

**BUILDING ACTIVITY, NEW SOUTH WALES  
DECEMBER QUARTER 1993**

NOTE: The seasonal adjustment factors used to compile tables 5, 6 and 8 have been revised since the September quarter 1993 issue of this publication

**MAIN FEATURES**

*Value of building activity (\$m)*

	Dec qtr 1992	Sept qtr 1993	Dec qtr 1993	Dec qtr 1992 to Dec qtr 1993 change	Sept qtr 1993 to Dec qtr 1993 change
Commenced	2,178	2,102	2,212	2%	5%
Under construction	8,085	7,355	7,055	-13%	-4%
Completed	2,731	2,810	2,552	-7%	9%

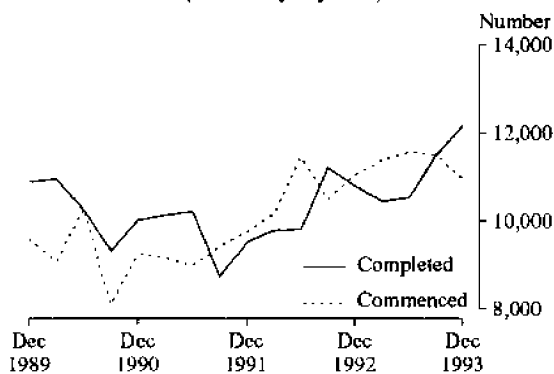
*Commencements of dwelling units*

The seasonally adjusted estimate of the number of New dwelling units commenced in December quarter 1993 (10,956) was 5% lower than in September quarter 1993 and 1% lower than in December quarter 1992. Seasonally adjusted, the number of houses commenced in December quarter 1993 (6,547) decreased by 10% from the previous quarter and was 4% lower than in December quarter 1992.

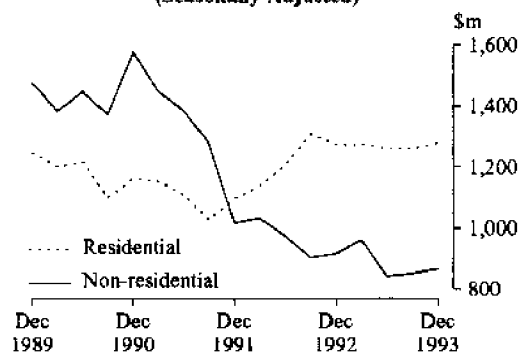
*Value of building work done*

In original terms, the total value of building work done during the period was \$2,265m. Of the total, the Non-residential building category accounted for \$855m with Offices (\$182m) being the largest component followed by Education (\$126m) and Shops (\$125m). At seasonally adjusted 1989-90 prices, the value of Non-residential building work done (\$866.4m) was 2% higher than in the previous quarter (\$852.0m) and 5% lower than in December quarter 1992 (\$916.8m).

**NUMBER OF NEW DWELLING UNITS  
(Seasonally adjusted)**



**VALUE OF BUILDING WORK DONE, NSW  
AT AVERAGE 1989-90 PRICES  
(Seasonally Adjusted)**

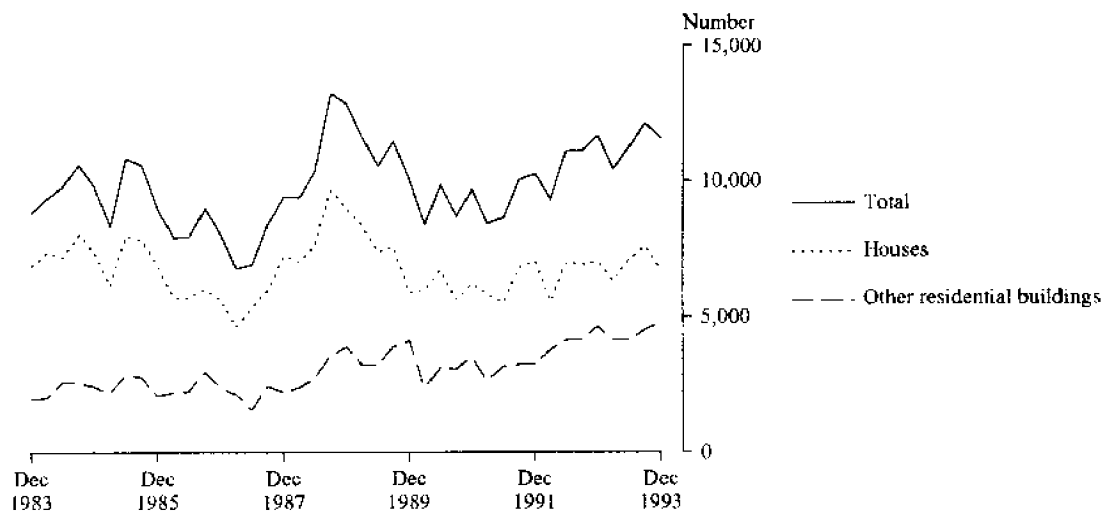


**INQUIRIES**

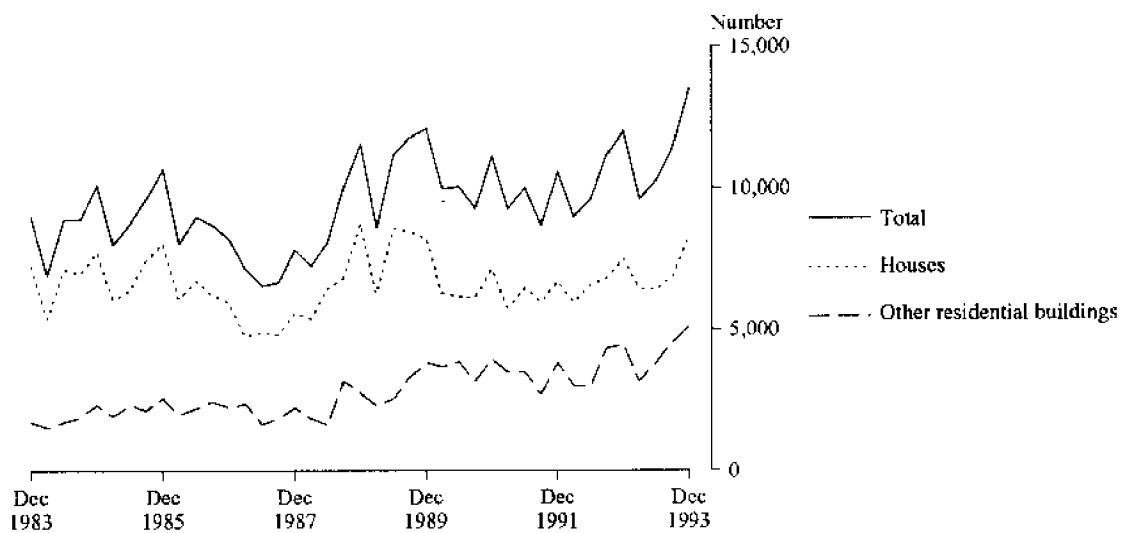
- for further information about statistics in this publication and the availability of related unpublished statistics, contact Geoff Howat on Sydney (02) 268 4610;
- for information about other ABS statistics and services please refer to the back page of this publication.

## NEW DWELLING UNITS BY STAGE OF CONSTRUCTION, NSW

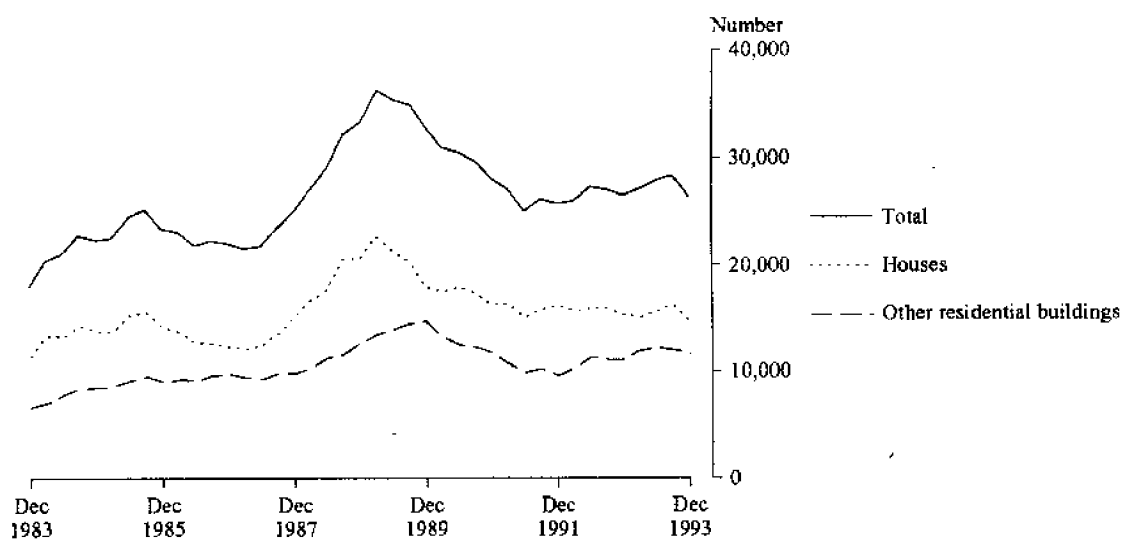
## Commenced



## Completed



## Under construction



## NOTES

The statistics on quarterly building activity are compiled on the basis of returns collected from builders and other individuals engaged in building activity.

The statistics relate to a sample of private sector new house construction or alterations and additions to houses with an approval value of \$10,000 or more and a fully enumerated collection of jobs involving construction of new residential buildings and alterations and additions with an approval value of \$10,000 or more (excluding private sector housing) and non-residential building jobs with an approval value of \$50,000.

Explanatory notes are published at the back of this publication.

DENIS FARRELL

Deputy Commonwealth Statistician

### Unpublished data

The ABS can make available certain building activity data which are not published, such as LGA and floor area data and type of other residential building. Where it is not practicable to provide the required information by telephone, data can be provided in the following forms:

- photocopy
- microfiche
- computer printout
- clerically extracted tabulation

A charge may be made for providing unpublished information in these forms.

**For further details please telephone Geoff Howat on (02) 268 4610.**

TABLE 1. SUMMARY OF BUILDING ACTIVITY, NSW

Period	New residential building				Non-residential building										Total building				
	Houses		Other residential buildings		Value (\$m)														
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Alterations and additions to residential buildings	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational		Miscellaneous	Total		
COMMENCED																			
1990-91	23,185	2,363.0	12,307	985.8	35,492	3,348.8	957.4	130.3	591.8	484.7	1,367.2	491.4	364.9	35.9	278.6	254.5	225.8	4,225.1	8,531.3
1991-92	26,387	2,664.2	14,351	1,142.4	40,738	3,806.7	898.8	146.5	276.3	317.0	1,141.4	226.7	306.1	33.0	140.1	426.7	132.8	3,146.6	7,852.1
1992-93	27,397	2,815.7	17,064	1,366.8	44,461	4,182.6	944.6	109.9	415.8	294.4	518.3	243.9	432.7	38.0	474.5	175.2	96.1	2,798.7	7,925.8
1992 Sept. qtr	6,943	700.9	4,172	310.4	11,115	1,031.3	247.4	6.2	79.2	58.8	93.3	45.4	108.3	4.1	25.0	30.3	22.8	473.3	1,752.1
Dec. qtr	7,051	736.0	4,625	358.7	11,656	1,094.6	245.7	76.6	193.3	68.5	174.6	97.8	105.1	6.9	52.3	33.7	29.4	838.1	2,178.4
1993 Mar. qtr	6,304	660.3	4,125	342.5	10,429	1,002.8	213.7	11.5	65.8	83.0	136.9	51.9	97.8	6.0	334.1	63.3	21.8	872.3	2,088.8
June qtr	7,120	718.5	4,142	335.3	11,262	1,053.8	237.7	15.6	77.4	84.1	113.5	48.8	121.6	21.0	63.1	47.9	22.1	615.0	1,906.6
Sept. qtr	7,603	786.4	4,521	369.4	12,124	1,155.8	273.1	21.4	85.4	48.3	131.1	95.7	101.3	12.8	76.4	72.9	28.1	673.5	2,102.3
Dec. qtr	6,764	710.6	4,801	396.5	11,565	1,107.1	266.1	37.7	106.5	55.1	222.5	96.3	107.5	11.0	67.6	61.3	73.4	838.9	2,212.1
UNDER CONSTRUCTION AT END OF PERIOD																			
1990-91	15,147	1,691.3	9,925	998.9	25,072	2,690.2	619.4	1,233.7	685.6	406.9	2,984.1	736.3	495.9	28.8	345.1	307.7	312.5	7,536.6	10,846.2
1991-92	15,974	1,792.7	11,343	1,101.1	27,317	2,893.8	589.1	709.1	689.1	406.8	2,352.7	494.5	299.0	28.8	252.2	454.1	174.6	5,860.7	9,343.6
1992-93	15,716	1,767.0	12,198	1,147.3	27,914	2,914.3	595.9	348.6	701.4	349.5	1,676.9	185.0	370.4	22.3	541.0	363.7	145.6	4,704.6	8,214.7
1992 Sept. qtr	15,941	1,789.8	11,110	1,081.6	27,051	2,871.4	601.3	577.9	666.6	336.6	2,000.0	436.1	301.3	24.1	265.2	415.4	158.7	5,181.8	8,654.5
Dec. qtr	15,365	1,744.0	11,162	1,064.9	26,527	2,808.9	571.2	407.2	663.6	294.3	1,772.0	482.3	340.2	25.4	229.9	331.3	158.9	4,705.0	8,085.2
1993 Mar. qtr	15,145	1,714.7	11,999	1,125.8	27,144	2,840.4	583.4	348.7	664.0	301.2	1,748.5	474.7	343.8	26.0	529.6	344.3	153.5	4,934.3	8,358.1
June qtr	15,716	1,767.0	12,198	1,147.3	27,914	2,914.3	595.9	348.6	701.4	349.5	1,676.9	185.0	370.4	22.3	541.0	363.7	145.6	4,704.6	8,214.7
Sept. qtr	16,360	1,841.6	12,058	1,150.2	28,418	2,991.7	632.3	311.3	427.8	336.4	851.8	209.7	409.3	29.7	605.7	380.9	148.6	3,711.2	7,355.3
Dec. qtr	14,699	1,688.1	11,641	1,141.5	26,340	2,829.7	622.8	328.6	344.3	199.6	883.6	231.4	430.3	32.9	631.1	380.1	141.3	3,603.0	7,055.4
COMPLETED																			
1990-91	25,506	2,578.8	14,192	1,207.4	39,698	3,786.2	1,010.3	581.5	364.2	578.0	2,526.6	614.6	368.5	31.5	374.2	292.9	316.6	6,048.7	10,845.1
1991-92	25,254	2,575.7	12,586	1,057.4	37,840	3,633.1	973.1	741.7	287.4	308.9	1,719.4	560.3	487.6	33.1	214.1	304.3	279.9	4,936.7	9,542.9
1992-93	27,182	2,826.4	15,840	1,332.8	43,022	4,159.1	964.9	471.1	414.8	400.8	1,204.3	595.8	362.0	45.0	205.8	189.6	133.4	4,012.5	9,136.6
1992 Sept. qtr	6,812	695.0	4,331	356.5	11,143	1,051.5	240.0	141.0	100.9	137.8	438.9	123.2	103.9	9.5	33.5	45.8	35.1	1,169.6	2,461.0
Dec. qtr	7,513	789.1	4,478	378.7	11,991	1,167.8	283.7	243.0	198.9	112.9	419.0	70.3	66.0	6.0	92.7	43.1	27.2	1,279.2	2,730.7
1993 Mar. qtr	6,438	687.0	3,178	278.7	9,616	965.7	205.2	72.1	63.3	100.2	156.2	61.0	95.0	5.2	36.2	50.2	27.6	666.9	1,837.8
June qtr	6,419	655.3	3,853	318.9	10,272	974.2	236.1	15.0	51.7	49.9	190.2	341.3	97.1	24.3	43.4	50.5	33.5	896.9	2,107.1
Sept. qtr	6,884	725.2	4,541	367.9	11,425	1,091.1	234.3	11.3	357.7	54.6	842.0	60.5	62.3	5.9	15.3	55.6	24.8	1,494.2	2,809.6
Dec. qtr	8,356	871.4	5,151	412.0	13,507	1,283.4	302.3	21.6	184.9	197.4	192.1	80.5	96.9	7.2	41.2	63.2	81.8	966.8	2,552.4

TABLE 1. SUMMARY OF BUILDING ACTIVITY, NSW—continued

Period	New residential building				Non-residential building										Total building				
	Houses		Other residential buildings		Total		Value (\$m)												
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Alterations and additions to residential buildings	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious		Health	Entertainment and recreational	Miscellaneous	Total
VALUE OF WORK DONE DURING PERIOD																			
1990-91	..	2,544.2	..	1,133.9	..	3,678.1	1,036.6	788.4	427.3	553.0	1,982.9	747.4	470.7	34.8	268.3	297.6	283.6	5,854.0	10,568.7
1991-92	..	2,660.7	..	1,028.3	..	3,689.0	941.8	391.6	456.6	391.4	1,433.1	461.8	326.5	31.3	212.9	266.8	195.4	4,167.5	8,798.3
1992-93	..	2,850.2	..	1,403.9	..	4,254.1	990.9	133.0	450.9	350.1	1,041.8	295.8	393.3	44.5	322.7	269.3	148.6	3,450.0	8,695.0
1992 Sept. qtr	..	724.3	..	391.9	..	1,116.2	249.0	53.4	90.1	101.4	317.1	81.5	74.9	8.8	36.8	69.1	38.9	872.0	2,237.2
Dec. qtr	..	750.8	..	363.6	..	1,114.4	279.4	51.7	160.9	91.3	283.2	89.3	90.7	7.1	43.1	43.2	41.1	901.6	2,295.4
1993 Mar. qtr	..	681.3	..	325.9	..	1,007.2	221.4	12.6	104.7	82.3	213.4	59.3	106.3	6.3	178.3	80.6	36.8	880.6	2,109.3
June qtr	..	693.9	..	322.5	..	1,016.4	241.1	15.3	95.2	75.1	228.1	65.6	121.3	22.2	64.6	76.4	31.9	795.7	2,053.2
Sept. qtr	..	805.2	..	361.2	..	1,166.4	268.3	20.5	135.2	77.9	214.9	65.9	104.6	6.9	77.4	97.2	25.2	825.8	2,260.4
Dec. qtr	..	748.2	..	394.5	..	1,142.7	267.0	23.1	124.9	82.7	182.0	87.8	125.9	8.4	85.7	97.7	37.0	855.2	2,364.9
VALUE OF WORK YET TO BE DONE																			
1990-91	..	739.4	..	461.0	..	1,200.4	242.1	505.1	487.2	217.4	1,299.7	240.0	170.5	14.6	164.6	138.1	136.0	3,373.3	4,815.7
1991-92	..	791.6	..	618.9	..	1,410.5	251.6	331.0	326.4	137.2	1,075.0	102.7	142.9	16.4	75.9	328.0	87.0	2,622.6	4,284.7
1992-93	..	780.7	..	609.3	..	1,390.0	246.9	308.8	305.2	134.0	593.9	95.7	188.2	10.8	254.4	190.7	34.4	2,116.0	3,753.0
1992 Sept. qtr	..	778.6	..	566.0	..	1,344.6	255.9	287.5	316.3	104.8	860.0	88.2	174.8	12.4	85.6	266.4	67.6	2,263.7	3,864.2
Dec. qtr	..	774.8	..	566.3	..	1,341.1	236.1	308.1	351.4	85.6	768.3	115.4	189.2	12.8	100.0	213.8	54.0	2,198.6	3,775.8
1993 Mar. qtr	..	756.7	..	587.0	..	1,343.7	236.1	309.1	311.2	110.6	691.9	109.6	183.6	12.2	264.0	196.8	39.4	2,228.4	3,808.2
June qtr	..	780.7	..	609.3	..	1,390.0	246.9	308.8	305.2	134.0	593.9	95.7	188.2	10.8	254.4	190.7	34.4	2,116.0	3,753.0
Sept. qtr	..	780.6	..	623.2	..	1,403.8	261.8	265.3	254.1	103.6	396.2	121.7	185.0	17.2	257.2	167.7	41.7	1,809.7	3,475.3
Dec. qtr	..	752.9	..	637.0	..	1,389.8	268.4	281.1	230.8	81.7	438.1	135.4	178.4	19.7	238.0	132.4	79.3	1,814.9	3,473.2

NOTE: The number of self-contained dwelling units commenced as part of the construction of non-residential building and alterations and additions to existing buildings (including conversions to dwelling units) are excluded from this table. There were 583 such dwelling units commenced in the December quarter 1993.



TABLE 2. SUMMARY OF PRIVATE SECTOR BUILDING ACTIVITY, NSW - continued  
Value (\$m)

Period	New residential building				Non-residential building													
	Houses		Other residential buildings		Total		Alterations and additions to residential buildings					Other business premises						
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Miscellaneous	Enter-tainment and recreation	Total building	
VALUE OF WORK DONE DURING PERIOD																		
1990-91	..	2,494.5	..	881.1	..	3,375.6	1,017.0	786.9	404.9	525.1	1,554.1	455.5	142.1	34.8	95.6	239.7	116.1	4,354.8
1991-92	..	2,579.6	..	823.0	..	3,402.6	933.1	391.1	446.8	379.0	951.8	227.8	102.4	31.3	61.9	211.5	95.0	2,898.6
1992-93	..	2,776.8	..	1,142.7	..	3,919.4	986.5	131.8	418.3	343.7	623.9	206.2	105.2	44.3	79.9	169.2	74.2	2,196.6
1992 Sept. qtr	..	706.0	..	274.6	..	980.6	248.2	53.0	86.9	99.9	201.3	53.7	19.8	8.7	17.2	51.1	19.3	1,839.9
Dec. qtr	..	737.6	..	317.0	..	1,054.6	279.0	51.4	143.4	88.6	187.6	59.2	29.0	7.1	21.9	25.1	19.2	1,966.3
1993 Mar. qtr	..	666.8	..	277.4	..	944.1	220.1	12.6	99.5	81.8	110.0	48.1	28.1	6.3	22.7	50.2	19.2	1,642.8
June qtr	..	666.4	..	273.7	..	940.1	239.2	14.8	88.5	73.4	124.9	45.1	28.2	22.2	18.0	42.8	16.4	1,653.6
Sept. qtr	..	778.1	..	312.4	..	1,090.5	265.1	19.7	128.9	77.2	125.3	41.4	24.7	6.9	28.4	50.2	10.8	1,889.1
Dec. qtr	..	734.1	..	355.7	..	1,089.8	264.4	22.0	123.2	81.5	98.6	60.8	38.0	8.4	30.3	51.9	17.1	1,886.0
VALUE OF WORK YET TO BE DONE																		
1990-91	..	732.3	..	384.2	..	1,116.5	238.9	505.1	487.0	215.6	936.2	136.4	56.1	14.6	18.9	119.5	38.5	2,527.9
1991-92	..	783.7	..	516.0	..	1,299.7	250.8	330.7	325.0	135.2	640.4	91.5	21.9	16.2	30.3	151.7	38.4	1,781.5
1992-93	..	764.5	..	562.1	..	1,326.6	245.0	307.9	298.7	133.2	380.0	80.7	42.7	10.8	30.1	59.9	16.6	1,360.7
1992 Sept. qtr	..	773.0	..	503.0	..	1,276.0	255.7	287.4	314.7	103.4	490.0	84.0	33.5	12.4	30.5	100.1	32.1	1,488.2
Dec. qtr	..	767.9	..	505.6	..	1,273.5	235.9	308.1	341.3	84.9	472.7	96.9	32.3	12.8	26.4	47.8	30.8	1,453.8
1993 Mar. qtr	..	744.8	..	530.8	..	1,275.6	235.2	309.1	303.4	109.8	433.3	94.1	30.2	12.2	25.6	52.2	21.6	1,391.6
June qtr	..	764.5	..	562.1	..	1,326.6	245.0	307.9	298.7	133.2	380.0	80.7	42.7	10.8	30.1	59.9	16.6	1,360.7
Sept. qtr	..	772.0	..	586.9	..	1,359.0	259.7	264.6	252.0	103.2	250.2	111.5	38.1	17.2	70.8	70.4	25.7	1,203.6
Dec. qtr	..	749.7	..	620.7	..	1,370.4	267.7	281.0	218.4	80.4	237.3	109.6	28.3	19.7	57.7	64.0	27.9	1,124.3

TABLE 3. SUMMARY OF PUBLIC SECTOR BUILDING ACTIVITY, NSW

Period	New residential building										Non-residential building																			
	Houses					Other residential buildings					Total					Houses					Other residential buildings					Total				
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Alterations and additions to residential buildings	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total building								
COMMENCED																														
1990-91	553	48.4	2,368	197.9	2,921	246.3	13.5	0.3	4.8	12.9	429.3	120.3	240.6	—	225.7	46.1	124.3	1,204.3	1,464.2											
1991-92	975	80.4	2,809	231.2	3,784	311.5	5.3	0.7	10.9	11.6	430.1	58.3	222.0	0.2	69.3	212.2	52.3	1,967.7	1,384.6											
1992-93	843	81.6	2,839	203.6	3,682	285.1	5.5	1.9	37.1	3.6	169.0	54.1	308.4	15.0	407.1	40.8	41.9	1,064.0	1,354.6											
1992 Sept. qtr	168	16.0	1,003	77.3	1,171	93.3	0.2	0.3	3.1	0.9	28.5	1.9	77.4	—	8.2	7.9	6.6	135.1	228.6											
Dec. qtr	135	14.7	649	42.9	784	57.5	0.3	0.2	26.1	1.9	22.8	28.2	77.3	—	37.9	17.7	11.5	223.6	281.5											
1993 Mar. qtr	199	19.3	607	44.1	806	63.4	2.1	—	2.5	0.4	66.7	6.9	72.6	—	320.3	7.3	11.8	488.5	554.0											
June qtr	341	31.7	580	39.2	921	70.9	2.9	1.4	5.3	0.4	51.0	17.1	81.0	15.0	40.7	7.9	12.1	216.8	290.6											
Sept. qtr	200	19.5	681	38.7	881	58.2	3.3	0.5	2.0	0.2	28.3	19.5	76.0	—	10.2	13.5	9.0	159.1	220.6											
Dec. qtr	87	8.7	244	18.1	331	26.8	1.2	0.6	11.9	1.9	138.7	40.5	78.6	—	52.5	16.1	54.8	395.8	423.8											
UNDER CONSTRUCTION AT END OF PERIOD																														
1990-91	188	17.6	1,821	225.4	2,009	242.9	22.2	—	1.3	7.8	876.2	391.9	355.5	—	293.6	40.0	202.9	2,169.3	2,434.4											
1991-92	210	17.5	2,274	197.0	2,484	214.4	2.7	0.7	2.8	8.3	960.9	299.6	251.5	0.2	197.2	200.8	91.6	2,013.6	2,230.8											
1992-93	390	37.1	1,821	129.4	2,211	166.5	3.2	1.3	28.7	2.7	703.8	34.7	303.1	—	490.2	227.5	87.4	1,879.4	2,049.1											
1992 Sept. qtr	164	15.4	1,784	151.9	1,948	167.3	1.8	0.2	2.5	5.8	967.4	283.5	244.2	0.2	206.6	203.7	82.7	1,968.8	2,166.0											
Dec. qtr	130	13.6	1,753	134.6	1,883	148.2	1.7	0.2	25.4	4.7	698.7	316.9	275.6	—	168.8	213.7	86.4	1,790.4	1,940.3											
1993 Mar. qtr	250	25.2	1,871	140.3	2,121	165.5	1.9	—	25.5	4.2	683.3	310.7	281.3	—	468.5	215.9	86.8	2,076.3	2,243.7											
June qtr	390	37.1	1,821	129.4	2,211	166.5	3.2	1.3	28.7	2.7	703.8	34.7	303.1	—	490.2	227.5	87.4	1,879.4	2,049.1											
Sept. qtr	266	26.2	1,609	102.2	1,875	128.5	5.7	1.6	3.8	2.7	373.1	33.6	334.6	—	493.6	229.5	92.7	1,565.1	1,699.3											
Dec. qtr	81	9.1	558	39.8	639	48.9	2.8	1.2	14.7	4.4	457.2	55.2	352.8	—	536.2	228.4	79.7	1,719.8	1,771.5											
COMPLETED																														
1990-91	635	54.6	2,946	227.7	3,581	282.3	19.5	3.8	42.8	54.8	429.2	163.1	258.9	—	198.0	64.1	211.4	1,426.0	1,727.8											
1991-92	951	82.0	2,356	259.8	3,307	341.8	25.6	—	9.4	12.3	466.1	233.5	334.7	—	145.2	52.3	163.2	1,416.7	1,784.1											
1992-93	663	62.2	3,292	272.9	3,955	335.1	5.0	1.2	11.9	10.7	428.6	358.2	255.8	15.2	128.5	27.7	47.9	1,270.7	1,610.8											
1992 Sept. qtr	214	17.9	1,493	122.4	1,707	140.4	1.1	0.7	3.7	3.3	28.8	36.9	82.1	—	19.5	5.1	15.4	195.5	337.0											
Dec. qtr	169	16.4	680	61.4	849	77.9	0.4	0.2	3.1	3.2	290.0	11.0	45.8	0.2	77.6	7.8	5.8	444.7	522.9											
1993 Mar. qtr	79	7.9	489	38.4	568	46.2	1.9	0.2	2.8	1.1	81.7	14.4	66.7	—	20.6	6.5	11.7	205.8	253.9											
June qtr	201	19.9	630	50.7	831	70.6	1.6	0.1	2.4	3.1	28.1	295.9	61.1	15.0	10.7	8.3	15.1	424.7	496.9											
Sept. qtr	324	30.4	889	64.9	1,213	95.3	0.8	0.2	26.9	0.4	352.2	20.3	49.8	—	7.7	11.6	7.1	476.3	572.4											
Dec. qtr	272	25.8	1,295	81.2	1,567	107.1	4.2	1.0	1.0	0.3	54.2	21.6	72.1	—	16.7	18.0	68.2	253.1	364.3											



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

Period	New residential building										Non-residential building														
	Houses					Other residential buildings					Total					Alterations and additions to residential buildings					Other non-residential building				
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total	Total building			
VALUE OF WORK DONE DURING PERIOD																									
1990-91	..	49.7	..	252.8	..	302.5	..	19.6	1.5	22.4	27.8	428.8	292.0	328.6	172.8	57.9	167.6	1,499.2	1,821.3						
1991-92	..	81.1	..	205.3	..	286.4	..	8.7	0.5	9.7	12.4	481.3	234.0	224.1	151.0	55.3	100.5	1,268.9	1,564.0						
1992-93	..	73.5	..	261.2	..	334.7	..	4.4	1.2	32.6	6.4	417.9	89.6	288.1	242.8	100.1	74.4	1,253.3	1,592.4						
1992 Sept. qtr	..	18.3	..	117.3	..	135.6	..	0.7	0.4	3.2	1.5	115.7	27.8	55.1	19.5	18.0	19.5	260.9	397.3						
Dec. qtr	..	13.2	..	46.5	..	59.7	..	0.4	0.3	17.5	2.8	95.6	30.1	61.7	21.2	18.1	21.8	269.0	329.1						
1993 Mar. qtr	..	14.5	..	48.6	..	63.1	..	1.4	—	5.2	0.5	103.4	11.3	78.2	155.5	30.4	17.6	402.0	466.5						
June qtr	..	27.5	..	48.8	..	76.3	..	1.9	0.5	6.8	1.7	103.2	20.5	93.1	46.5	33.6	15.5	321.4	399.6						
Sept. qtr r	..	27.1	..	48.8	..	76.0	..	3.2	0.7	6.4	0.7	89.6	24.5	79.9	49.0	47.0	14.4	312.3	391.4						
Dec. qtr	..	14.1	..	38.8	..	52.9	..	2.6	1.2	1.7	1.1	83.4	27.1	88.0	55.4	45.7	19.9	323.4	378.9						
VALUE OF WORK YET TO BE DONE																									
1990-91	..	7.1	..	76.8	..	83.9	..	3.2	—	0.2	1.8	363.6	103.6	114.4	145.7	18.6	97.5	845.4	932.5						
1991-92	..	8.0	..	102.9	..	110.8	..	0.8	0.3	1.4	2.0	434.6	11.2	121.0	45.6	176.3	48.6	841.2	952.8						
1992-93	..	16.3	..	47.2	..	63.4	..	1.9	0.9	6.5	0.8	213.8	14.9	145.4	224.3	130.8	17.9	755.3	820.6						
1992 Sept. qtr	..	5.6	..	63.0	..	68.6	..	0.3	0.1	1.6	1.4	370.0	4.2	141.3	55.0	166.3	35.6	775.5	844.3						
Dec. qtr	..	6.9	..	60.6	..	67.6	..	0.2	—	10.1	0.7	295.6	18.5	156.9	73.6	166.1	23.2	744.8	812.6						
1993 Mar. qtr	..	11.9	..	56.2	..	68.1	..	0.9	—	7.8	0.8	258.6	15.5	133.3	238.4	144.6	17.8	836.8	905.8						
June qtr	..	16.3	..	47.2	..	63.4	..	1.9	0.9	6.5	0.8	213.8	14.9	145.4	224.3	130.8	17.9	755.3	820.6						
Sept. qtr r	..	8.6	..	36.2	..	44.9	..	2.1	0.7	2.2	0.5	146.0	10.2	146.9	186.3	97.3	16.0	606.1	653.1						
Dec. qtr	..	3.2	..	16.3	..	19.5	..	0.8	0.1	12.4	1.3	200.8	25.8	150.1	180.3	68.4	51.3	690.6	710.8						

TABLE 4. VALUE OF BUILDING ACTIVITY BY CLASS OF BUILDING AND STAGE OF CONSTRUCTION, SYDNEY STATISTICAL DIVISION  
(\$ million)

Period	Non-residential building										Total	
	Other residential building (a)	Hotels, etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational		Miscellaneous
COMMENCED												
1990-91	732.9	91.6	514.2	398.9	1,238.8	388.6	229.0	27.3	215.3	143.8	141.4	3,389.0
1991-92	809.4	99.7	213.2	169.6	817.8	1,44.7	205.5	25.4	71.7	329.5	66.3	2,143.3
1992-93	1,019.4	86.7	326.6	210.8	434.3	1,49.9	265.3	12.6	400.4	109.4	50.4	2,046.4
1992 Sept. qtr	241.5	1.3	60.1	44.1	79.7	28.2	64.3	2.3	15.1	22.6	12.1	329.9
Dec. qtr	260.7	71.5	166.8	44.4	157.8	57.9	50.9	4.3	42.8	14.4	11.7	622.5
1993 Mar. qtr	260.8	6.0	46.6	58.1	104.0	38.1	60.1	4.2	330.0	41.3	14.5	702.8
June qtr	256.5	7.8	53.1	64.2	92.9	25.6	90.0	1.8	12.5	31.1	12.1	391.1
Sept. qtr	297.5	10.4	58.1	35.1	114.5	79.5	54.0	9.9	21.5	57.5	18.1	458.3
Dec. qtr	346.3	29.0	81.1	31.0	209.9	76.7	63.2	9.1	58.3	48.7	60.7	667.8
UNDER CONSTRUCTION AT END OF PERIOD												
1990-91	852.0	1,223.5	653.4	363.4	2,907.7	691.0	344.2	18.4	270.3	222.4	241.7	6,936.0
1991-92	885.9	677.5	659.4	303.2	2,311.6	433.1	180.2	21.5	179.5	388.2	116.4	5,290.5
1992-93	918.2	332.5	649.0	289.3	1,641.2	1,137.8	237.6	12.8	481.9	293.2	110.0	4,185.3
1992 Sept. qtr	849.6	545.9	636.0	276.2	1,961.4	401.4	179.3	16.1	205.4	355.5	99.1	4,676.1
Dec. qtr	835.3	373.4	631.1	243.5	1,731.7	421.8	187.1	17.0	199.8	273.7	94.7	4,173.6
1993 Mar. qtr	885.8	335.5	624.1	250.5	1,701.8	424.8	199.5	18.1	508.6	283.4	105.7	4,451.8
June qtr	918.2	332.5	649.0	289.3	1,641.2	137.8	237.6	12.8	481.9	293.2	110.0	4,185.3
Sept. qtr	945.1	291.1	370.3	287.5	810.7	1,60.0	256.4	20.0	495.9	333.7	121.4	3,146.9
Dec. qtr	967.1	313.2	305.7	153.8	848.0	174.5	279.4	23.9	518.8	347.0	105.2	3,069.6
COMPLETED												
1990-91	918.0	458.0	281.3	459.2	2,419.5	503.3	248.4	24.9	174.5	189.6	195.1	4,953.7
1991-92	800.4	713.7	220.5	225.2	1,589.4	469.6	350.6	21.5	175.6	168.1	193.2	4,127.5
1992-93	974.8	429.7	347.9	268.9	1,111.3	508.5	210.4	21.5	114.0	124.4	54.8	3,191.5
1992 Sept. qtr	256.3	135.9	81.8	75.5	421.7	98.3	64.2	8.4	9.2	28.1	18.4	941.5
Dec. qtr	279.7	236.8	173.9	81.7	402.3	55.7	43.2	3.6	52.2	21.7	13.7	1,084.7
1993 Mar. qtr	206.9	46.1	52.1	73.8	128.9	39.1	49.2	2.8	22.3	32.6	11.3	458.4
June qtr	231.9	10.9	40.1	38.0	158.5	315.4	53.8	6.7	30.3	42.0	11.4	706.9
Sept. qtr	275.2	3.8	336.8	28.9	830.5	46.2	34.1	3.2	11.7	16.5	10.9	1,322.6
Dec. qtr	330.7	8.0	145.6	169.1	173.7	65.2	41.6	4.5	34.1	35.3	77.5	754.6

For footnotes see end of table

TABLE 4. VALUE OF BUILDING ACTIVITY BY CLASS OF BUILDING AND STAGE OF CONSTRUCTION, SYDNEY STATISTICAL DIVISION—continued  
(\$ million)

Period	Non-residential building										Total	
	Other residential building (a)	Hotels, etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational		Miscellaneous
	VALUE OF WORK DONE DURING PERIOD											
1990-91	865.3	713.2	348.0	447.6	1,853.0	638.8	319.4	24.5	195.5	196.3	192.1	4,928.4
1991-92	734.2	347.7	390.3	261.2	1,305.6	379.8	204.1	23.3	146.3	149.1	121.1	3,328.4
1992-93	1,031.3	104.4	377.3	252.6	947.3	198.7	233.0	19.6	271.4	185.9	82.5	2,672.6
1992 Sept. qtr	287.2	44.3	71.9	67.5	295.4	56.3	50.4	6.5	20.9	45.3	21.9	680.6
Dec. qtr	271.1	43.0	138.7	65.1	256.9	65.5	54.8	4.1	27.1	27.5	22.5	705.3
1993 Mar. qtr	240.3	8.7	90.5	64.9	189.7	35.8	59.3	3.5	170.7	57.6	20.0	700.7
June qtr	232.7	8.4	76.2	55.0	205.3	41.2	68.4	5.4	52.6	55.5	18.1	586.1
Sept. qtr	280.2	9.9	105.8	56.1	195.4	45.0	68.4	4.3	55.8	74.0	18.5	633.3
Dec. qtr	304.1	13.3	99.8	62.7	163.1	69.6	84.4	5.0	54.5	74.0	26.4	652.7
	VALUE OF WORK YET TO BE DONE											
1990-91	387.5	498.9	470.7	199.7	1,272.3	223.2	105.9	10.8	118.0	99.2	104.4	3,103.0
1991-92	505.3	319.2	310.9	104.8	1,050.1	80.3	95.1	12.1	57.0	290.9	55.0	2,375.5
1992-93	494.5	299.7	273.2	108.7	575.6	74.6	132.7	5.6	208.7	165.1	22.2	1,866.0
1992 Sept. qtr	443.7	279.3	298.8	86.1	842.3	72.0	108.7	8.5	71.2	241.6	41.6	2,050.1
Dec. qtr	440.8	300.6	329.3	70.6	757.9	82.6	104.9	9.1	90.7	185.7	28.5	1,959.9
1993 Mar. qtr	460.8	300.2	284.4	86.6	671.7	87.1	107.2	9.5	257.5	168.2	23.4	1,995.8
June qtr	494.5	299.7	273.2	108.7	575.6	74.6	132.7	5.6	208.7	165.1	22.2	1,866.0
Sept. qtr	518.8	255.2	225.5	84.9	380.5	104.5	117.4	11.5	178.5	149.5	26.0	1,533.5
Dec. qtr	570.2	271.9	207.0	57.6	428.5	114.6	98.2	15.6	181.1	124.2	60.8	1,559.5

(a) Excludes houses but includes flats, home units, villa units, town houses, etc. For definitions, see Explanatory Note 8(b).

**TABLE 5. NUMBER OF DWELLING UNITS BY STAGE OF CONSTRUCTION, NSW  
SEASONALLY ADJUSTED SERIES (a)**

Period	<i>Houses</i>				<i>Total</i>			
	<i>Private sector</i>		<i>Total</i>		<i>Private sector</i>		<i>Total</i>	
	<i>Commenced</i>	<i>Completed</i>	<i>Commenced</i>	<i>Completed</i>	<i>Commenced</i>	<i>Completed</i>	<i>Commenced</i>	<i>Completed</i>
1992 Sept. qtr	6.443	6.623	6.624	6.869	9.558	9.450	10.506	11.220
Dec. qtr	6.746	6.765	6.827	6.881	10.243	10,187	11,056	10,800
1993 Mar. qtr	6.585	6.944	6.847	6.982	10.419	9.805	11,390	10.447
June qtr	6.778	6.201	7.100	6,456	10,595	9,581	11,564	10,527
Sept. qtr	7.055	6.593	7,277	6,944	10,831	10,244	11,495	11,503
Dec. qtr	6.515	7,443	6,547	7,649	10,562	10,906	10,956	12,164

(a) Series have been revised due to annual re-analysis of seasonal adjustment factors.

**TABLE 6. VALUE OF BUILDING WORK DONE, NSW  
SEASONALLY ADJUSTED SERIES (a)  
(\$ million)**

Period	<i>New residential building</i>			<i>Alterations and additions to residential buildings</i>	<i>Non-residential building</i>		<i>Total building</i>
	<i>Houses</i>	<i>Other residential buildings</i>	<i>Total</i>		<i>Private sector</i>	<i>Total</i>	
1992 Sept. qtr	703.3	380.0	1,088.8	243.9	588.0	859.2	2,172.5
Dec. qtr	711.4	341.5	1,054.5	252.3	589.1	872.6	2,198.3
1993 Mar. qtr	722.6	343.2	1,063.9	246.3	522.5	916.7	2,234.1
June qtr	713.9	337.8	-1,046.9	248.1	488.1	803.2	2,091.9
Sept. qtr	782.2	350.4	1,136.7	262.6	495.3	812.7	2,193.0
Dec. qtr	709.0	370.9	1,081.7	240.8	494.5	828.3	2,170.5

(a) Series have been revised due to annual re-analysis of seasonal adjustment factors.

**TABLE 7. VALUE OF BUILDING WORK COMMENCED, AT AVERAGE 1989-90 PRICES (a), NSW  
(\$ million)**

Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building
	Houses	Other residential buildings	Total		Private sector	Total	
1990-91	2,257.9	986.7	3,244.6	919.9	3,051.6	4,268.2	8,432.7
1991-92	2,518.8	1,223.3	3,742.1	857.4	2,189.0	3,315.1	7,914.6
1992-93	2,664.7	1,482.9	4,147.6	901.7	1,834.9	2,959.9	8,009.2
1992 Sept. qtr	665.1	357.9	1,023.0	237.2	358.3	501.4	1,761.6
Dec. qtr	698.2	389.0	1,087.2	234.8	650.4	887.0	2,209.0
1993 Mar. qtr	623.5	371.9	995.4	203.1	405.7	922.1	2,120.6
June qtr	677.9	364.1	1,042.0	226.6	420.5	649.4	1,918.0
Sept. qtr	740.5	400.7	1,141.2	258.5	542.6	710.4	2,110.1
Dec. qtr	662.2	429.1	1,091.3	248.4	466.9	884.0	2,223.7

(a) See paragraphs 21 to 22 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up to date information on prices and commodity compositions becomes available.

**TABLE 8. VALUE OF BUILDING WORK DONE, AT AVERAGE 1989-90 PRICES (a), NSW  
ORIGINAL AND SEASONALLY ADJUSTED SERIES  
(\$ million)**

Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building
	Houses	Other residential buildings	Total		Private sector	Total	
<b>ORIGINAL</b>							
1990-91	2,421.2	1,114.3	3,535.5	986.4	4,307.9	5,791.7	10,313.6
1991-92	2,498.0	1,077.0	3,575.0	884.1	2,992.9	4,304.2	8,763.3
1992-93	2,680.8	1,509.1	4,189.9	932.2	2,307.8	3,624.1	8,746.2
1992 Sept. qtr	683.3	421.4	1,104.7	234.9	643.3	917.9	2,257.5
Dec. qtr	706.9	390.0	1,096.9	263.1	664.6	947.2	2,307.2
1993 Mar. qtr	639.7	350.2	989.9	208.0	502.2	924.0	2,121.9
June qtr	650.9	347.5	998.4	226.2	497.7	835.0	2,059.6
Sept. qtr	754.6	388.8	1,143.4	251.5	538.3	865.7	2,260.6
Dec. qtr	694.1	423.8	1,117.9	247.7	556.3	894.6	2,260.2
<b>SEASONALLY ADJUSTED</b>							
1992 Sept. qtr	663.5	408.6	1,077.6	230.1	619.0	904.4	2,192.3
Dec. qtr	669.8	366.4	1,038.0	237.6	618.8	916.8	2,209.6
1993 Mar. qtr	678.5	368.7	1,045.6	231.4	548.3	961.8	2,247.4
June qtr	669.6	364.0	1,038.4	232.7	512.1	842.9	2,098.5
Sept. qtr	733.1	377.1	1,114.2	246.2	519.2	852.0	2,193.1
Dec. qtr	657.7	398.4	1,058.2	223.4	517.3	866.4	2,166.0

(a) See paragraphs 21 to 22 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 9. NUMBER OF DWELLING UNITS BY OWNERSHIP,  
CLASS OF BUILDER AND STAGE OF CONSTRUCTION, NSW**

Period	Private sector					Public sector			Total		
	Houses			Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
	Contractor-built	Other	Total								
<b>COMMENCED</b>											
1990-91	15,198	7,435	22,632	9,939	32,571	553	2,368	2,921	23,185	12,307	35,492
1991-92	17,541	7,871	25,412	11,542	36,954	975	2,809	3,784	26,387	14,351	40,738
1992-93	19,193	7,361	26,554	14,225	40,779	843	2,839	3,682	27,397	17,064	44,461
1992 Sept. qtr	4,799	1,976	6,775	3,169	9,944	168	1,003	1,171	6,943	4,172	11,115
Dec. qtr	5,132	1,764	6,896	3,976	10,872	135	649	784	7,031	4,625	11,656
1993 Mar. qtr	4,222	1,883	6,105	3,518	9,623	199	607	806	6,304	4,125	10,429
June qtr	5,041	1,738	6,779	3,562	10,341	341	580	921	7,120	4,142	11,262
Sept. qtr	5,938	1,465	7,403	3,840	11,243	200	681	881	7,603	4,521	12,124
Dec. qtr	4,804	1,873	6,677	4,557	11,234	87	244	331	6,764	4,801	11,565
<b>UNDER CONSTRUCTION AT END OF PERIOD</b>											
1990-91	4,854	10,105	14,959	8,104	23,063	188	1,821	2,009	15,147	9,925	25,072
1991-92	5,905	9,859	15,764	9,069	24,833	210	2,274	2,484	15,974	11,343	27,317
1992-93	6,194	9,133	15,326	10,377	25,703	390	1,821	2,211	15,716	12,198	27,914
1992 Sept. qtr	5,568	10,209	15,777	9,326	25,103	164	1,784	1,948	15,941	11,110	27,051
Dec. qtr	5,703	9,532	15,235	9,409	24,644	130	1,753	1,883	15,365	11,162	26,527
1993 Mar. qtr	5,544	9,351	14,895	10,128	25,023	250	1,871	2,121	15,145	11,999	27,144
June qtr	6,194	9,133	15,326	10,377	25,703	390	1,821	2,211	15,716	12,198	27,914
Sept. qtr	7,018	9,075	16,094	10,449	26,543	266	1,609	1,875	16,360	12,058	28,418
Dec. qtr	5,612	9,006	14,618	11,083	25,701	81	558	639	14,699	11,641	26,340
<b>COMPLETED</b>											
1990-91	17,086	7,785	24,871	11,246	36,117	635	2,946	3,581	25,506	14,192	39,698
1991-92	16,533	7,770	24,303	10,230	34,533	951	2,356	3,307	25,254	12,586	37,840
1992-93	18,906	7,612	26,519	12,548	39,067	663	3,292	3,955	27,182	15,840	43,022
1992 Sept. qtr	5,005	1,592	6,598	2,838	9,436	214	1,493	1,707	6,812	4,331	11,143
Dec. qtr	5,012	2,332	7,344	3,798	11,142	169	680	849	7,513	4,478	11,991
1993 Mar. qtr	4,466	1,893	6,359	2,689	9,048	79	489	568	6,438	3,178	9,616
June qtr	4,422	1,795	6,218	3,223	9,441	201	630	831	6,419	3,853	10,272
Sept. qtr	5,202	1,358	6,560	3,652	10,212	324	889	1,213	6,884	4,541	11,425
Dec. qtr	6,197	1,887	8,084	3,856	11,940	272	1,295	1,567	8,356	5,151	13,507

**TABLE 10. NUMBER AND VALUE OF NEW HOUSES BUILT BY CONTRACT BUILDERS FOR PRIVATE OWNERSHIP, BY COMPLETION VALUE RANGE AND STAGE OF CONSTRUCTION, NSW**

Period	Commenced				Under construction at end of period				Completed			
	Less than \$40,000	\$40,000 to \$59,999	\$60,000 and over	Total	Less than \$40,000	\$40,000 to \$59,999	\$60,000 and over	Total	Less than \$40,000	\$40,000 to \$59,999	\$60,000 and over	Total
<b>NUMBER</b>												
1990-91	301	2,774	12,123	15,198	100	625	4,129	4,854	279	2,659	14,149	17,086
1991-92	244	2,287	15,010	17,541	108	465	5,331	5,905	231	2,462	13,840	16,533
1992-93	301	2,541	16,351	19,193	66	593	5,535	6,194	379	2,342	16,185	18,906
1992 Sept. qtr	122	612	4,065	4,799	130	466	4,971	5,568	117	628	4,259	5,005
Dec. qtr	59	791	4,281	5,132	63	565	5,075	5,703	144	727	4,141	5,012
1993 Mar. qtr	60	501	3,661	4,222	83	551	4,910	5,544	57	471	3,938	4,466
June qtr	60	637	4,344	5,041	66	593	5,535	6,194	60	515	3,847	4,422
Sept. qtr	79	635	5,224	5,938	123	664	6,232	7,018	40	592	4,571	5,202
Dec. qtr	80	599	4,125	4,804	123	587	4,902	5,612	100	636	5,461	6,197
<b>VALUE (\$m)</b>												
1990-91	8.6	141.7	1,377.9	1,528.2	2.7	31.8	613.3	647.8	8.1	137.0	1,602.8	1,747.9
1991-92	7.6	117.7	1,620.1	1,745.4	3.4	23.7	722.7	749.8	6.9	127.1	1,529.9	1,663.9
1992-93	8.5	132.8	1,788.2	1,929.6	2.0	30.8	726.5	759.2	11.1	122.1	1,820.3	1,953.5
1992 Sept. qtr	3.8	32.2	439.5	475.5	4.0	24.1	677.3	705.4	4.0	32.8	472.9	509.7
Dec. qtr	1.9	40.5	471.0	513.3	2.0	28.7	668.8	699.5	4.2	37.8	486.4	528.4
1993 Mar. qtr	1.4	26.6	393.6	421.7	2.1	28.9	634.8	665.9	1.7	24.6	445.3	471.6
June qtr	1.4	33.5	484.1	519.1	2.0	30.8	726.5	759.2	1.2	26.9	415.7	443.8
Sept. qtr	2.2	33.7	564.8	600.7	3.5	34.7	800.5	838.6	1.2	31.1	504.4	536.8
Dec. qtr	2.8	30.4	447.6	480.7	3.6	29.8	646.5	680.0	3.4	32.6	603.1	639.2

TABLE 11. SUMMARY OF BUILDING ACTIVITY, NSW  
RELATIVE STANDARD ERRORS, DECEMBER QUARTER 1993  
(per cent)

<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>PRIVATE SECTOR</b>						
Commenced	3.7	4.3	2.2	2.8	3.8	1.8
Under construction at end of period	3.1	3.4	1.7	2.0	3.1	1.1
Completed	4.1	4.6	2.8	3.3	5.0	1.9
Value of work done	..	3.1	..	2.1	3.4	1.3
Value of work yet to be done	..	4.2	..	2.3	3.7	1.2
<b>TOTAL PRIVATE AND PUBLIC SECTORS</b>						
Commenced	3.7	4.2	2.2	2.7	3.8	1.4
Under construction at end of period	3.1	3.3	1.7	2.0	3.1	0.8
Completed	4.0	4.5	2.5	3.0	4.9	1.6
Value of work done	..	3.1	..	2.0	3.4	1.1
Value of work yet to be done	..	4.2	..	2.2	3.7	0.9



## EXPLANATORY NOTES

### Introduction

This publication contains detailed results for December quarter 1993 from the quarterly Building Activity Survey.

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 consists of two components:

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

3. 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 level. However, dwelling unit commencement data for regions below the State level are published later in *Dwelling Unit Commencements Reported By Approving Authorities* (8741.1). 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

4. 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, earthwork, etc.) is excluded.

5. Building jobs included each quarter in the Building Activity Survey comprise those jobs selected in previous quarters which had not been completed by the end of the previous quarter and those jobs newly selected in the current quarter. The list from which building jobs are newly selected comprises all approved building jobs which were notified to the ABS up to but not including the last month of the reference quarter (i.e. up to the end of November in respect of the December quarter survey). This introduces a lag to the statistics in respect of those building jobs notified and commenced in the last month of the reference quarter (i.e. for the month of December in respect of the December quarter survey). For example, jobs which were notified as approved in the month of September 1993 and which actually commenced in that month are shown as commencements in December quarter 1993. Similarly, jobs which were notified in the month of December 1993 and which actually commenced in that month will be shown as commencements in March quarter 1994.

### Definitions

6. 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.

7. A *dwelling unit* is defined as a self-contained suite of rooms, including cooking and bathing facilities, intended for long-term residential use. Units (whether self-contained or not) within buildings offering institutional care or temporary accommodation (such as hospitals, 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.

8. A *residential building* is defined as a building consisting predominantly 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 used predominantly 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 used predominantly for long-term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. a block of flats or townhouses, a duplex, an apartment building).

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

10. *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).

11. *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.

12. *Completed*. A building job is regarded as completed when building activity has progressed to the stage where the building can fulfil its intended function. In practice, building jobs are treated as completed when notified as such by respondents to the survey.

### Valuation of building jobs

13. 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 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.

### Building classification

14. *Ownership.* The ownership of a building is classified at the time of approval as either PRIVATE SECTOR or PUBLIC SECTOR according to the expected ownership of the completed building. 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.

15. *Contractor-built houses.* Those constructed by a recognised private builder either under contract or in anticipation of sale or rental. This category excludes those constructed by, or under the direction of, the owner (who is not a recognised builder) without the services of a single contractor responsible for the whole job. It also excludes houses built by public sector organisations.

16. *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 Education.

17. Examples of the types of individual building jobs 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, guest houses, holiday apartment buildings;
- (d) *Shops* — includes retail shops, restaurants, cafes, taverns, dry cleaners, laundromats, hair salons, shopping arcades;
- (e) *Factories* — includes paper mills, oil refinery buildings, brickworks, foundries, powerhouses, manufacturing laboratories, workshops as part of a manufacturing process;
- (f) *Offices* — includes banks, post offices, council chambers, head and regional offices;
- (g) *Other business premises* — includes warehouses, storage depots, service stations, transport depots and terminals, electricity substation buildings, 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, glass houses, livestock sheds, shearing sheds, fruit and skin drying sheds, public toilets, and ambulance, fire and police stations.

### Reliability of the estimates

18. As 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 rele-

vant period had been included in the survey. A measure of the likely difference is given by the relative standard error of each estimate. 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. Relative standard errors of the estimates are shown on page 16.

19. An example of the use of standard errors is as follows. From Table 2 it can be seen that the estimate of the number of new private sector houses commenced during the quarter ended 31 December 1993 is 6,677. The associated relative standard error is 3.7 per cent (see table on page 16). Therefore, there are about two chances in three that the figure which would have been compiled if information had been obtained about all approved private sector house jobs would have been within the range 6,430 to 6,924 and about nineteen chances in twenty that the figure would have been within the range 6,183 to 7,171.

20. 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.

#### Estimates at constant prices

21. Estimates of the value of commencements and work done at 1989–90 prices are shown in Tables 7 and 8. 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 dwelling and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

22. 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).

#### Seasonally adjusted series (Tables 5, 6 and 8)

23. Seasonal adjustment is a technique designed to remove the estimated effects of normal seasonal variation from statistical series, so that the effects of other influences on the series may be more clearly recognised. Each of the component series has been seasonally adjusted independently. Thus the figures which can be derived by subtracting seasonally adjusted private sector dwellings from the seasonally adjusted total should not be used to represent public sector dwellings. Details of the methods used in deriving the seasonally adjusted figures shown in this publication are given in the annual publication *Seasonally Adjusted Indicators* (1308.0), issued by the Central Office of the ABS.

#### Related publications

24. Users may also wish to refer to the following building publications for New South Wales, which are available from the ABS bookshop:

*Building Approvals in Statistical Local Areas, NSW* (annual, 1988–89 (final issue) (8733.1)

*Building Approvals, NSW* (monthly) (8731.1)

*Dwelling Unit Commencements Reported by Approving Authorities, NSW* (monthly) (8741.1).

*Building Activity, Australia* (quarterly) (8752.0)

*Housing Finance for Owner Occupation, Australia* (monthly) (5609.0)

*Price Index of Materials used in House Building* (monthly) (6408.0)

*Engineering Construction Survey* (quarterly) (8762.0)

#### Symbols and other usages

n.a.	not available
r	figure or series revised since previous issue
..	not applicable
—	nil or rounded to zero (including null cells)
—	break in continuity of series (where line is drawn between two consecut



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