



BUILDING ACTIVITY NEW SOUTH WALES

EMBARGO: 11:30AM (CANBERRA TIME) TUES 4 MAY 1999

DECEMBER QTR KEY FIGURES

SEASONALLY ADJUSTED	Dec qtr 98	Sep qtr 98 to	Dec qtr 97 to
		Dec qtr 98	Dec qtr 98
		% change	% change
Value of work done(a) (\$m)	3 203.9	6.9	8.2
New residential building (\$m)	1 468.5	-0.8	10.9
Alterations and additions(b) (\$m)	326.0	-12.2	-2.7
Non-residential building (\$m)	1 411.5	22.2	8.3
Total dwelling units commenced (no.)	10 923	-18.7	-9.7
New private sector houses (no.)	5 886	-17.5	-14.0

(a) Chain volume measures, reference year 1996-97. (b) To residential buildings.

DECEMBER QTR KEY POINTS

VALUE OF WORK DONE, VOLUME TERMS

- In seasonally adjusted terms, total building work done during the December quarter increased by 6.9% to \$3,203.9m.
- This rise was largely due to an increase in non-residential building work which rose by 22.2% to \$1,411.5m. This is the highest level since the June quarter 1991.
- Work done on new residential building work has flattened, decreasing slightly by 0.8% to \$1,468.5m. This is up 10.9% from the level of a year ago.

VALUE OF WORK COMMENCED, VOLUME TERMS

- Total building work commenced decreased by 24.3% to \$2,580.9m following the peak last quarter.
- New residential building decreased by 21.3% to \$1,280.4m. The value of new houses commenced fell 16.6% to \$797.2m, and other residential building fell 28.0% to \$483.2m.
- Non-residential commencements decreased by 28.9% to \$989.1m.

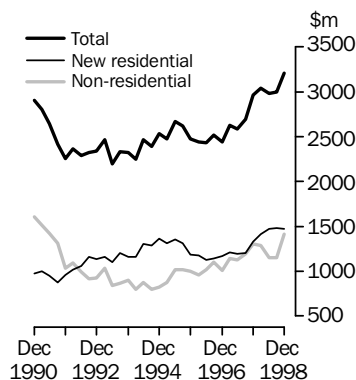
NUMBER OF DWELLING UNITS COMMENCED

- In seasonally adjusted terms, the number of dwelling units commenced fell by 18.7% to 10,923. This was 9.7% below the level of a year ago.

VALUE OF WORK YET TO BE DONE

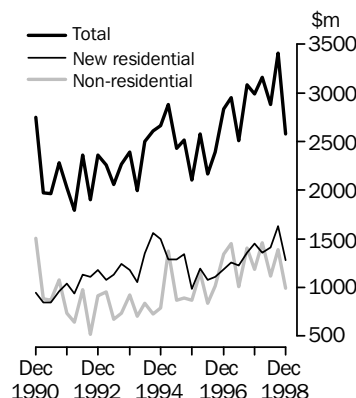
- Work yet to be done on jobs under construction at the end of December 1998 decreased by 9.1% to \$6,551.9m. This was 1.84 times the value of work done for the quarter (1.45 for residential and 2.31 for non-residential).

Value of work done

Volume terms
Seasonally adjusted

Value of work commenced

Volume terms



- For further information about these and related statistics, contact Roger Mables on Adelaide 08 8237 7494, or any ABS office shown on the back cover of this publication.

NOTES

FORTHCOMING ISSUES

ISSUE (Quarter)

RELEASE DATE

March 1999

2 August 1999

June 1999

27 October 1999

CHANGES IN THIS ISSUE

There are no changes in this issue.

SIGNIFICANT REVISIONS THIS QUARTER

The seasonally adjusted series have been revised as a result of the annual re-analysis of seasonal factors. For more details, see Explanatory Notes 22–24.

The total number of dwelling units commenced during the September quarter 1998 has been revised upwards by 379 (2.9%).

The total value of building work commenced during the September quarter has been revised upwards by \$157.8m (4.5%). This includes revisions to new other residential buildings (up \$90.1m or 14.0%) and non-residential building (up \$42.9m or 2.9%).

SYMBOLS AND OTHER USAGES

ABS	Australian Bureau of Statistics
RSE	relative standard error
SE	standard error
..	not applicable
—	nil or rounded to zero

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

Gregory W. Bray
Regional Director
New South Wales

LIST OF TABLES

	Page
CHAIN VOLUME ESTIMATES	
1 Value of building work commenced, original	4
2 Value of building work done, original, seasonally adjusted	4
SEASONALLY ADJUSTED	
3 Value of building work done	5
4 Number of dwelling units commenced and completed	5
PRIVATE AND PUBLIC SECTOR	
5 Number and value of building commenced	6
6 Value of non-residential building commenced	7
7 Number and value of building under construction	8
8 Value of non-residential building under construction	9
9 Number and value of building completed	10
10 Value of non-residential building completed	11
11 Value of building work done	12
12 Value of non-residential building work done	13
13 Value of building work yet to be done	14
14 Value of non-residential building work yet to be done	15
RELATIVE STANDARD ERRORS	
15 Summary of building activity	16

**TABLE 1. VALUE OF BUILDING WORK COMMENCED, CHAIN VOLUME MEASURES(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	
1995-96	2,659.8	1,935.0	4,593.5	1,019.4	2,963.9	3,744.0	9,363.0
1996-97	2,827.5	1,944.5	4,772.1	1,098.1	3,694.0	4,818.9	10,689.1
1997-98	3,239.6	2,341.6	5,581.1	1,362.2	3,619.8	5,161.2	12,113.0
1997 Sept. qtr	771.8	584.5	1,356.2	323.3	955.1	1,402.6	3,084.4
Dec. qtr	855.0	597.4	1,452.4	349.1	1,045.3	1,184.6	2,988.2
1998 Mar. qtr	778.6	579.0	1,357.6	342.3	802.0	1,459.8	3,161.9
June qtr	834.2	580.7	1,414.9	347.5	817.4	1,114.2	2,878.5
Sept. qtr	955.8	671.0	1,626.7	391.0	1,277.8	1,390.4	3,410.4
Dec. qtr	797.2	483.2	1,280.4	309.7	761.4	989.1	2,580.9

(a) Reference year for chain volume measures is 1996-97. See paragraphs 25 and 26 of the Explanatory Notes.

**TABLE 2. VALUE OF BUILDING WORK DONE, CHAIN VOLUME MEASURES(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	
ORIGINAL							
1995-96	2,855.4	1,944.5	4,800.0	1,165.3	3,022.3	3,993.7	9,960.6
1996-97	2,800.3	1,914.0	4,714.4	1,087.5	3,322.8	4,366.4	10,168.3
1997-98	3,200.7	2,217.2	5,417.9	1,319.2	3,834.3	4,932.8	11,669.9
1997 Sept. qtr	749.8	486.7	1,236.5	301.6	996.1	1,282.4	2,820.4
Dec. qtr	821.5	552.9	1,374.4	365.8	1,044.4	1,328.2	3,068.5
1998 Mar. qtr	792.7	540.6	1,333.3	304.4	888.5	1,160.8	2,798.5
June qtr	836.7	637.0	1,473.7	347.4	905.3	1,161.4	2,982.5
Sept. qtr	864.4	650.6	1,515.1	379.8	1,003.1	1,248.2	3,143.0
Dec. qtr	830.8	690.0	1,520.9	356.1	1,163.5	1,434.8	3,311.8
SEASONALLY ADJUSTED							
1997 Sept. qtr	725.6	481.9	1,206.0	294.3	925.5	1,193.8	2,694.5
Dec. qtr	790.5	527.3	1,324.4	334.9	977.7	1,303.0	2,962.4
1998 Mar. qtr	846.3	568.9	1,414.0	339.6	995.9	1,283.9	3,036.3
June qtr	838.2	639.2	1,473.6	350.3	935.2	1,152.1	2,976.7
Sept. qtr	837.8	646.5	1,480.3	371.2	928.4	1,154.8	2,996.9
Dec. qtr	801.3	658.7	1,468.5	326.0	1,089.6	1,411.5	3,203.9

(a) Reference year for chain volume measures is 1996-97. See paragraphs 25 to 27 of the Explanatory Notes.

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

Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building
	Houses	Other residential building	Total		Private sector	Total	
1997 Sept. qtr	731.6	494.5	1,224.4	296.6	953.6	1,230.8	2,752.8
Dec. qtr	802.2	550.1	1,359.1	339.6	1,024.3	1,366.1	3,064.4
1998 Mar. qtr	861.7	603.3	1,464.1	345.5	1,060.6	1,368.7	3,176.6
June qtr	853.9	688.9	1,539.1	356.5	1,012.4	1,248.5	3,145.6
Sept. qtr	854.8	709.1	1,558.6	379.0	1,022.0	1,271.0	3,201.4
Dec. qtr	822.0	728.3	1,559.1	334.6	1,209.1	1,566.0	3,456.2

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

Period	New houses				Total dwelling units (includes conversions etc)			
	Private sector		Total		Private sector		Total	
	Commenced	Completed	Commenced	Completed	Commenced	Completed	Commenced	Completed
1997 Sept. qtr	6,068	5,656	6,101	5,719	11,284	9,197	11,532	9,537
Dec. qtr	6,848	6,478	6,873	6,522	11,722	10,946	12,093	11,557
1998 Mar. qtr	6,851	6,104	6,919	6,132	12,133	9,974	12,589	10,187
June qtr	6,834	6,881	6,890	6,961	11,955	10,916	12,262	11,194
Sept. qtr	7,137	6,517	7,348	6,571	13,110	10,849	13,433	11,105
Dec. qtr	5,886	6,537	5,949	6,572	10,454	11,348	10,923	11,894

TABLE 5. NUMBER AND VALUE OF BUILDING COMMENCED: ORIGINAL

Period	Number of dwelling units				Value (\$m)						
	New houses	New other residential building	Conversions etc.	Total dwelling units	New houses	New other residential building	New residential building	Alterations and additions to residential buildings	Total residential building	Total non-residential building	Total building
PRIVATE SECTOR											
1995-96	22,674	15,775	973	39,422	2,598.7	1,791.3	4,390.0	1,004.6	5,394.6	2,890.1	8,284.7
1996-97	23,180	16,878	1,638	41,696	2,804.9	1,796.6	4,601.5	1,084.3	5,685.7	3,694.0	9,379.8
1997-98	26,585	18,681	1,807	47,073	3,263.5	2,377.9	5,641.4	1,362.1	7,003.5	3,834.3	10,837.8
1997 Sept. qtr	6,178	4,689	437	11,304	772.4	565.6	1,338.0	321.1	1,659.1	990.3	2,649.4
Dec. qtr	7,032	4,752	534	12,318	864.5	613.5	1,478.0	354.1	1,832.2	1,101.8	2,934.0
1998 Mar. qtr	6,548	4,688	439	11,675	786.4	596.0	1,382.4	344.4	1,726.7	857.4	2,584.2
June qtr	6,827	4,552	397	11,776	840.2	602.9	1,443.1	342.4	1,785.5	884.8	2,670.3
Sept. qtr	7,252	5,461	399	13,112	956.7	705.6	1,662.3	389.4	2,051.6	1,397.6	3,449.3
Dec. qtr	6,051	4,462	476	10,989	811.3	513.7	1,325.1	316.7	1,641.7	840.2	2,481.9
PUBLIC SECTOR											
1995-96	384	1,451	29	1,864	41.6	105.7	147.3	11.3	158.6	762.0	920.6
1996-97	205	1,803	29	2,037	22.6	147.9	170.5	13.9	184.5	1,124.8	1,309.3
1997-98	179	1,171	14	1,364	21.0	101.8	122.8	21.9	144.8	1,637.3	1,782.1
1997 Sept. qtr	35	407	5	447	4.4	38.6	43.1	5.7	48.8	464.5	513.3
Dec. qtr	18	149	5	172	2.3	14.5	16.7	0.9	17.6	147.3	164.9
1998 Mar. qtr	51	297	1	349	5.4	22.7	28.1	3.7	31.9	703.9	735.7
June qtr	75	318	3	396	8.9	26.0	34.9	11.7	46.6	321.6	368.2
Sept. qtr	219	337	7	563	18.3	28.6	46.9	10.1	57.0	123.7	180.7
Dec. qtr	58	228	9	295	6.6	18.8	25.5	2.6	28.0	251.5	279.6
TOTAL											
1995-96	23,058	17,226	1,002	41,286	2,640.3	1,897.0	4,537.3	1,015.9	5,553.2	3,652.1	9,205.3
1996-97	23,385	18,681	1,667	43,733	2,827.5	1,944.5	4,772.0	1,098.2	5,870.2	4,818.9	10,689.1
1997-98	26,764	19,852	1,821	48,437	3,284.5	2,479.8	5,764.3	1,384.0	7,148.3	5,471.6	12,619.9
1997 Sept. qtr	6,213	5,096	442	11,751	776.8	604.2	1,381.0	326.8	1,707.8	1,454.8	3,162.6
Dec. qtr	7,050	4,901	539	12,490	866.8	628.0	1,494.8	355.0	1,849.8	1,249.1	3,098.9
1998 Mar. qtr	6,599	4,985	440	12,024	791.8	618.7	1,410.5	348.1	1,758.6	1,561.3	3,319.9
June qtr	6,902	4,870	400	12,172	849.1	628.9	1,478.0	354.1	1,832.1	1,206.4	3,038.5
Sept. qtr	7,471	5,798	406	13,675	975.0	734.2	1,709.2	399.5	2,108.6	1,521.4	3,630.0
Dec. qtr	6,109	4,690	485	11,284	818.0	532.6	1,350.5	319.2	1,669.8	1,091.7	2,761.5

TABLE 6. VALUE OF NON-RESIDENTIAL BUILDING COMMENCED: 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>Entertainment and recreational</i>	<i>Miscellaneous</i>	<i>Total non-residential building</i>
PRIVATE SECTOR											
1995-96	247.6	714.4	343.0	405.5	509.7	156.3	40.3	69.5	317.0	86.8	2,890.1
1996-97	299.2	571.2	424.6	944.8	475.9	133.1	37.3	133.6	598.9	75.5	3,694.0
1997-98	545.7	604.2	325.9	1,200.9	542.3	156.8	19.1	121.5	234.4	83.4	3,834.3
1997 Sept. qtr	126.2	273.2	82.4	237.5	122.9	38.6	4.5	30.0	50.6	24.4	990.3
Dec. qtr	217.9	87.5	99.7	448.3	102.1	40.3	6.5	16.6	67.6	15.4	1,101.8
1998 Mar. qtr	138.3	117.9	81.6	178.8	193.7	28.7	3.6	35.8	65.7	13.4	857.4
June qtr	63.3	125.6	62.2	336.3	123.7	49.3	4.6	39.1	50.5	30.2	884.8
Sept. qtr	201.5	260.3	83.2	537.8	150.1	33.5	15.8	17.1	83.3	15.1	1,397.6
Dec. qtr	74.0	246.2	85.5	160.3	151.3	25.7	9.8	18.7	55.8	13.0	840.2
PUBLIC SECTOR											
1995-96	1.1	48.6	2.6	111.4	91.5	229.2	—	182.3	62.6	32.8	762.0
1996-97	5.4	61.7	25.3	142.4	210.0	279.8	0.1	142.5	195.8	62.0	1,124.8
1997-98	0.9	8.9	4.9	108.8	506.9	292.4	0.1	237.6	370.7	106.1	1,637.3
1997 Sept. qtr	—	5.0	0.3	29.9	71.4	36.2	0.1	25.5	279.2	17.0	464.5
Dec. qtr	0.7	0.9	0.7	12.1	9.5	42.1	—	35.7	29.1	16.6	147.3
1998 Mar. qtr	—	2.6	0.4	42.9	400.2	122.1	—	67.9	50.1	17.6	703.9
June qtr	0.2	0.4	3.5	23.9	25.9	92.0	—	108.5	12.3	54.9	321.6
Sept. qtr	—	2.0	1.7	10.5	5.5	39.1	—	17.7	31.1	16.1	123.7
Dec. qtr	0.7	1.4	1.4	13.6	26.6	68.6	—	39.9	72.2	27.1	251.5
TOTAL											
1995-96	248.8	763.0	345.6	516.9	601.2	385.4	40.3	251.8	379.6	119.6	3,652.1
1996-97	304.5	632.9	449.9	1,087.1	685.9	412.9	37.3	276.1	794.7	137.5	4,818.9
1997-98	546.6	613.1	330.9	1,309.7	1,049.3	449.2	19.2	359.2	605.1	189.5	5,471.6
1997 Sept. qtr	126.2	278.2	82.7	267.4	194.3	74.8	4.5	55.5	329.8	41.4	1,454.8
Dec. qtr	218.6	88.4	100.4	460.4	111.5	82.4	6.5	52.3	96.7	32.0	1,249.1
1998 Mar. qtr	138.3	120.5	82.0	221.7	593.9	150.8	3.6	103.7	115.9	31.0	1,561.3
June qtr	63.5	126.1	65.7	360.3	149.5	141.3	4.6	147.6	62.8	85.1	1,206.4
Sept. qtr	201.5	262.3	84.9	548.3	155.6	72.5	15.8	34.8	114.4	31.2	1,521.4
Dec. qtr	74.7	247.6	86.9	173.9	177.9	94.3	9.8	58.6	128.1	40.1	1,091.7

TABLE 7. NUMBER AND VALUE OF BUILDING UNDER CONSTRUCTION AT END OF PERIOD: ORIGINAL

	<i>Number of dwelling units</i>				<i>Value (\$m)</i>						
	<i>New houses</i>	<i>New other residential building</i>	<i>Conversions etc.</i>	<i>Total dwelling units</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Total residential building</i>	<i>Total non-residential building</i>	<i>Total building</i>
PRIVATE SECTOR											
1995-96	10,961	13,738	867	25,566	1,359.9	1,865.3	3,225.3	539.4	3,764.7	3,149.3	6,914.0
1996-97	10,788	15,559	1,586	27,933	1,475.0	2,122.3	3,597.2	604.7	4,201.9	4,436.2	8,638.1
1997-98	11,991	19,068	2,133	33,193	1,666.5	3,103.2	4,769.7	851.6	5,621.3	5,415.4	11,036.7
1997 Sept. qtr	11,300	16,527	1,797	29,624	1,567.0	2,348.0	3,915.0	716.3	4,631.3	4,962.9	9,594.2
Dec. qtr	11,298	16,927	1,846	30,071	1,561.6	2,640.1	4,201.8	723.1	4,924.8	4,855.0	9,779.8
1998 Mar. qtr	12,130	18,357	1,985	32,472	1,657.8	2,884.9	4,542.8	777.9	5,320.7	5,234.2	10,554.9
June qtr	11,991	19,068	2,133	33,193	1,666.5	3,103.2	4,769.7	851.6	5,621.3	5,415.4	11,036.7
Sept. qtr	12,667	20,232	2,114	35,013	1,805.3	3,287.6	5,092.9	960.6	6,053.5	6,217.7	12,271.2
Dec. qtr	11,630	19,675	2,447	33,752	1,740.9	3,209.7	4,950.6	953.3	5,903.9	5,804.0	11,707.9
PUBLIC SECTOR											
1995-96	120	907	1	1,028	13.9	70.2	84.1	2.5	86.6	1,077.2	1,163.8
1996-97	97	766	6	869	11.3	63.7	75.0	2.6	77.5	1,181.6	1,259.1
1997-98	59	706	1	766	7.1	62.0	69.1	10.7	79.8	1,611.5	1,691.3
1997 Sept. qtr	70	768	6	844	8.4	69.6	78.0	4.2	82.3	1,339.6	1,421.9
Dec. qtr	20	513	5	538	3.0	51.4	54.5	3.7	58.1	1,248.8	1,306.9
1998 Mar. qtr	57	652	1	710	6.7	58.8	65.6	3.3	68.9	1,534.4	1,603.2
June qtr	59	706	1	766	7.1	62.0	69.1	10.7	79.8	1,611.5	1,691.3
Sept. qtr	226	729	8	963	20.0	65.0	85.0	13.9	98.9	1,452.5	1,551.4
Dec. qtr	227	625	11	863	19.6	57.7	77.3	10.2	87.5	1,555.4	1,642.8
TOTAL											
1995-96	11,081	14,645	868	26,594	1,373.8	1,935.5	3,309.3	541.9	3,851.3	4,226.5	8,077.8
1996-97	10,885	16,325	1,592	28,802	1,486.2	2,186.0	3,672.2	607.3	4,279.5	5,617.8	9,897.2
1997-98	12,050	19,774	2,134	33,959	1,673.6	3,165.2	4,838.9	862.3	5,701.1	7,026.9	12,728.1
1997 Sept. qtr	11,370	17,295	1,803	30,468	1,575.5	2,417.6	3,993.1	720.5	4,713.6	6,302.5	11,016.1
Dec. qtr	11,318	17,440	1,851	30,609	1,564.7	2,691.6	4,256.2	726.7	4,983.0	6,103.7	11,086.7
1998 Mar. qtr	12,187	19,009	1,986	33,182	1,664.5	2,943.8	4,608.3	781.2	5,389.5	6,768.6	12,158.1
June qtr	12,050	19,774	2,134	33,959	1,673.6	3,165.2	4,838.9	862.3	5,701.1	7,026.9	12,728.1
Sept. qtr	12,893	20,961	2,122	35,976	1,825.3	3,352.6	5,177.9	974.5	6,152.4	7,670.2	13,822.6
Dec. qtr	11,857	20,300	2,458	34,615	1,760.5	3,267.4	5,027.9	963.5	5,991.3	7,359.4	13,350.7

**TABLE 8. VALUE OF NON-RESIDENTIAL BUILDING UNDER CONSTRUCTION AT END OF PERIOD: ORIGINAL
(\$ million)**

	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
PRIVATE SECTOR											
1995-96	305.7	759.7	354.3	370.0	474.3	132.1	34.7	47.0	595.0	76.4	3,149.3
1996-97	574.2	698.3	292.1	955.7	664.5	86.1	41.7	117.9	929.7	76.1	4,436.2
1997-98	844.3	816.8	182.2	1,746.2	781.3	117.5	19.1	173.6	661.9	72.5	5,415.4
1997 Sept. qtr	661.5	950.0	252.2	1,099.6	707.9	99.5	34.9	140.6	933.3	83.3	4,962.9
Dec. qtr	714.5	866.3	242.0	1,419.5	707.8	106.9	46.7	133.0	554.0	64.3	4,855.0
1998 Mar. qtr	785.0	897.7	251.7	1,588.4	778.1	101.6	43.1	149.1	578.0	61.6	5,234.2
June qtr	844.3	816.8	182.2	1,746.2	781.3	117.5	19.1	173.6	661.9	72.5	5,415.4
Sept. qtr	941.3	999.6	192.7	2,148.7	839.7	113.9	32.8	173.9	700.5	74.7	6,217.7
Dec. qtr	822.5	921.2	212.1	2,131.0	642.0	119.4	35.5	167.5	707.7	45.2	5,804.0
PUBLIC SECTOR											
1995-96	0.5	29.2	1.4	177.7	105.7	199.2	—	418.9	44.0	100.8	1,077.2
1996-97	5.3	63.3	2.9	85.2	207.0	262.9	—	281.9	161.0	112.1	1,181.6
1997-98	—	1.8	3.2	93.2	503.9	258.5	—	333.7	341.0	76.1	1,611.5
1997 Sept. qtr	5.3	64.0	0.2	91.3	220.4	230.3	0.1	291.4	407.9	28.8	1,339.6
Dec. qtr	4.2	1.7	0.7	67.6	212.2	203.4	—	284.2	438.2	36.7	1,248.8
1998 Mar. qtr	4.2	3.7	0.6	89.9	485.5	227.1	—	345.7	341.3	36.3	1,534.4
June qtr	—	1.8	3.2	93.2	503.9	258.5	—	333.7	341.0	76.1	1,611.5
Sept. qtr	—	2.5	1.7	61.7	486.0	247.6	—	241.2	330.0	81.9	1,452.5
Dec. qtr	0.7	3.2	3.1	62.6	490.8	279.6	—	232.5	396.2	86.6	1,555.4
TOTAL											
1995-96	306.2	788.9	355.6	547.7	579.9	331.3	34.7	465.9	639.0	177.2	4,226.5
1996-97	579.5	761.6	295.0	1,040.9	871.5	349.0	41.7	399.8	1,090.6	188.2	5,617.8
1997-98	844.3	818.7	185.4	1,839.4	1,285.2	376.0	19.1	507.3	1,003.0	148.6	7,026.9
1997 Sept. qtr	666.8	1,014.0	252.4	1,190.9	928.3	329.8	35.0	432.0	1,341.2	112.1	6,302.5
Dec. qtr	718.7	868.0	242.7	1,487.2	920.0	310.3	46.7	417.2	992.2	101.0	6,103.7
1998 Mar. qtr	789.2	901.4	252.3	1,678.3	1,263.6	328.6	43.1	494.9	919.3	97.9	6,768.6
June qtr	844.3	818.7	185.4	1,839.4	1,285.2	376.0	19.1	507.3	1,003.0	148.6	7,026.9
Sept. qtr	941.3	1,002.0	194.4	2,210.4	1,325.7	361.5	32.8	415.0	1,030.5	156.5	7,670.2
Dec. qtr	823.2	924.4	215.2	2,193.5	1,132.8	399.1	35.5	400.0	1,103.9	131.8	7,359.4

TABLE 9. NUMBER AND VALUE OF BUILDING COMPLETED: ORIGINAL

Period	Number of dwelling units				Value (\$m)						
	New houses	New other residential building	Conversions etc.	Total dwelling units	New houses	New other residential building	New residential building	Alterations and additions to residential buildings	Total residential building	Total non-residential building	Total building
PRIVATE SECTOR											
1995-96	25,658	17,738	1,756	45,152	3,034.7	1,883.9	4,918.6	1,311.1	6,229.6	2,749.0	8,978.6
1996-97	23,233	14,835	895	38,963	2,727.7	1,618.6	4,346.3	1,063.5	5,409.8	2,763.3	8,173.0
1997-98	25,168	14,659	1,285	41,112	3,117.1	1,657.2	4,774.3	1,193.8	5,968.0	3,410.0	9,378.0
1997 Sept. qtr	5,652	3,429	218	9,299	690.9	379.9	1,070.8	244.6	1,315.5	597.0	1,912.4
Dec. qtr	7,014	4,278	485	11,777	879.3	476.1	1,355.3	364.8	1,720.1	1,326.7	3,046.8
1998 Mar. qtr	5,617	3,140	298	9,055	708.5	369.8	1,078.3	297.2	1,375.5	617.3	1,992.9
June qtr	6,885	3,812	284	10,981	838.4	431.4	1,269.8	287.1	1,556.9	868.9	2,425.9
Sept. qtr	6,484	4,065	418	10,967	824.8	536.4	1,361.2	318.2	1,679.4	605.3	2,284.7
Dec. qtr	7,061	4,992	142	12,195	890.7	620.1	1,510.8	311.7	1,822.5	1,328.4	3,150.9
PUBLIC SECTOR											
1995-96	384	1,604	43	2,031	41.3	113.1	154.4	12.5	166.9	1,141.8	1,308.6
1996-97	228	1,944	24	2,196	25.6	153.9	179.5	13.8	193.3	1,036.4	1,229.7
1997-98	217	1,231	19	1,467	24.8	103.0	127.8	13.8	141.6	1,248.6	1,390.2
1997 Sept. qtr	62	405	5	472	7.3	32.7	39.9	4.0	43.9	294.8	338.7
Dec. qtr	68	404	6	478	7.6	32.6	40.3	1.4	41.7	270.7	312.4
1998 Mar. qtr	14	158	5	177	1.7	15.3	17.0	4.1	21.1	435.0	456.1
June qtr	73	264	3	340	8.2	22.4	30.6	4.3	34.8	248.1	282.9
Sept. qtr	52	314	—	366	5.7	25.5	31.2	6.9	38.1	289.3	327.4
Dec. qtr	57	332	6	395	7.1	26.2	33.3	6.3	39.6	172.4	211.9
TOTAL											
1995-96	26,042	19,342	1,799	47,183	3,076.0	1,997.0	5,073.0	1,323.5	6,396.5	3,890.7	10,287.2
1996-97	23,461	16,779	919	41,159	2,753.4	1,772.4	4,525.8	1,077.2	5,603.0	3,799.7	9,402.7
1997-98	25,385	15,890	1,304	42,579	3,141.8	1,760.2	4,902.1	1,207.6	6,109.6	4,658.6	10,768.2
1997 Sept. qtr	5,714	3,834	223	9,771	698.2	412.6	1,110.8	248.6	1,359.4	891.8	2,251.2
Dec. qtr	7,082	4,682	491	12,255	886.9	508.7	1,395.6	366.2	1,761.8	1,597.5	3,359.3
1998 Mar. qtr	5,631	3,298	303	9,232	710.2	385.1	1,095.3	301.3	1,396.7	1,052.3	2,449.0
June qtr	6,958	4,076	287	11,321	846.5	453.8	1,300.4	291.4	1,591.8	1,117.0	2,708.8
Sept. qtr	6,536	4,379	418	11,333	830.5	561.9	1,392.4	325.1	1,717.5	894.6	2,612.1
Dec. qtr	7,118	5,324	148	12,590	897.9	646.3	1,544.1	318.0	1,862.1	1,500.8	3,362.9

TABLE 10. VALUE OF NON-RESIDENTIAL BUILDING COMPLETED: 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>Entertainment and recreational</i>	<i>Miscellaneous</i>	<i>Total non-residential building</i>
PRIVATE SECTOR											
1995-96	67.7	753.4	339.5	486.1	329.8	119.2	41.5	201.4	297.1	113.2	2,749.0
1996-97	96.4	653.0	506.6	376.7	408.3	187.7	36.8	61.8	351.4	84.6	2,763.3
1997-98	412.8	606.3	447.1	515.2	444.2	135.4	44.8	94.8	620.8	88.6	3,410.0
1997 Sept. qtr	71.7	81.8	132.6	105.8	82.9	24.3	11.7	16.2	51.3	18.6	597.0
Dec. qtr	220.4	213.9	108.1	134.8	97.0	33.7	3.0	26.8	455.0	33.9	1,326.7
1998 Mar. qtr	77.4	89.9	72.8	101.2	137.8	43.5	6.3	26.2	44.2	18.1	617.3
June qtr	43.2	220.7	133.6	173.4	126.5	33.9	23.8	25.6	70.2	18.0	868.9
Sept. qtr	70.6	95.6	77.2	143.1	93.9	40.0	3.4	19.1	49.8	12.7	605.3
Dec. qtr	176.5	369.6	71.7	194.0	356.7	20.5	8.5	30.8	56.9	43.1	1,328.4
PUBLIC SECTOR											
1995-96	0.9	23.1	25.0	232.2	124.3	261.0	—	378.0	49.3	48.0	1,141.8
1996-97	0.6	29.5	24.1	205.5	117.0	239.4	0.1	314.0	53.3	52.9	1,036.4
1997-98	6.0	77.8	4.8	90.2	212.0	303.3	0.1	185.9	226.8	141.8	1,248.6
1997 Sept. qtr	—	7.9	3.2	24.0	53.5	60.4	—	11.2	33.0	101.6	294.8
Dec. qtr	1.8	67.0	0.2	33.7	18.3	79.1	0.1	46.2	14.8	9.7	270.7
1998 Mar. qtr	—	0.6	0.6	11.2	131.7	102.1	—	8.0	165.6	15.2	435.0
June qtr	4.2	2.3	0.9	21.4	8.5	61.6	—	120.5	13.4	15.3	248.1
Sept. qtr	—	1.4	3.2	42.3	18.5	50.5	—	117.8	44.1	11.6	289.3
Dec. qtr	—	0.7	0.1	12.8	31.0	50.5	—	48.5	6.0	22.7	172.4
TOTAL											
1995-96	68.6	776.5	364.5	718.4	454.1	380.1	41.5	579.4	346.4	161.2	3,890.7
1996-97	97.0	682.5	530.7	582.2	525.3	427.1	36.8	375.9	404.7	137.5	3,799.7
1997-98	418.8	684.1	451.9	605.4	656.1	438.7	44.9	280.8	847.6	230.3	4,658.6
1997 Sept. qtr	71.7	89.7	135.8	129.8	136.4	84.7	11.7	27.3	84.4	120.2	891.8
Dec. qtr	222.2	280.9	108.2	168.5	115.3	112.8	3.1	73.1	469.8	43.5	1,597.5
1998 Mar. qtr	77.4	90.5	73.4	112.3	269.4	145.6	6.3	34.3	209.8	33.4	1,052.3
June qtr	47.5	223.0	134.5	194.8	135.0	95.5	23.8	146.1	83.6	33.2	1,117.0
Sept. qtr	70.6	97.0	80.4	185.4	112.4	90.4	3.4	136.8	93.9	24.3	894.6
Dec. qtr	176.5	370.3	71.8	206.8	387.7	71.0	8.5	79.3	63.0	65.9	1,500.8

TABLE 11. VALUE OF BUILDING WORK DONE: 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							
1995-96	2,795.5	1,804.5	4,600.0	1,146.7	5,746.8	2,982.2	8,729.0
1996-97	2,776.4	1,758.0	4,534.4	1,074.1	5,608.5	3,322.9	8,931.4
1997-98	3,221.2	2,243.9	5,465.1	1,320.0	6,785.1	4,040.8	10,825.9
1997 Sept. qtr	749.3	475.3	1,224.6	298.8	1,523.5	1,024.3	2,547.8
Dec. qtr	828.2	551.0	1,379.2	368.9	1,748.1	1,092.4	2,840.5
1998 Mar. qtr	802.1	556.5	1,358.6	306.3	1,664.9	945.1	2,610.0
June qtr	841.6	661.0	1,502.6	346.0	1,848.6	979.0	2,827.6
Sept. qtr	874.9	684.3	1,559.2	377.9	1,937.1	1,101.2	3,038.3
Dec. qtr	844.9	743.3	1,588.2	359.6	1,947.8	1,287.7	3,235.5
PUBLIC SECTOR							
1995-96	43.3	115.4	158.7	11.8	170.5	958.6	1,129.1
1996-97	24.0	156.0	180.0	13.4	193.4	1,043.5	1,236.9
1997-98	21.6	90.3	111.8	16.5	128.4	1,157.8	1,286.1
1997 Sept. qtr	5.6	23.7	29.2	4.8	34.0	294.3	328.3
Dec. qtr	3.8	25.3	29.2	1.6	30.8	296.8	327.6
1998 Mar. qtr	3.3	16.3	19.6	3.0	22.6	289.7	312.3
June qtr	8.9	24.9	33.8	7.2	41.0	277.0	318.0
Sept. qtr	6.9	29.2	36.0	9.5	45.5	268.8	314.4
Dec. qtr	7.1	19.5	26.6	5.6	32.1	299.9	332.0
TOTAL							
1995-96	2,838.8	1,919.9	4,758.8	1,158.5	5,917.3	3,940.8	9,858.1
1996-97	2,800.4	1,914.0	4,714.4	1,087.5	5,801.8	4,366.4	10,168.3
1997-98	3,242.8	2,334.1	5,576.9	1,336.5	6,913.4	5,198.6	12,112.0
1997 Sept. qtr	754.8	499.0	1,253.9	303.6	1,557.5	1,318.6	2,876.0
Dec. qtr	832.1	576.3	1,408.4	370.5	1,778.9	1,389.3	3,168.1
1998 Mar. qtr	805.4	572.8	1,378.2	309.3	1,687.5	1,234.8	2,922.3
June qtr	850.5	686.0	1,536.4	353.1	1,889.6	1,256.0	3,145.6
Sept. qtr	881.7	713.5	1,595.2	387.4	1,982.6	1,370.1	3,352.7
Dec. qtr	852.0	762.7	1,614.7	365.2	1,979.9	1,587.5	3,567.5

TABLE 12. VALUE OF NON-RESIDENTIAL BUILDING WORK DONE: 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>Entertainment and recreational</i>	<i>Miscellaneous</i>	<i>Total non-residential building</i>
PRIVATE SECTOR											
1995-96	111.3	733.1	383.8	420.6	471.0	157.0	43.0	108.3	463.0	91.2	2,982.2
1996-97	336.6	560.5	461.6	491.0	534.7	155.7	44.5	90.4	555.7	92.1	3,322.9
1997-98	380.5	876.0	386.9	907.1	535.4	155.4	35.5	147.2	534.9	82.0	4,040.8
1997 Sept. qtr	82.3	252.8	102.4	214.1	119.4	27.6	7.6	39.1	153.6	25.4	1,024.3
Dec. qtr	100.5	271.3	111.7	229.7	142.1	46.4	12.8	33.6	124.0	20.5	1,092.4
1998 Mar. qtr	92.6	172.0	88.2	207.7	134.9	44.9	8.1	33.4	147.1	16.0	945.1
June qtr	105.0	179.9	84.6	255.6	139.0	36.4	7.0	41.1	110.2	20.2	979.0
Sept. qtr	137.9	207.1	75.7	307.5	170.7	24.7	5.3	35.2	115.9	21.2	1,101.2
Dec. qtr	183.2	226.8	85.4	386.4	188.8	39.8	11.0	36.1	108.6	21.5	1,287.7
PUBLIC SECTOR											
1995-96	1.1	34.3	4.8	180.7	147.0	225.8	—	233.1	52.0	79.8	958.6
1996-97	1.5	68.1	26.0	108.1	134.7	294.2	0.1	212.8	116.1	82.0	1,043.5
1997-98	4.8	31.5	2.3	118.8	215.8	274.3	0.1	177.9	267.0	65.3	1,157.8
1997 Sept. qtr	0.8	20.1	0.4	30.7	51.1	83.1	—	41.4	49.7	17.1	294.3
Dec. qtr	1.2	8.4	0.8	33.0	51.7	62.7	—	38.3	85.6	15.1	296.8
1998 Mar. qtr	0.6	1.6	0.5	18.2	52.9	74.2	—	45.9	82.6	13.2	289.7
June qtr	2.3	1.4	0.6	36.9	60.0	54.4	—	52.3	49.1	19.9	277.0
Sept. qtr	—	2.0	4.1	18.6	66.8	55.4	—	40.3	57.1	24.6	268.8
Dec. qtr	0.4	2.0	0.7	17.0	78.4	68.2	—	43.0	58.0	32.2	299.9
TOTAL											
1995-96	112.3	767.4	388.6	601.3	618.0	382.8	43.0	341.4	514.9	171.0	3,940.8
1996-97	338.1	628.7	487.6	599.1	669.4	449.9	44.6	303.2	671.8	174.1	4,366.4
1997-98	385.3	907.5	389.2	1,025.9	751.2	429.7	35.6	325.1	801.9	147.3	5,198.6
1997 Sept. qtr	83.1	272.9	102.8	244.7	170.5	110.6	7.7	80.5	203.3	42.4	1,318.6
Dec. qtr	101.7	279.6	112.5	262.6	193.8	109.1	12.8	71.9	209.6	35.6	1,389.3
1998 Mar. qtr	93.2	173.7	88.7	226.0	187.8	119.1	8.1	79.3	229.7	29.2	1,234.8
June qtr	107.3	181.3	85.2	292.6	199.1	90.8	7.0	93.4	159.3	40.1	1,256.0
Sept. qtr	137.9	209.1	79.8	326.1	237.6	80.1	5.3	75.4	173.0	45.7	1,370.1
Dec. qtr	183.6	228.7	86.1	403.5	267.2	108.1	11.0	79.1	166.5	53.7	1,587.5

TABLE 13. VALUE OF BUILDING WORK YET TO BE DONE AT END OF PERIOD: 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-residential building</i>	<i>Total building</i>
PRIVATE SECTOR							
1995-96	652.1	1,106.4	1,758.5	227.3	1,985.8	1,731.2	3,717.0
1996-97	731.1	1,233.2	1,964.3	292.9	2,257.2	2,476.3	4,733.6
1997-98	835.5	1,649.1	2,484.5	415.8	2,900.4	2,839.9	5,740.2
1997 Sept. qtr	766.4	1,369.9	2,136.3	350.8	2,487.1	2,581.8	5,068.9
Dec. qtr	817.8	1,595.3	2,413.2	353.6	2,766.8	2,710.2	5,477.0
1998 Mar. qtr	828.1	1,658.1	2,486.2	400.5	2,886.7	2,768.3	5,655.1
June qtr	835.5	1,649.1	2,484.5	415.8	2,900.4	2,839.9	5,740.2
Sept. qtr	926.6	1,696.2	2,622.7	463.8	3,086.5	3,153.7	6,240.2
Dec. qtr	908.8	1,498.1	2,406.9	421.4	2,828.3	2,784.6	5,612.8
PUBLIC SECTOR							
1995-96	5.0	32.1	37.1	0.7	37.7	394.8	432.5
1996-97	4.1	23.4	27.5	1.1	28.6	504.1	532.7
1997-98	3.2	34.4	37.6	6.5	44.1	1,050.5	1,094.6
1997 Sept. qtr	3.0	38.3	41.3	2.0	43.3	671.9	715.2
Dec. qtr	1.4	27.4	28.8	1.3	30.1	567.2	597.3
1998 Mar. qtr	3.5	33.8	37.3	2.0	39.3	1,002.2	1,041.5
June qtr	3.2	34.4	37.6	6.5	44.1	1,050.5	1,094.6
Sept. qtr	14.8	33.8	48.7	7.1	55.8	911.9	967.7
Dec. qtr	14.5	33.2	47.6	4.1	51.8	887.3	939.1
TOTAL							
1995-96	657.1	1,138.4	1,795.5	228.0	2,023.5	2,126.0	4,149.5
1996-97	735.2	1,256.6	1,991.8	294.0	2,285.9	2,980.4	5,266.3
1997-98	838.7	1,683.5	2,522.2	422.3	2,944.5	3,890.3	6,834.8
1997 Sept. qtr	769.4	1,408.2	2,177.6	352.8	2,530.4	3,253.7	5,784.1
Dec. qtr	819.2	1,622.8	2,442.0	354.9	2,796.9	3,277.3	6,074.2
1998 Mar. qtr	831.7	1,691.9	2,523.6	402.5	2,926.1	3,770.5	6,696.6
June qtr	838.7	1,683.5	2,522.2	422.3	2,944.5	3,890.3	6,834.8
Sept. qtr	941.4	1,730.0	2,671.4	470.9	3,142.3	4,065.7	7,208.0
Dec. qtr	923.2	1,531.3	2,454.5	425.5	2,880.0	3,671.9	6,551.9

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

	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
PRIVATE SECTOR											
1995-96	228.6	471.6	145.1	247.9	223.9	60.4	15.1	27.0	269.8	41.7	1,731.2
1996-97	259.6	505.0	129.3	721.9	289.0	46.2	21.2	69.8	400.5	33.8	2,476.3
1997-98	561.8	359.7	80.4	1,123.8	316.6	58.2	8.1	75.3	218.8	37.3	2,839.9
1997 Sept. qtr	336.3	586.0	120.1	760.8	297.6	56.9	18.6	69.6	301.8	34.3	2,581.8
Dec. qtr	509.0	446.4	106.2	985.9	252.7	51.6	20.6	55.3	253.6	29.1	2,710.2
1998 Mar. qtr	564.3	399.8	100.6	1,048.2	325.9	44.8	15.2	66.3	174.7	28.5	2,768.3
June qtr	561.8	359.7	80.4	1,123.8	316.6	58.2	8.1	75.3	218.8	37.3	2,839.9
Sept. qtr	597.8	430.9	92.4	1,361.9	299.0	70.2	19.9	59.5	191.2	31.0	3,153.7
Dec. qtr	475.5	495.5	98.4	1,151.7	269.2	56.3	20.1	47.8	147.0	23.2	2,784.6
PUBLIC SECTOR											
1995-96	0.1	21.1	0.5	44.7	31.9	112.8	—	132.1	21.6	29.9	394.8
1996-97	4.1	16.6	0.1	54.3	117.1	122.2	—	97.7	77.8	14.2	504.1
1997-98	—	1.4	2.9	36.8	410.2	167.9	—	157.7	217.6	55.9	1,050.5
1997 Sept. qtr	3.3	5.0	0.2	53.8	132.9	76.0	—	77.0	308.1	15.7	671.9
Dec. qtr	2.8	1.3	0.1	30.8	91.3	77.5	—	77.7	267.5	18.1	567.2
1998 Mar. qtr	2.2	2.3	—	49.1	443.3	129.2	—	101.5	253.6	20.8	1,002.2
June qtr	—	1.4	2.9	36.8	410.2	167.9	—	157.7	217.6	55.9	1,050.5
Sept. qtr	—	1.4	0.5	29.1	344.0	152.1	—	142.6	193.6	48.7	911.9
Dec. qtr	0.3	0.8	1.2	25.8	301.4	166.4	—	139.5	207.9	44.0	887.3
TOTAL											
1995-96	228.8	492.6	145.6	292.6	255.9	173.3	15.1	159.1	291.4	71.6	2,126.0
1996-97	263.7	521.6	129.4	776.2	406.1	168.4	21.2	167.5	478.3	48.0	2,980.4
1997-98	561.8	361.0	83.3	1,160.6	726.8	226.2	8.1	233.0	436.4	93.2	3,890.3
1997 Sept. qtr	339.6	590.9	120.2	814.6	430.5	132.8	18.6	146.6	609.9	49.9	3,253.7
Dec. qtr	511.8	447.8	106.2	1,016.7	343.9	129.1	20.6	133.0	521.1	47.2	3,277.3
1998 Mar. qtr	566.5	402.1	100.6	1,097.3	769.2	174.0	15.2	167.8	428.3	49.3	3,770.5
June qtr	561.8	361.0	83.3	1,160.6	726.8	226.2	8.1	233.0	436.4	93.2	3,890.3
Sept. qtr	597.8	432.3	92.9	1,391.0	642.9	222.3	19.9	202.1	384.9	79.7	4,065.7
Dec. qtr	475.8	496.3	99.6	1,177.4	570.6	222.7	20.1	187.3	354.9	67.2	3,671.9

**TABLE 15. BUILDING ACTIVITY RELATIVE STANDARD ERRORS, DECEMBER QUARTER 1998
(Percentage)**

<i>Ownership and stage of construction</i>	<i>New residential building</i>				<i>Value</i>	
	<i>Houses</i>		<i>Total</i>		<i>Alterations and additions to residential buildings</i>	<i>Total building</i>
	<i>Number</i>	<i>Value</i>	<i>Number of dwelling units</i>	<i>Value</i>		
TOTAL PRIVATE AND PUBLIC SECTORS						
Commenced	3.7	3.9	2.1	2.3	10.6	1.7
Under construction at end of period	2.9	2.9	1.1	1.0	4.3	0.5
Completed	3.9	4.2	2.3	2.4	6.0	1.3
Value of work done	..	2.8	..	1.5	4.9	0.8
Value of work yet to be done	..	3.3	..	1.2	5.4	0.6

EXPLANATORY NOTES

INTRODUCTION

- 1** 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 sample survey of private sector house building activity involving new house construction or alterations and additions valued at \$10,000 or more to houses; and
 - 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 (previously \$30,000) or more are included in the survey.
- 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 generally only available at the State, Territory and Australia levels. The Northern Territory has been completely enumerated since the June quarter 1991 and small area data are available on request. Also, data for regions below State and Territory level are available from the building approvals series compiled by the ABS and based on information reported by local government and other reporting 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 jobs selected in previous quarters which have not been completed (or commenced) by the end of the previous quarter and those jobs newly selected in the current quarter. The population list from which jobs are selected for inclusion comprises all approved jobs which were notified to the ABS (refer paragraph 2) 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 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, 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 *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.

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

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

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

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

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

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

VALUATION OF BUILDING JOBS

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

- *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 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.
- *Value of building completed* represents the actual completion value based, where practicable, on the market or contract price of jobs including site preparation costs but excluding the value of land and landscaping.
- *Value of building work done during the period* represents the estimated value of building work actually carried out during the quarter on jobs which have commenced.
- *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 jobs commenced but not completed.

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.

- *Houses.* Includes cottages, bungalows, detached caretakers'/managers' cottages, rectories.
- *Other residential buildings.* Includes blocks of flats, home units, attached townhouses, villa units, terrace houses, semi-detached houses, maisonettes.
- *Hotels, etc.* Includes motels, hostels, boarding houses, guest houses, holiday apartment buildings.
- *Shops.* Includes retail shops, restaurants, cafes, taverns, dry cleaners, laundromats, hair salons, shopping arcades.
- *Factories.* Includes paper mills, oil refinery buildings, brickworks, foundries, powerhouses, manufacturing laboratories, workshops as part of a manufacturing process.
- *Offices.* Includes banks, post offices, council chambers, head and regional offices.

BUILDING CLASSIFICATION *continued*

- *Other business premises.* Includes warehouses, storage depots, service stations, transport depots and terminals, car parks, electricity substation buildings, pumping station buildings, telephone exchanges, mail sorting centres, broadcasting stations, film studios.
- *Educational.* Includes schools, colleges, universities, kindergartens, libraries, museums, art galleries, research and teaching laboratories, theological colleges.
- *Religious.* Includes churches, chapels, temples.
- *Health.* Includes hospitals, nursing homes, surgeries, clinics, medical centres.
- *Entertainment and recreational.* Includes clubs, theatres, cinemas, public halls, gymnasiums, grandstands, squash courts, sports and recreation centres.
- *Miscellaneous.* Includes law courts, homes for the aged (where medical care is not provided as a normal service), orphanages, gaols, barracks, mine buildings, glasshouses, livestock sheds, shearing sheds, fruit and skin drying sheds, public toilets, and ambulance, fire and police stations.

RELIABILITY OF THE ESTIMATES

19 Since the figures for private sector house building activity (including alterations and additions to private sector houses) 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 (SE), 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 SE 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 SEs. Another measure of sampling variability is the relative standard error (RSE), which is obtained by expressing the SE as a percentage of the estimate to which it refers. The RSEs 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 RSEs 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 RSE 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 RSE, 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 jobs, and efficient operating procedures.

SEASONAL ADJUSTMENT

22 Seasonally adjusted building statistics are shown in tables 2 to 4. In the seasonally adjusted series, account has been taken of normal seasonal factors and the effect of 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 on Canberra 02 6252 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.

24 As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. For the Building Activity Survey, the results of the latest review are shown in the December quarter issue each year.

CHAIN VOLUME MEASURES

25 Chain volume estimates of the value of commencements and work done are shown in tables 1 and 2. While current price estimates of the value of commencements and work done reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and therefore only reflect volume changes. 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 formation'.

26 The chain volume measures of commencements and work done appearing in this publication are annually reweighted chain Laspeyres indexes referenced to current price values in a chosen reference year (currently 1996–97). The reference year will be updated annually in the June quarter publication. Each year's data in the value of commencements and work done series are based on the prices of the previous year, except for the quarters of the latest incomplete year (i.e. for the 1998–99 financial year) which are based upon the current reference year (i.e. 1996–97). Comparability with previous years is achieved by linking (or chaining) the series together to form a continuous time series. Further information on the nature and concepts of chain volume measures is contained in the ABS *Information Paper: Introduction of Chain Volume Measures in the Australian National Accounts* (Cat. no. 5248.0).

27 The factors used to seasonally adjust the chain volume measures are identical to those used to adjust the corresponding current price series.

ACKNOWLEDGMENT

28 ABS publications draw extensively on information provided freely by individuals, businesses, governments and other organisations. Their continued cooperation is very much appreciated: without it, the wide range of statistics published by the ABS would not be available. Information received by the ABS is treated in strict confidence as required by the *Census and Statistics Act 1905*.

UNPUBLISHED DATA AND RELATED PUBLICATIONS

29 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, it can be provided via fax, photocopy, computer printout, floppy disk and email. A charge may be made for providing unpublished information in these forms. Inquiries should be made to Information Inquiries on Sydney 02 9268 4611 or any ABS State office.

30 Users may also wish to refer to the following publications which are available on request:

Building Activity, Australia (Cat. no. 8752.0) — issued quarterly

Building Activity, Australia: Building Work Done, Preliminary
(Cat. no. 8755.0) — issued quarterly

Building Activity, Australia: Dwelling Unit Commencements, Preliminary
(Cat. no. 8750.0) — issued quarterly

Building Approvals, Australia (Cat. no. 8731.0) — issued monthly

Building Approvals, New South Wales and Australian Capital Territory
(Cat. no. 8731.1) — issued monthly

Engineering Construction Activity, Australia (Cat. no. 8762.0) —
issued quarterly

Housing Finance for Owner Occupation, Australia (Cat. no. 5609.0) —
issued monthly

31 Current publications produced by the ABS are listed in the *Catalogue of Publications and Products* (Cat. no. 1101.0). The ABS also issues, on Tuesdays and Fridays, a *Release Advice* (Cat. no. 1105.0) which lists publications to be released in the next few days. The Catalogue and Release Advice are available from any ABS office.

SELF-HELP ACCESS TO STATISTICS

DIAL-A-STATISTIC For current and historical Consumer Price Index data, call 1902 981 074.
For the latest figures for National Accounts, Balance of Payments, Labour Force, Average Weekly Earnings, Estimated Resident Population and the Consumer Price Index call 1900 986 400.
These calls cost 75c per minute.

INTERNET www.abs.gov.au

LIBRARY A range of ABS publications is available from public and tertiary libraries Australia wide. Contact your nearest library to determine whether it has the ABS statistics you require.

WHY NOT SUBSCRIBE?

PHONE +61 1300 366 323

FAX +61 3 9615 7848

CONSULTANCY SERVICES

ABS offers consultancy services on a user pays basis to help you access published and unpublished data. Data that are already published and can be provided within 5 minutes is free of charge. Statistical methodological services are also available. Please contact:

<i>City</i>	<i>By phone</i>	<i>By fax</i>
Canberra	02 6252 6627	02 6207 0282
Sydney	02 9268 4611	02 9268 4668
Melbourne	03 9615 7755	03 9615 7798
Brisbane	07 3222 6351	07 3222 6283
Perth	08 9360 5140	08 9360 5955
Adelaide	08 8237 7400	08 8237 7566
Hobart	03 6222 5800	03 6222 5995
Darwin	08 8943 2111	08 8981 1218



2875210012987
ISSN 0729-2058

RRP \$16.50

POST Client Services, ABS, PO Box 10, Belconnen ACT 2616

EMAIL client.services@abs.gov.au