2	3.6	3.8	1.0	4.8	167.0	171.8
1995-96	1.9	1.7	3.6	7.5	11.1	178.6	189.7
1995 Sept. qtr	0.1	2.0	2.0	0.5	2.5	144.6	147.1
Dec. qtr	0.6	0.5	1.1	0.4	1.4	120.8	122.3
1996 Mar. qtr	0.3	0.7	1.0	—	1.0	116.0	117.0
June qtr	1.9	1.7	3.6	7.5	11.1	178.6	189.7
Sept. qtr	0.2	1.9	2.1	6.1	8.2	198.0	206.2
Dec. qtr	0.4	—	0.4	4.5	4.9	216.4	221.3
TOTAL							
1993-94	42.6	76.3	119.0	9.2	128.2	176.3	304.5
1994-95	32.7	28.5	61.1	8.7	69.8	188.3	258.1
1995-96	25.0	29.4	54.4	12.2	66.6	224.1	290.7
1995 Sept. qtr	31.8	23.0	54.8	9.0	63.8	178.8	242.6
Dec. qtr	31.7	34.7	66.4	8.1	74.4	154.2	228.6
1996 Mar. qtr	24.6	31.8	56.3	6.2	62.5	155.5	218.1
June qtr	25.0	29.4	54.4	12.2	66.6	224.1	290.7
Sept. qtr	24.0	19.6	43.6	12.4	56.0	263.3	319.3
Dec. qtr	20.0	12.7	32.7	10.4	43.0	258.6	301.6

TABLE 14. VALUE OF NON-RESIDENTIAL BUILDING WORK YET TO BE DONE AT END OF PERIOD,  
PRIVATE AND PUBLIC SECTOR: ORIGINAL  
(\$ million)

	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
<b>PRIVATE SECTOR</b>											
1993-94	0.4	2.4	0.3	12.1	0.7	—	1.6	4.4	4.6	4.3	30.9
1994-95	0.1	1.9	0.5	5.5	0.5	0.1	0.3	—	12.2	0.2	21.3
1995-96	—	0.2	2.0	32.3	0.8	0.6	0.1	1.1	5.8	2.6	45.5
1995 Sept. qtr	—	1.1	3.4	18.2	0.6	1.1	0.2	0.7	8.4	0.6	34.2
Dec. qtr	—	1.5	0.8	21.6	0.3	1.1	0.1	2.8	4.9	0.3	33.4
1996 Mar. qtr	—	0.6	0.8	29.1	0.1	1.0	0.1	1.8	6.0	—	39.5
June qtr	—	0.2	2.0	32.3	0.8	0.6	0.1	1.1	5.8	2.6	45.5
Sept. qtr	—	0.7	0.1	52.2	1.4	0.2	0.1	0.7	8.1	1.8	65.3
Dec. qtr	0.2	0.7	—	31.3	1.8	1.9	—	2.6	2.6	1.0	42.2
<b>PUBLIC SECTOR</b>											
1993-94	—	—	—	92.6	4.6	25.9	—	21.1	0.1	1.1	145.4
1994-95	—	—	—	124.1	3.5	12.8	—	10.5	1.7	14.5	167.0
1995-96	—	—	—	147.3	5.0	20.4	—	3.4	0.9	1.7	178.6
1995 Sept. qtr	—	—	—	102.5	1.2	12.2	—	9.2	5.7	13.7	144.6
Dec. qtr	—	—	—	84.5	0.3	14.7	—	7.5	3.4	10.4	120.8
1996 Mar. qtr	—	0.1	—	85.7	—	16.5	—	4.6	1.1	7.9	116.0
June qtr	—	—	—	147.3	5.0	20.4	—	3.4	0.9	1.7	178.6
Sept. qtr	—	—	—	172.6	4.6	15.3	—	1.8	3.0	0.9	198.0
Dec. qtr	—	—	—	180.5	2.5	26.7	—	3.2	3.2	0.4	216.4
<b>TOTAL</b>											
1993-94	0.4	2.4	0.3	104.7	5.3	25.9	1.6	25.6	4.7	5.4	176.3
1994-95	0.1	1.9	0.5	129.6	4.0	12.9	0.3	10.5	13.8	14.6	188.3
1995-96	—	0.3	2.0	179.7	5.7	21.0	0.1	4.5	6.6	4.3	224.1
1995 Sept. qtr	—	1.1	3.4	120.7	1.8	13.3	0.2	9.9	14.1	14.3	178.8
Dec. qtr	—	1.5	0.8	106.1	0.7	15.8	0.1	10.3	8.3	10.7	154.2
1996 Mar. qtr	—	0.8	0.8	114.8	0.1	17.5	0.1	6.5	7.1	7.9	155.5
June qtr	—	0.3	2.0	179.7	5.7	21.0	0.1	4.5	6.6	4.3	224.1
Sept. qtr	—	0.7	0.1	224.7	6.0	15.5	0.1	2.4	11.0	2.7	263.3
Dec. qtr	0.2	0.7	—	211.8	4.2	28.7	—	5.8	5.8	1.4	258.6

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

<i>Ownership and stage of construction</i>	<i>New residential building</i>				<i>Value</i>	
	<i>Houses</i>		<i>Total</i>		<i>Alterations and additions to residential buildings</i>	<i>Total building</i>
	<i>Number</i>	<i>Value</i>	<i>Number of dwelling units</i>	<i>Value</i>		
<b>TOTAL PRIVATE AND PUBLIC SECTORS</b>						
Commenced	3.2	2.9	2.2	2.2	4.6	0.7
Under construction at end of period	5.9	5.2	3.0	3.5	4.6	0.5
Completed	6.1	6.5	3.3	4.1	6.2	1.6
Value of work done	..	4.1	..	2.7	4.5	0.9
Value of work yet to be done	..	5.6	..	3.4	5.3	0.4



## EXPLANATORY NOTES

### Introduction

This publication contains detailed results from the quarterly Building Activity Survey. Each issue includes revisions to the previous quarter. Therefore data for the latest quarter should be considered to be preliminary only.

2. The statistics are compiled on the basis of returns collected from builders and other individuals and organisations engaged in building activity. The quarterly survey consists of two components.

- (a) A sample survey of private sector house building activity involving new house construction or alterations and additions valued at \$10,000 or more to houses.
- (b) A complete enumeration of jobs involving construction of new residential buildings other than private sector houses, all alterations and additions to residential buildings (other than private sector houses) with an approval value of \$10,000 or more, and all non-residential building jobs with an approval value of \$50,000 or more.

3. Prior to the September quarter 1990, the cut-off for inclusion of non-residential building jobs (both new and alterations and additions) was \$30,000 or more and prior to the September quarter 1985 it was \$10,000 or more. Care should be taken in interpreting data for specific classes of non-residential building.

4. The use of sample survey techniques in the Building Activity Survey means that reliable estimates of private sector house building activity, including alterations and additions to houses, are available only at the State/Territory and Australia levels with the exception of the Northern Territory. However, dwelling unit commencement data for regions below State level are shown in the monthly series of dwelling unit commencements compiled by State offices of the ABS. Data from this series, unlike those compiled from the Building Activity Survey, are based on information reported by local and other government authorities.

### Scope and coverage

5. The statistics relate to *building* activity which includes construction of new buildings and alterations and additions to existing buildings. Construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks, etc.) is excluded.

6. Building jobs included in each quarter in the Building Activity Survey comprise those building jobs selected in previous quarters which have not been completed (or commenced) by the end of the previous quarter and those building jobs newly selected in the current quarter. The population list from which building jobs are selected for inclusion comprises all approved building jobs which were notified to the ABS up to but not including the last month of the reference quarter (e.g. up to the end of August in respect of the September quarter survey). This introduces a lag to the statistics in respect of those building jobs notified and commenced in the last month of the reference quarter (e.g. for the month of September in respect of the September quarter survey). For example, building jobs which were notified as approved in the month of June and which actually commenced in that month are shown as commencements in the September quarter. Similarly, building jobs which were notified in the month of September and which actually commenced in that month are shown as commencements in the December quarter.

### Definitions

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

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

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

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

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

10. From the June quarter 1996 issue of this publication, the number of dwelling units created as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building is shown separately in Tables 5, 7, and 9 under the heading of 'Conversions, etc.', and is included in the total number of dwelling units shown in these tables. Previously, such dwellings were only included as a footnote.

11. In addition, the seasonally adjusted estimates for the total number of dwelling units commenced and completed, shown in Table 4, include these conversions, etc. Previously, only dwelling units created as part of the construction of new residential buildings were included in these estimates.

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

13. *Under construction*. A building job is regarded as being under construction at the end of a period if it has been commenced but has not been completed, and work on it has not been abandoned.

14. *Completed*. A building job is regarded as completed when building activity has progressed to the stage when the building can fulfil its intended function. In practice, the ABS regards buildings as completed when notified as such by respondents to the survey.

### Valuation of building jobs

15. The value series in this publication are derived from estimates reported on survey returns as follows.

- (a) *Value of building commenced or under construction* represents the anticipated completion value based, where practicable, on estimated market or contract price of building jobs excluding the value of land and landscaping. Site preparation costs are included. Where building jobs proceed over several quarters, the anticipated completion value reported on the return for the first (commencement) quarter may be amended on returns for subsequent (under construction) quarters as the job nears completion.
- (b) *Value of building completed* represents the actual completion value based, where practicable, on the market or contract price of building jobs including site preparation costs but excluding the value of land and landscaping.
- (c) *Value of building work done during the period* represents the estimated value of building work actually carried out during the quarter on building jobs which have commenced.
- (d) *Value of building work yet to be done* represents the difference between the anticipated completion value and the estimated value of work done up to the end of the period on building jobs commenced but not completed.
- (e) *Factories*. Includes paper mills, oil refinery buildings, brickworks, foundries, powerhouses, manufacturing laboratories, workshops as part of a manufacturing process.
- (f) *Offices*. Includes banks, post offices, council chambers, head and regional offices.
- (g) *Other business premises*. Includes warehouses, storage depots, service stations, transport depots and terminals, electricity 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.

### Building classification

16. *Ownership*. The ownership of a building is classified as either *public sector* or *private sector* according to the sector of the intended owner of the completed building as evident at the time of approval. Residential buildings being constructed by private sector builders under government housing authority schemes whereby the authority has contracted, or intends to contract, to purchase the buildings on or before completion, are classified as public sector.

17. *Functional classification of buildings*. A building is classified according to its intended major function. Hence, a building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to Offices, a detached cafeteria building to Shops, while factory buildings would be classified to Factories. An exception to this rule is the treatment of group accommodation buildings where, for example, a student accommodation building on a university campus would be classified to Educational.

18. Examples of the types of buildings included under each main functional heading are shown in the following list.

- (a) *Houses*. Includes cottages, bungalows, detached caretakers'/managers' cottages, rectories.
- (b) *Other residential buildings*. Includes blocks of flats, home units, attached townhouses, villa units, terrace houses, semi-detached houses, maisonettes.
- (c) *Hotels, etc.* Includes motels, hostels, boarding houses, guesthouses, holiday apartment buildings.
- (d) *Shops*. Includes retail shops, restaurants, cafes, taverns, dry cleaners, laundromats, hair salons, shopping arcades.

### Reliability of the estimates

19. Since the figures for private sector house building activity (including alterations and additions) are derived from information obtained from a sample of approved building jobs, they are subject to sampling error; that is, they may differ from the figures that would have been obtained if information for all approved jobs for the relevant period had been included in the survey. One measure of the likely difference is given by the *standard error*, which indicates the extent to which an estimate might have varied by chance because only a sample of approved jobs was included. There are about two chances in three that a sample estimate will differ by less than one standard error from the figure that would have been obtained if all approved jobs had been included, and about nineteen chances in twenty that the difference will be less than two standard errors. Another measure of sampling variability is the *relative standard error*, which is obtained by expressing the standard error as a percentage of the estimate to which it refers. The relative standard errors of estimates provide an indication of the percentage errors likely to have occurred due to sampling, and are shown in Table 15.

20. An example of the use of relative standard errors is as follows. Assume that the estimate of the number of new private sector houses commenced during the latest quarter is 2,000 (for actual estimate see Table 5) and that the associated relative standard error is 2.5 per cent (for actual percentage see Table 15). There would then be about two chances in three that the number which would have been obtained if information had been collected about all approved private sector house jobs would have been within the range 1,950 to 2,050 (2.5 per cent of 2,000 is 50) and about nineteen chances in twenty that the number would have been within the range 1,900 to 2,100.

21. The imprecision due to sampling variability, which is measured by the relative standard error, should not be confused with inaccuracies that may occur because of inadequacies in

the source of building approval information, imperfections in reporting by respondents, and errors made in the coding and processing of data. Inaccuracies of this kind are referred to as non-sampling error, and may occur in any enumeration whether it be a full count or only a sample. Every effort is made to reduce the non-sampling error to a minimum by the careful design of questionnaires, efforts to obtain responses for all selected building jobs, and efficient operating procedures.

### Seasonal adjustment

22. Seasonally adjusted building statistics are shown in Tables 2-4. In the seasonally adjusted series, account has been taken of normal seasonal factors and trading day effects (arising from the varying numbers of Sundays, Mondays, Tuesdays, etc. in the quarter) and the effect of the movement in the date of Easter which may, in successive years, affect figures for different quarters. Further information about seasonal adjustment can be obtained from the Assistant Director of Time Series Analysis, Canberra, on (06) 252 6345.

23. Since seasonally adjusted statistics reflect both irregular and trend movements, an upward or downward movement in a seasonally adjusted series does not necessarily indicate a change of trend. Particular care should therefore be taken in interpreting individual quarter to quarter movements. Each of the component series shown has been seasonally adjusted independently. As a consequence, while the unadjusted components in the original series shown add to the totals, the adjusted components may not add to the adjusted totals. Further, the difference between independently seasonally adjusted series does not necessarily produce series which are optimal or even adequate adjustments of the similarly derived original series. Thus the figures which can be derived by subtracting seasonally adjusted private sector dwelling units from the seasonally adjusted total should not be used to represent seasonally adjusted public sector dwelling units.

### Estimates at constant prices

24. Estimates of the value of commencements and work done at average 1989-90 prices are shown in Tables 1 and 2. Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The deflators used to revalue the current price estimates in this publication are derived from the same price data underlying the deflators compiled for the dwellings and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

25. Estimates at constant prices are subject to a number of approximations and assumptions. Further information on the nature and concepts of constant price estimates is contained in Chapter 4 of *Australian National Accounts: Concepts, Sources and Methods* (5216.0).

26. The factors used to seasonally adjust the constant price series are identical to those used to adjust the corresponding current price series.

### Unpublished data and related publications

27. The ABS can also make available certain building approvals and activity data which are not published. Where it is not practicable to provide the required information by telephone, data can be provided in the following forms: microfiche, photocopy, computer printout, floppy disk and clerically extracted tabulation. Inquiries should be made to Information Inquiries on Canberra (06) 207 0326 or any ABS State office.

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

*Building Approvals, Australia* (8731.0) – issued monthly  
*Building Approvals, New South Wales and Australian Capital Territory* (8731.1) – issued monthly  
*Building Activity, Australia: Dwelling Unit Commencements, Preliminary* (8750.0) – issued quarterly  
*Building Activity, Australia* (8752.0) – issued quarterly

29. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia* (1101.0). The ABS also issues, on Tuesdays and Fridays, a *Release Advice* (1105.0) which lists publications to be released in the next few days. The Catalogue and Release Advice are available from any ABS office.

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

**DALMA JACOBS**  
 Regional Director

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