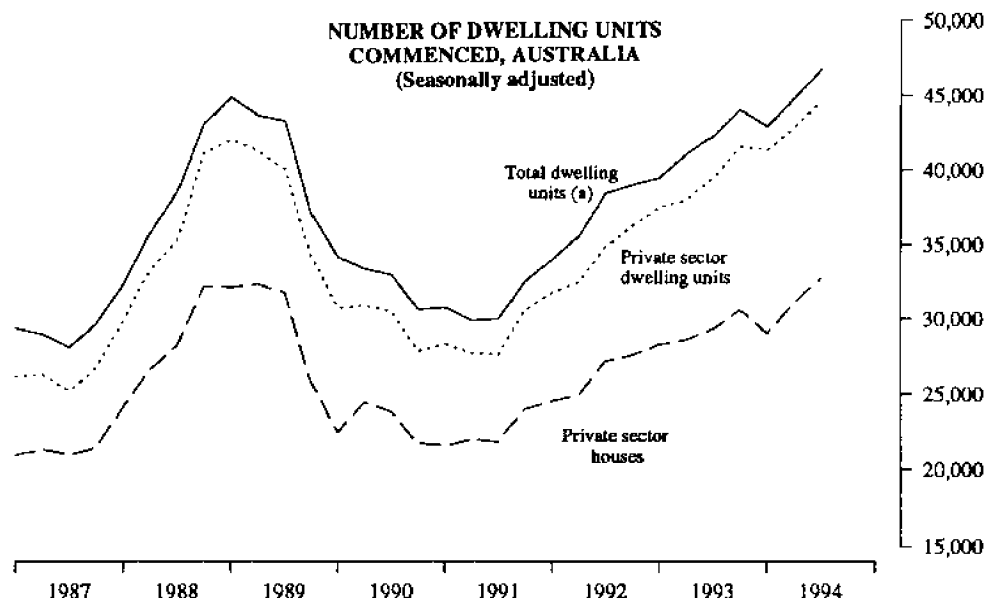


CATALOGUE NO. 8750.0

EMBARGOED UNTIL 11.30 A.M. 8 SEPTEMBER 1994

BUILDING ACTIVITY, AUSTRALIA: DWELLING UNIT COMMENCEMENTS, JUNE QUARTER 1994, PRELIMINARY

MAIN FEATURES



Dwelling Unit Commencements, June quarter 1994

In *seasonally adjusted* terms, the preliminary estimate of the number of dwelling units commenced in the June quarter 1994 was 46,698, up 4.3 per cent over the March quarter 1994 estimate and 10.5 per cent above the June quarter 1993 estimate. The June quarter 1994 estimate was the highest number of dwelling commencements ever recorded in a quarter. The previous highest quarterly estimate of dwelling unit commencements was 45,457, in the June quarter 1973. Private sector house commencements rose by 5.2 per cent to 32,673 in the June quarter 1994 and represents the highest quarterly estimate of private sector houses commenced ever recorded.

Dwelling unit commencements rose in New South Wales (29.3%), South Australia (10.6%) and Western Australia (4.9%). These rises more than offset falls in Victoria (-6.1%), Queensland (-4.2%), Tasmania (-15.6%) and the Australian Capital Territory (-34.7%). Total commencements in the June quarter 1994 were higher than the corresponding 1993 estimates in all States except South Australia and the Australian Capital Territory.

In *original* terms, there were 47,098 dwelling units commenced in the June quarter 1994, an increase of 15.3 per cent over the March quarter 1994 estimate of 40,864. Total private sector commencements rose by 15.0 per cent (house commencements up by 16.5%; other residential building commencements up 11.3%). Total public sector commencements rose by 21.0 per cent (house commencements up 6.4%; other residential building commencements up 32.5%).

Dwelling Unit Commencements, 1993-94

In *original* terms, there were 178,320 dwelling units commenced in 1993-94, an increase of 10.3 per cent over the

1992-93 estimate and the highest recorded annual estimate for dwelling units commenced. The 1993-94 estimate is 1.9 per cent above the previous annual peak of 174,963 for this series in 1988-89.

There were 170,186 private sector dwelling units commenced in 1993-94, an increase of 12.6 per cent, while the 8,134 public sector dwelling unit commencements represented a decrease of 22.6 per cent. Total house commencements rose by 7.9 per cent to 126,492 and total other residential building (townhouses, flats, apartments, etc.) commencements rose by 16.7 per cent to 51,828. The increasing importance of the construction of residential dwellings can be seen from the proportion of other residential dwelling unit commencements as a percentage of total dwelling units commenced. This proportion has increased from 25.8 per cent in 1991-92, to 27.5 per cent in 1992-93 and 29.1 per cent in 1993-94.

On a State by State basis, percentage movements between 1992-93 and 1993-94 in the number of dwelling units commenced were:

	NSW	Vic	Qld	SA	WA	Tas	NT	ACT	Aust.
Houses	6.6	8.6	6.3	1.6	21.3	5.5	41.9	-27.3	7.9
Other residential	9.2	47.9	26.7	-14.3	16.4	-0.2	17.2	19.5	16.7
Total dwellings	7.6	12.0	12.1	-1.5	19.9	3.9	34.3	-6.2	10.3

In 1993-94, Queensland, at 52,678, recorded the highest number of dwelling unit commencements of any State, for the second consecutive year. There have only been these two occasions since the series began that either New South Wales or Victoria has not recorded the most dwelling unit commencements in a financial year.

INQUIRIES

- for further information about these statistics in this publication and the availability of related unpublished statistics contact Paul Seville on Canberra (06) 252 6067 or any ABS State office.
- for information about other ABS statistics and services please refer to the back page of this publication

TABLE 1. NUMBER OF DWELLING UNITS COMMENCED IN NEW RESIDENTIAL BUILDINGS, ORIGINAL AND SEASONALLY ADJUSTED, AUSTRALIA

Period	Houses		Other residential buildings	Total	
	Original	Seasonally adjusted		Original	Seasonally adjusted
PRIVATE SECTOR					
1991-92	100,572	..	28,896	129,468	..
1992-93	113,708	..	37,389	151,097	..
1993-94 p	123,230	..	46,956	170,186	..
1993—					
Mar. qtr	25,827	28,612	8,983	34,810	38,013
June qtr	29,306	29,322	10,612	39,918	39,453
Sept. qtr	31,791	30,602	11,284	43,075	41,531
Dec. qtr	30,782	29,018	12,088	42,870	41,336
1994—					
Mar. qtr	28,020	31,064	11,161	39,181	42,815
June qtr p	32,638	32,673	12,423	45,061	44,576
PUBLIC SECTOR					
1991-92	3,500	..	7,279	10,779	..
1992-93	3,471	..	7,037	10,508	..
1993-94 p	3,262	..	4,872	8,134	..
1993—					
Mar. qtr	1,022	n.a.	1,645	2,667	n.a.
June qtr	1,223	n.a.	1,484	2,707	n.a.
Sept. qtr	889	n.a.	1,993	2,882	n.a.
Dec. qtr	848	n.a.	684	1,532	n.a.
1994—					
Mar. qtr	739	n.a.	944	1,683	n.a.
June qtr p	786	n.a.	1,251	2,037	n.a.
TOTAL					
1991-92	104,072	..	36,175	140,247	..
1992-93	117,179	..	44,426	161,605	..
1993-94 p	126,492	..	51,828	178,320	..
1993—					
Mar. qtr	26,849	29,621	10,628	37,477	41,038
June qtr	30,529	30,392	12,096	42,625	42,260
Sept. qtr	32,680	31,593	13,277	45,957	44,024
Dec. qtr	31,630	29,955	12,772	44,402	42,898
1994—					
Mar. qtr	28,759	31,760	12,105	40,864	44,771
June qtr p	33,424	33,271	13,674	47,098	46,698

TABLE 2. NUMBER OF DWELLING UNITS COMMENCED, STATES (a) AND AUSTRALIA SEASONALLY ADJUSTED SERIES

Period	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Australia
1993—									
Mar. qtr	11,390	7,086	11,858	3,045	5,566	1,023	n.a.	937	41,038
June qtr	11,564	7,342	12,818	3,112	5,320	940	n.a.	1,106	42,260
Sept. qtr	11,495	7,356	13,179	3,132	5,714	1,056	n.a.	1,041	44,024
Dec. qtr	10,990	7,902	13,210	2,715	6,086	1,000	n.a.	796	42,898
1994—									
Mar. qtr	11,079	8,420	13,451	2,662	6,433	1,131	n.a.	1,409	44,771
June qtr p	14,327	7,904	12,892	2,945	6,746	955	n.a.	920	46,698

(a) Seasonally adjusted data are not available for the Northern Territory.

**TABLE 3. NUMBER OF DWELLING UNITS COMMENCED
IN NEW RESIDENTIAL BUILDINGS**

<i>Period</i>	<i>NSW</i>	<i>Vic.</i>	<i>Qld</i>	<i>SA</i>	<i>WA</i>	<i>Tas.</i>	<i>NT</i>	<i>ACT</i>	<i>Australia</i>
HOUSES									
1991-92	26,387	22,392	29,016	8,344	12,279	2,702	921	2,029	104,072
1992-93	27,397	25,717	33,516	9,416	15,011	2,878	828	2,417	117,179
1993-94 p	29,208	27,931	35,618	9,562	18,209	3,035	1,175	1,757	126,492
<i>1993—</i>									
Mar. qtr	6,304	5,852	7,497	2,204	3,651	703	176	462	26,849
June qtr	7,120	6,753	8,629	2,504	3,978	716	254	576	30,529
Sept. qtr	7,603	6,779	9,329	2,776	4,531	731	323	607	32,680
Dec. qtr	6,786	7,428	9,140	2,395	4,449	752	263	417	31,630
<i>1994—</i>									
Mar. qtr	6,247	6,704	8,095	2,023	4,234	793	289	374	28,759
June qtr p	8,572	7,020	9,054	2,368	4,995	759	300	358	33,424
OTHER RESIDENTIAL BUILDINGS									
1991-92	14,351	3,029	9,525	2,327	4,044	962	436	1,501	36,175
1992-93	17,064	2,438	13,469	2,219	5,778	1,099	366	1,993	44,426
1993-94 p	18,626	3,606	17,060	1,902	6,727	1,097	429	2,381	51,828
<i>1993—</i>									
Mar. qtr	4,125	757	2,909	706	1,458	249	81	343	10,628
June qtr	4,142	634	4,463	520	1,441	246	101	549	12,096
Sept. qtr	4,521	708	4,728	478	1,683	319	162	678	13,277
Dec. qtr	4,815	828	4,500	403	1,512	301	121	292	12,772
<i>1994—</i>									
Mar. qtr	3,888	1,144	3,723	526	1,660	261	68	835	12,105
June qtr p	5,402	926	4,109	495	1,872	216	78	576	13,674
TOTAL									
1991-92	40,738	25,421	38,541	10,671	16,323	3,664	1,357	3,530	140,247
1992-93	44,461	28,155	46,985	11,635	20,789	3,977	1,194	4,410	161,605
1993-94 p	47,834	31,537	52,678	11,464	24,936	4,132	1,604	4,138	178,320
<i>1993—</i>									
Mar. qtr	10,429	6,609	10,406	2,910	5,109	952	257	805	37,477
June qtr	11,262	7,387	13,092	3,024	5,419	962	355	1,125	42,625
Sept. qtr	12,124	7,487	14,057	3,254	6,214	1,050	485	1,285	45,957
Dec. qtr	11,601	8,256	13,640	2,798	5,961	1,053	384	709	44,402
<i>1994—</i>									
Mar. qtr	10,135	7,848	11,818	2,549	5,894	1,054	357	1,209	40,864
June qtr p	13,974	7,946	13,163	2,863	6,867	975	378	934	47,098

**TABLE 4. NUMBER OF PRIVATE SECTOR DWELLING UNITS COMMENCED
IN NEW RESIDENTIAL BUILDINGS**

<i>Period</i>	<i>NSW</i>	<i>Vic.</i>	<i>Qld</i>	<i>SA</i>	<i>WA</i>	<i>Tas.</i>	<i>NT</i>	<i>ACT</i>	<i>Australia</i>
HOUSES									
1991-92	25,412	21,827	28,068	8,036	11,921	2,609	669	2,028	100,572
1992-93	26,554	24,633	32,793	9,122	14,615	2,840	744	2,408	113,708
1993-94 p	28,584	27,002	34,992	9,134	17,831	2,989	1,005	1,696	123,230
<i>1993—</i>									
Mar. qtr	6,105	5,484	7,314	2,136	3,479	687	160	462	25,827
June qtr	6,779	6,414	8,363	2,369	3,879	716	211	576	29,306
Sept. qtr	7,403	6,553	9,155	2,611	4,420	731	314	603	31,791
Dec. qtr	6,699	7,076	8,941	2,336	4,344	746	225	415	30,782
<i>1994—</i>									
Mar. qtr	6,153	6,458	7,997	1,977	4,143	759	214	319	28,020
June qtr p	8,329	6,915	8,899	2,210	4,924	753	252	358	32,638
OTHER RESIDENTIAL BUILDINGS									
1991-92	11,542	1,887	8,595	1,572	2,657	877	390	1,376	28,896
1992-93	14,225	2,155	12,096	1,759	3,955	997	353	1,849	37,389
1993-94 p	16,991	3,174	15,945	1,544	5,529	1,036	413	2,324	46,956
<i>1993—</i>									
Mar. qtr	3,518	735	2,712	568	910	185	81	274	8,983
June qtr	3,562	558	4,093	426	1,084	246	94	549	10,612
Sept. qtr	3,840	662	4,026	376	1,234	319	160	667	11,284
Dec. qtr	4,571	820	4,300	336	1,359	301	119	282	12,088
<i>1994—</i>									
Mar. qtr	3,612	971	3,652	429	1,413	217	68	799	11,161
June qtr p	4,968	721	3,967	403	1,523	199	66	576	12,423
TOTAL									
1991-92	36,954	23,714	36,663	9,608	14,578	3,486	1,059	3,404	129,468
1992-93	40,779	26,788	44,889	10,881	18,570	3,837	1,097	4,257	151,097
1993-94 p	45,575	30,176	50,937	10,678	23,360	4,025	1,418	4,020	170,186
<i>1993—</i>									
Mar. qtr	9,623	6,219	10,026	2,704	4,389	872	241	736	34,810
June qtr	10,341	6,972	12,456	2,795	4,963	962	305	1,125	39,918
Sept. qtr	11,243	7,215	13,181	2,987	5,654	1,050	474	1,270	43,075
Dec. qtr	11,270	7,896	13,241	2,672	5,703	1,047	344	697	42,870
<i>1994—</i>									
Mar. qtr	9,765	7,429	11,649	2,406	5,556	976	282	1,118	39,181
June qtr p	13,297	7,636	12,866	2,613	6,447	952	318	934	45,061

**TABLE 5. NUMBER OF PUBLIC SECTOR DWELLING UNITS COMMENCED
IN NEW RESIDENTIAL BUILDINGS**

<i>Period</i>	<i>NSW</i>	<i>Vic.</i>	<i>Qld</i>	<i>SA</i>	<i>WA</i>	<i>Tas.</i>	<i>NT</i>	<i>ACT</i>	<i>Australia</i>
HOUSES									
1991-92	975	565	948	308	358	93	252	1	3,500
1992-93	843	1,084	723	294	396	38	84	9	3,471
1993-94 p	624	929	626	428	378	46	170	61	3,262
<i>1993—</i>									
Mar. qtr	199	368	183	68	172	16	16	—	1,022
June qtr	341	339	266	135	99	—	43	—	1,223
Sept. qtr	200	226	174	165	111	—	9	4	889
Dec. qtr	87	352	199	59	105	6	38	2	848
<i>1994—</i>									
Mar. qtr	94	246	98	46	91	34	75	55	739
June qtr p	243	105	155	158	71	6	48	—	786
OTHER RESIDENTIAL BUILDINGS									
1991-92	2,809	1,142	930	755	1,387	85	46	125	7,279
1992-93	2,839	283	1,373	460	1,823	102	13	144	7,037
1993-94 p	1,635	432	1,115	358	1,198	61	16	57	4,872
<i>1993—</i>									
Mar. qtr	607	22	197	138	548	64	—	69	1,645
June qtr	580	76	370	94	357	—	7	—	1,484
Sept. qtr	681	46	702	102	449	—	2	11	1,993
Dec. qtr	244	8	200	67	153	—	2	10	684
<i>1994—</i>									
Mar. qtr	276	173	71	97	247	44	—	36	944
June qtr p	434	205	142	92	349	17	12	—	1,251
TOTAL									
1991-92	3,784	1,707	1,878	1,063	1,745	178	298	126	10,779
1992-93	3,682	1,367	2,096	754	2,219	140	97	153	10,508
1993-94 p	2,259	1,361	1,741	786	1,576	107	186	118	8,134
<i>1993—</i>									
Mar. qtr	806	390	380	206	720	80	16	69	2,667
June qtr	921	415	636	229	456	—	50	—	2,707
Sept. qtr	881	272	876	267	560	—	11	15	2,882
Dec. qtr	331	360	399	126	258	6	40	12	1,532
<i>1994—</i>									
Mar. qtr	370	419	169	143	338	78	75	91	1,683
June qtr p	677	310	297	250	420	23	60	—	2,037

**TABLE 6. NUMBER OF DWELLING UNITS COMMENCED, JUNE QUARTER 1994
RELATIVE STANDARD ERRORS (PER CENT)**

<i>State and Territory</i>	<i>Private sector</i>		<i>Total</i>	
	<i>Houses</i>	<i>Total</i>	<i>Houses</i>	<i>Total</i>
NSW	3.3	2.1	3.2	2.0
Vic.	2.1	1.9	2.1	1.8
Qld	2.2	1.5	2.2	1.5
SA	3.3	2.8	3.1	2.6
WA	2.9	2.2	2.8	2.1
Tas.	2.5	2.0	2.5	2.0
NT	1.0	0.8	0.8	0.7
ACT	3.1	1.2	3.1	1.2
Australia	1.2	0.9	1.2	0.9

EXPLANATORY NOTES

Introduction

This publication contains preliminary estimates of the number of dwelling units commenced during the June quarter 1994. More comprehensive results from the quarterly survey will be published in ABS publication 8752.0.

2. The statistics were compiled on the basis of returns collected from builders and other individuals and organisations engaged in building activity. The quarterly survey comprises a sample survey of private sector house building activity and a complete enumeration of other building activity. Estimates in respect of commencements of private sector houses are therefore subject to sampling variability. Relative standard errors for the June quarter 1994 are shown in Table 6. More details regarding sampling variability for the survey are shown in publication 8752.0.

3. The use of sample survey techniques in the Building Activity Survey means that reliable estimates of private sector house commencements based on survey results are available only at the State/Territory and Australia levels. Further geographic disaggregations are not available. However, dwelling unit commencement data for regions below State/Territory level are shown in the monthly series of dwelling unit commencements compiled by 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.

Definitions

4. 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.

5. 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.

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

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

(b) An *other residential building* is defined as a building which is predominantly used for long term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes townhouses, duplexes, apartment buildings, etc.). These statistics present the number of dwelling units in other residential buildings (and not the number of buildings).

7. *Commenced*. A building 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).

8. *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.

Seasonal adjustment

9. Seasonally adjusted building statistics are shown in Tables 1 and 2. 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. Details regarding the methods used in seasonally adjusting the series are available on request.

10. 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 dwelling units should not be used to represent seasonally adjusted public sector dwelling units.

Unpublished data and related publications

11. The ABS can also make available certain building 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. A charge may be made for providing unpublished information in these forms.

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

Building Approvals, Australia (8731.0) — issued monthly

Building Activity, Australia (8752.0) — issued quarterly

Construction Activity at Constant Prices Australia (8782.0) — issued quarterly

Engineering Construction Activity, Australia (8762.0) — issued quarterly

Housing Finance for Owner Occupation, Australia (5609.0) — issued monthly

Price Index of Materials Used in House Building, Six State Capital Cities and Canberra (6408.0) — issued monthly

Price Index of Materials Used in Building Other Than House Building, Eight Capital Cities (6407.0) — issued monthly

House Price Indexes: Eight Capital Cities (6416.0) — issued quarterly

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

Symbols and other usages

- nil or rounded to zero
- p preliminary—figures or series subject to revision

- r figures or series revised since previous issue
- . . not applicable
- n.a. not available

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

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