

**BUILDING ACTIVITY, QUEENSLAND
DECEMBER QUARTER 1995**

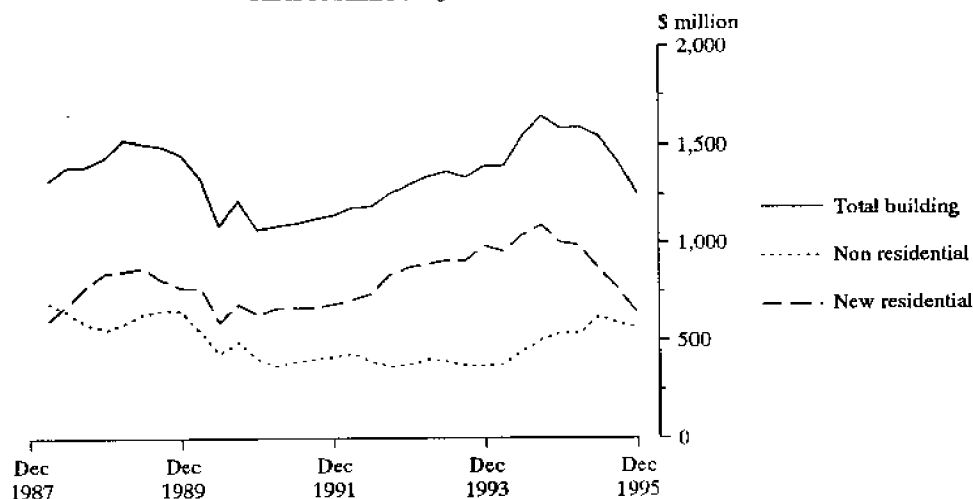
SUMMARY OF FINDINGS

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

	% change on	
	Sept. quarter 1995	Dec. quarter 1994
New residential building	-17.4	-36.4
Non-residential building	-4.2	4.9
Total building	-11.7	-20.8

- In seasonally adjusted average 1989-90 prices, the value of new residential building work done during the December quarter 1995 fell a further 17.4% to \$637.2 million. This was the fifth consecutive quarterly fall and resulted in a 36.4% decrease from the previous year. Most of the fall during the latest quarter was in other residential buildings for which work done fell 30.1% to \$173.3 million.
- Non-residential building recorded a 4.2% decline for the quarter to \$564.0 million.
- The total value of building work done for the quarter was down 11.7% to \$1,254.2 million, a 20.8% drop from the previous year.

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



INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Rex Porter on Adelaide (08) 237 7496 or any ABS State Office.
- for information about other ABS statistics and services please contact Information Inquiries on Brisbane (07) 222 6351 (fax (07) 229 6042), call at 313 Adelaide Street, Brisbane, or write to Information Inquiries, ABS, GPO Box 9817, Brisbane Qld 4001.

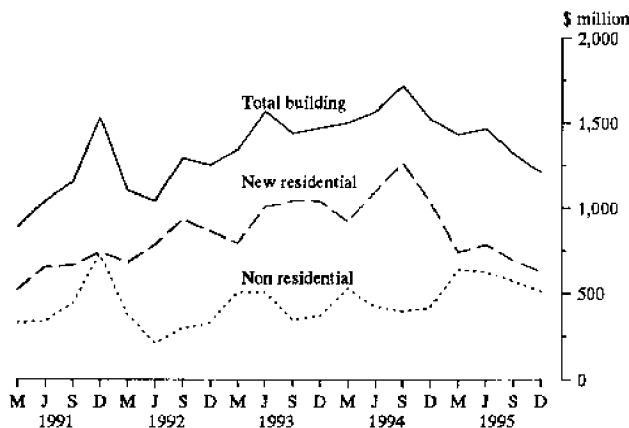
SUMMARY OF FINDINGS – continued

Value of building work commenced at average 1989–90 prices

	% change on	
	Sept. quarter 1995	Dec. quarter 1994
New residential building	-9.4	-39.6
Alterations and additions to residential buildings	14.5	6.2
Non-residential building	-9.9	22.5
Total building	-8.5	-20.5

- In average 1989–90 prices, the value of new residential building work commenced fell by 9.4% during the quarter to \$627.9 million and was just under half the peak level of commencements for the September quarter 1994. Commencements of other residential buildings fell by 22.3% to \$127.5 million in the latest quarter, the lowest since the June quarter 1991.
- Commencements of non-residential buildings fell for the third consecutive quarter – by 9.9% to \$514.8 million.
- The total value of all building work commenced fell by 8.5% during the quarter to \$1,209.9 million and was 29.6% below the peak level of the September quarter 1994.

VALUE OF WORK COMMENCED AT AVERAGE 1989-90 PRICES

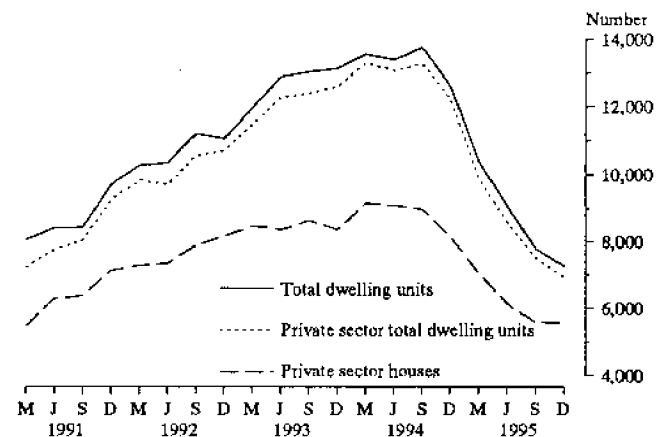


Number of dwelling units commenced, seasonally adjusted

	% change on	
	Sept. quarter 1995	Dec. quarter 1994
Private sector houses	-0.8	-32.0
Private sector dwelling units	-7.6	-43.1
Total dwelling units	-6.7	-42.4

- In seasonally adjusted terms, the total number of dwelling units commenced during the quarter fell 6.7% to 7,266 or 47.2% down on the record 13,756 commenced during the September quarter 1994.
- Within the private sector, house commencements were virtually unchanged at 5,548 while total dwelling unit commencements were down 7.6% to 6,950.

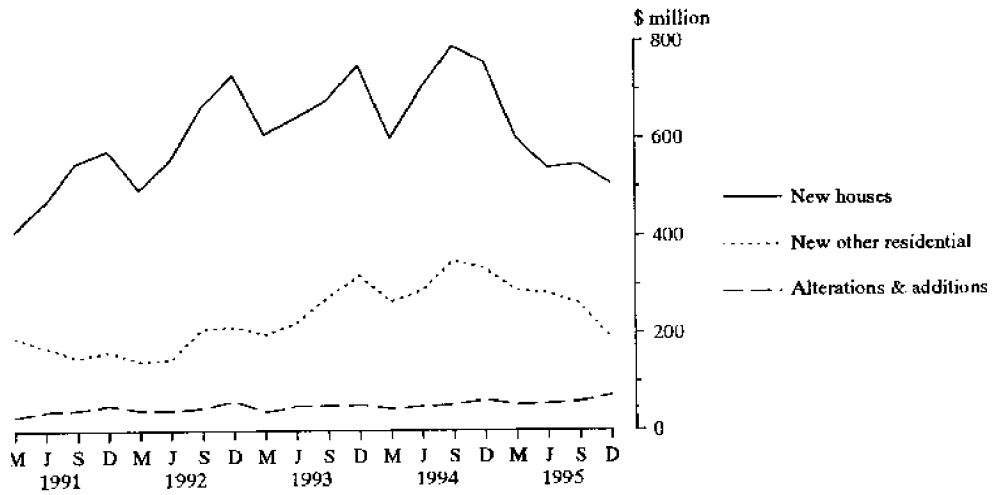
NEW DWELLING UNITS COMMENCED SEASONALLY ADJUSTED



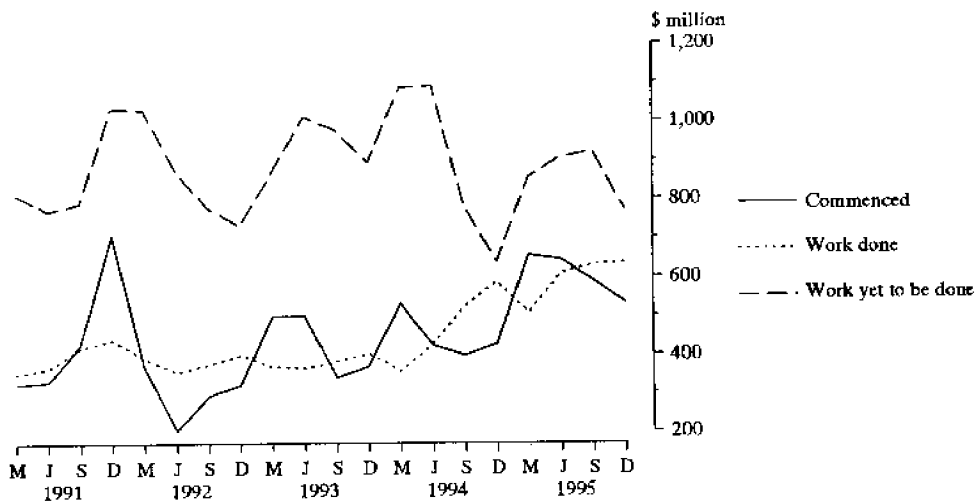
Original data

- The total value of building work done during the December quarter 1995 was down 6.5% to \$1,498.8 million. This was due entirely to a 13.3% fall in the new residential building sector.
- Total building work commenced during the quarter was down 7.9% to \$1,321.1 million. New residential work commenced was down 8.7% and non-residential down 9.5% while alterations and additions to residential buildings was up 15.0%.
- The total number of dwelling units commenced fell by 873 or 10.4% to 7,546. The fall was mainly in the other residential dwelling units category, for which the number of commencements fell by 748 or 32.6% to 1,549.
- Work yet to be done on jobs under construction at the end of the quarter was down 13.7% to \$1,341.8 million or 0.90 times the work done during the December quarter 1995.

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



VALUE OF NON-RESIDENTIAL BUILDING



VALUE OF NON-RESIDENTIAL WORK DONE

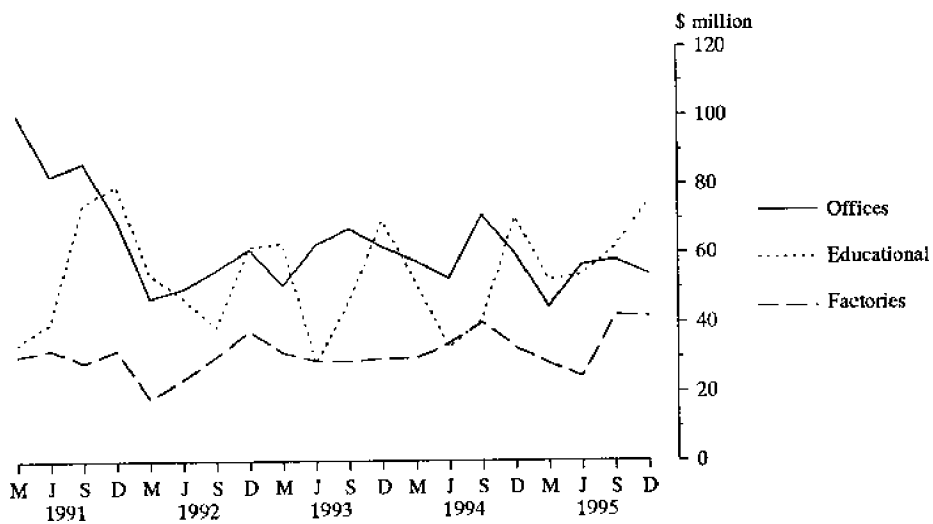


TABLE 1 — SUMMARY OF BUILDING ACTIVITY, QUEENSLAND

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	Recreational	Health	Entertainment and recreational	Miscellaneous	Total			
COMMENCED																					
1992-93	33,516	2,924.0	13,469	904.5	46,985	3,828.5	226.0	219.5	234.8	94.5	207.9	230.8	216.2	16.3	91.2	200.6	101.7	1,613.5	5,668.1		
1993-94	35,751	3,189.1	17,334	1,228.2	53,085	4,417.4	225.9	83.9	443.6	115.1	196.8	340.1	176.3	13.2	83.9	100.4	109.1	1,662.4	6,305.6		
1994-95	31,047	2,938.5	15,113	1,252.1	46,160	4,190.6	259.5	190.4	594.8	109.1	199.6	305.8	268.5	16.9	105.8	211.3	116.1	2,118.5	6,568.5		
1994 Sept. qtr	9,686	923.4	5,151	440.7	14,837	1,364.1	66.7	9.7	97.9	33.1	52.5	64.6	74.6	4.1	21.3	23.9	15.8	397.5	1,828.4		
Dec. qtr	8,788	817.2	4,315	320.0	13,103	1,137.2	72.0	11.2	112.6	29.8	44.5	61.3	87.9	3.8	24.9	29.3	20.0	425.3	1,634.4		
1995 Mar. qtr	6,295	595.3	2,700	224.3	8,995	819.6	57.2	117.3	163.1	21.2	33.0	64.9	50.0	4.2	41.9	124.1	37.9	653.5	1,530.3		
June qtr	6,278	602.5	2,947	267.1	9,225	869.6	63.6	52.2	231.2	25.0	69.6	119.1	56.1	4.7	17.8	34.0	42.4	642.2	1,575.4		
Sept. qtr	6,122	610.5	2,297	167.0	8,419	777.5	67.4	24.5	107.3	43.8	49.4	80.5	71.5	5.3	52.9	52.7	102.3	590.2	1,435.1		
Dec. qtr	5,997	579.4	1,549	130.3	7,546	709.7	77.5	52.5	72.4	48.2	56.2	95.3	67.9	2.0	32.9	68.3	38.2	533.9	1,321.1		
UNDER CONSTRUCTION AT END OF PERIOD																					
1992-93	8,559	812.8	6,201	444.5	14,760	1,257.3	53.4	452.0	130.8	123.6	348.8	93.2	95.3	3.9	68.7	163.0	48.8	1,528.1	2,838.7		
1993-94	9,504	973.7	8,489	655.7	17,993	1,629.5	50.6	502.4	274.6	154.3	255.3	225.3	81.5	4.1	54.6	186.0	45.1	1,783.1	3,463.1		
1994-95	6,971	733.2	8,418	832.9	15,389	1,566.0	71.7	198.0	547.7	45.7	193.2	322.7	173.8	10.3	81.0	336.8	74.2	1,983.3	3,621.1		
1994 Sept. qtr	10,521	1,084.8	9,623	828.2	20,144	1,913.1	62.9	271.5	313.4	145.5	278.4	254.2	122.1	4.8	63.8	191.6	39.1	1,684.5	3,660.4		
Dec. qtr	9,118	946.5	9,649	837.4	18,767	1,783.9	68.2	265.4	240.8	134.0	270.5	251.6	187.3	4.5	68.4	188.8	28.7	1,640.0	3,492.2		
1995 Mar. qtr	7,652	807.1	8,396	798.6	16,048	1,605.8	73.5	320.3	375.1	127.4	180.2	263.5	160.7	7.6	97.1	326.7	51.5	1,910.0	3,589.3		
June qtr	6,971	733.2	8,418	832.9	15,389	1,566.0	71.7	198.0	547.7	45.7	193.2	322.7	173.8	10.3	81.0	336.8	74.2	1,983.3	3,621.1		
Sept. qtr	6,820	730.8	7,609	741.1	14,429	1,471.9	68.9	209.8	529.8	59.2	166.1	162.8	176.9	11.3	110.7	188.9	139.7	1,755.3	3,296.1		
Dec. qtr	6,032	636.2	5,740	600.0	11,772	1,236.2	67.9	225.4	379.8	74.7	76.0	153.8	189.7	10.2	125.4	232.6	129.6	1,597.2	2,901.4		
COMPLETED																					
1992-93	33,600	2,907.3	11,941	771.9	45,541	3,679.1	228.6	109.5	332.7	87.7	183.8	219.1	236.8	22.9	171.4	66.5	270.1	1,700.4	5,608.2		
1993-94	34,793	3,015.8	14,822	1,087.3	49,615	4,023.1	230.1	36.0	308.6	88.0	250.2	207.5	198.1	13.4	97.4	79.5	113.0	1,391.7	5,644.9		
1994-95	33,527	3,172.3	14,929	1,100.1	48,456	4,272.4	245.3	304.5	391.0	229.1	258.4	213.7	162.4	11.1	81.7	95.5	86.6	1,834.1	6,351.8		
1994 Sept. qtr	8,669	802.4	3,913	269.3	12,582	1,071.7	54.9	38.6	65.3	46.2	29.2	36.8	34.9	3.6	12.6	19.2	21.9	308.3	1,434.9		
Dec. qtr	10,190	950.9	4,227	309.6	14,417	1,260.5	68.7	18.4	204.3	39.5	51.6	62.8	21.8	4.0	20.4	31.5	29.6	483.9	1,813.1		
1995 Mar. qtr	7,720	732.7	3,948	286.0	11,668	1,018.7	54.8	69.8	57.8	28.6	120.5	49.7	73.3	1.4	14.7	23.7	15.4	455.0	1,528.5		
June qtr	6,948	686.4	2,841	235.2	9,789	921.6	67.0	177.7	63.6	114.7	57.1	64.4	32.4	2.1	34.0	21.1	19.6	586.9	1,575.4		
Sept. qtr	6,253	614.6	3,098	278.8	9,351	893.5	71.3	16.2	140.8	29.8	77.2	272.0	62.5	4.1	23.3	210.9	36.2	873.0	1,837.7		
Dec. qtr	6,763	676.9	3,418	275.9	10,181	952.8	81.5	44.4	226.4	43.4	49.8	109.3	54.4	3.1	18.8	32.3	39.0	621.0	1,655.3		

TABLE 1 — SUMMARY OF BUILDING ACTIVITY, QUEENSLAND — continued

Period	New residential building				Non-residential building										Total building				
	Houses		Other residential buildings		Total		Alterations and additions to residential buildings etc.					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	Educational	Religious	Health	Entertainment and recreational		Miscellaneous			
VALUE OF WORK DONE DURING PERIOD																			
1992-93	..	2,920.2	..	813.5	..	3,733.8	225.5	72.0	241.6	128.5	229.3	224.6	191.4	22.1	124.4	74.5	199.3	1,507.7	5,467.0
1993-94	..	3,075.8	..	1,120.1	..	4,195.9	229.5	113.0	314.6	122.8	239.3	228.3	200.0	13.2	69.8	160.3	106.4	1,567.6	5,993.1
1994-95	..	3,079.3	..	1,253.1	..	4,332.4	260.4	261.4	567.4	125.4	231.6	377.9	217.6	14.1	99.5	233.3	98.9	2,227.1	6,819.9
1994 Sept. qtr	..	895.2	..	346.5	..	1,241.8	61.9	54.7	136.8	40.1	70.9	84.2	40.9	4.4	24.2	44.5	23.4	524.0	1,827.7
Dec. qtr	..	866.3	..	331.9	..	1,198.2	71.1	51.8	164.1	32.8	59.6	98.3	70.4	3.5	21.7	63.8	21.4	587.5	1,856.8
1995 Mar. qtr	..	693.2	..	288.7	..	981.9	61.5	72.4	107.7	28.2	44.5	89.6	52.3	2.8	27.3	63.5	18.7	506.9	1,550.4
June qtr	..	624.5	..	285.9	..	910.5	65.8	82.5	158.8	24.3	56.6	105.8	54.0	3.4	26.4	61.5	35.4	608.7	1,585.0
Sept. qtr	..	634.4	..	267.1	..	901.5	69.7	45.8	150.4	42.1	58.0	125.0	61.7	3.9	30.9	67.0	46.3	631.1	1,602.3
Dec. qtr	..	587.4	..	194.0	..	781.4	83.0	60.1	159.3	41.8	53.8	108.8	75.0	3.8	30.2	58.8	42.9	634.5	1,498.8
VALUE OF WORK YET TO BE DONE																			
1992-93	..	371.5	..	250.7	..	622.2	23.6	407.3	42.8	31.3	238.1	41.3	64.0	1.8	22.4	141.2	20.6	1,010.8	1,656.6
1993-94	..	472.9	..	354.2	..	827.1	21.5	380.7	180.6	27.4	155.6	152.5	48.7	2.2	36.0	83.5	23.5	1,090.6	1,939.2
1994-95	..	326.9	..	381.2	..	708.1	28.5	122.2	277.6	25.0	122.0	85.8	86.0	5.3	45.9	96.7	40.4	907.0	1,643.5
1994 Sept. qtr	..	490.7	..	450.7	..	941.4	26.6	136.6	148.2	25.1	136.9	134.1	83.3	2.1	34.9	63.9	16.0	781.1	1,749.1
Dec. qtr	..	437.0	..	438.5	..	875.4	30.3	97.1	115.8	22.1	121.1	96.1	99.9	2.2	38.3	28.8	13.9	635.3	1,541.0
1995 Mar. qtr	..	338.5	..	397.1	..	735.6	28.9	149.3	200.1	16.2	107.2	68.5	94.2	3.9	54.4	127.0	33.4	854.2	1,618.6
June qtr	..	326.9	..	381.2	..	708.1	28.5	122.2	277.6	25.0	122.0	85.8	86.0	5.3	45.9	96.7	40.4	907.0	1,643.5
Sept. qtr	..	305.4	..	301.2	..	606.6	27.6	104.5	249.9	26.2	114.0	73.0	89.9	6.7	68.0	92.7	95.8	920.9	1,555.0
Dec. qtr	..	303.8	..	242.0	..	545.8	25.1	104.4	167.1	43.4	37.9	64.4	82.1	4.9	71.3	110.0	85.3	770.8	1,341.8

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 91 such dwelling units commenced in the December quarter 1995.

TABLE 2 — SUMMARY OF PRIVATE SECTOR BUILDING ACTIVITY, QUEENSLAND

Period	New residential building										Non-residential building										Total building															
	Houses					Other residential buildings					Total					Alterations and additions to residential buildings						Other business premises					Enter-tainment and recreational					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)	Hotels etc.	Shops	Factories	Offices	Other business premises	Educa-tional	Reli-gious	Health	Enter-tainment and recreational	Miscel-laneous	Total																	
COMMENCED																																				
1992-93	32,793	2,866.9	12,096	825.5	44,889	3,692.4	225.7	219.3	233.6	90.4	96.0	185.1	76.9	16.3	73.0	46.5	78.4	1,115.5	5,033.7																	
1993-94	35,102	3,135.0	16,187	1,161.3	51,289	4,296.3	225.7	81.6	487.6	109.9	155.1	151.3	71.7	13.2	56.1	86.0	86.0	1,248.6	5,770.5																	
1994-95	30,538	2,891.3	13,761	1,141.1	44,299	4,032.3	258.2	188.8	577.3	103.4	150.4	263.4	84.5	16.9	63.6	151.8	62.2	1,662.3	5,952.8																	
1994 Sept. qtr	9,543	910.9	4,582	380.5	14,125	1,291.4	65.8	9.7	93.6	32.6	41.5	61.6	28.7	4.1	6.3	20.5	11.0	309.7	1,666.9																	
Dec. qtr	8,717	810.6	4,131	307.8	12,848	1,118.4	71.8	11.2	111.3	28.9	38.6	56.0	17.9	3.8	23.5	27.5	10.7	329.4	1,519.7																	
1995 Mar. qtr	6,170	583.9	2,468	210.2	8,638	794.1	57.1	115.7	161.7	21.0	27.4	57.0	22.9	4.2	16.3	72.1	14.9	513.3	1,364.5																	
June qtr	6,108	585.9	2,580	242.5	8,688	828.4	63.4	52.2	210.7	20.8	43.0	88.8	14.9	4.7	17.5	31.7	25.6	509.9	1,401.8																	
Sept. qtr	5,966	596.1	2,039	149.1	8,005	745.2	67.0	24.4	106.6	41.4	45.2	71.6	20.3	5.0	13.8	40.9	26.3	395.6	1,207.8																	
Dec. qtr	5,923	571.2	1,393	118.7	7,316	689.9	77.0	52.5	70.5	45.6	47.6	74.7	10.3	2.0	9.1	15.1	27.5	354.9	1,121.8																	
UNDER CONSTRUCTION AT END OF PERIOD																																				
1992-93	8,254	788.9	5,673	414.1	13,927	1,203.0	53.4	452.0	130.6	121.7	192.4	70.2	39.5	3.9	62.6	19.2	35.8	1,128.1	2,384.4																	
1993-94	9,260	953.6	8,164	636.0	17,424	1,589.6	50.6	500.1	271.2	151.8	176.1	47.0	18.0	4.1	28.8	40.2	30.5	1,267.9	2,908.1																	
1994-95	6,772	714.3	7,632	758.2	14,404	1,472.5	71.6	196.4	537.5	41.6	167.0	121.8	36.5	10.3	43.2	105.8	31.5	1,291.7	2,835.8																	
1994 Sept. qtr	10,287	1,065.6	8,804	752.8	19,091	1,818.5	62.1	269.3	309.2	144.3	197.8	76.4	32.0	4.8	23.8	44.0	25.4	1,126.9	3,007.5																	
Dec. qtr	8,958	932.7	8,896	765.5	17,854	1,698.2	67.9	265.4	235.7	133.2	199.0	75.4	36.5	4.5	33.1	47.3	15.7	1,045.8	2,811.9																	
1995 Mar. qtr	7,493	792.4	7,718	732.9	15,211	1,525.3	73.5	318.7	374.0	126.6	162.8	88.3	30.0	7.6	38.6	96.2	16.7	1,259.3	2,858.2																	
June qtr	6,772	714.3	7,632	758.2	14,404	1,472.5	71.6	196.4	537.5	41.6	167.0	121.8	36.5	10.3	43.2	105.8	31.5	1,291.7	2,835.8																	
Sept. qtr	6,608	711.5	6,869	670.0	13,477	1,381.5	68.8	208.2	519.3	54.5	143.9	128.5	45.0	11.0	33.9	125.4	41.9	1,311.6	2,761.9																	
Dec. qtr	5,891	621.4	5,203	539.2	11,094	1,160.6	67.7	225.4	368.4	71.4	58.0	119.8	36.9	9.9	24.5	121.7	44.2	1,080.3	2,308.6																	
COMPLETED																																				
1992-93	32,788	2,847.0	10,548	697.0	43,336	3,544.0	227.8	109.3	329.7	83.1	155.9	156.6	52.9	22.9	96.6	53.5	108.5	1,169.0	4,940.8																	
1993-94	34,095	2,959.0	13,472	929.4	47,567	3,888.4	229.9	36.0	305.7	83.6	123.7	173.9	95.2	13.4	88.4	67.0	90.9	1,077.8	5,196.1																	
1994-95	32,974	3,123.8	14,044	1,044.0	47,018	4,167.9	244.3	302.0	381.3	224.9	157.2	192.9	67.7	11.1	49.2	83.6	61.3	1,531.3	5,943.4																	
1994 Sept. qtr	8,516	789.0	3,838	264.6	12,354	1,053.6	54.7	38.6	62.6	44.4	20.2	32.9	15.5	3.6	11.6	17.2	16.1	262.9	1,371.2																	
Dec. qtr	10,046	938.9	3,977	293.8	14,023	1,232.7	68.3	16.0	204.1	38.3	36.9	55.9	13.5	4.0	14.2	24.1	20.4	427.3	1,728.3																	
1995 Mar. qtr	7,594	722.1	3,641	265.7	11,235	987.7	54.3	69.8	52.4	28.4	60.8	45.0	29.0	1.4	10.8	23.0	13.8	334.5	1,376.5																	
June qtr	6,818	673.9	2,588	219.9	9,406	893.9	66.9	177.7	62.1	113.8	39.2	59.1	9.7	2.1	12.5	19.3	10.9	506.6	1,467.4																	
Sept. qtr	6,110	600.6	2,794	256.6	8,904	857.2	70.9	16.2	140.3	28.1	68.7	66.6	12.2	4.1	22.7	30.5	15.7	405.1	1,333.2																	
Dec. qtr	6,618	664.4	3,059	253.8	9,677	918.2	81.2	42.7	225.5	39.5	36.9	86.7	19.1	3.1	17.7	26.4	25.8	523.4	1,522.7																	

TABLE 2 — SUMMARY OF PRIVATE SECTOR BUILDING ACTIVITY, QUEENSLAND — continued

Period	New residential building					Non-residential building													
	Houses					Other residential buildings					Total								
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Alterations and additions to residential buildings (\$m)	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total building	
VALUE OF WORK DONE DURING PERIOD																			
1992-93	..	2,862.2	..	734.8	..	3,596.9	225.1	71.8	239.0	124.2	144.6	168.7	56.8	22.1	82.5	50.2	105.1	1,065.0	4,887.0
1993-94	..	3,022.4	..	1,046.7	..	4,069.1	229.3	112.3	310.0	117.2	143.3	161.3	90.6	13.2	55.6	79.5	84.4	1,167.3	5,465.7
1994-95	..	3,030.7	..	1,168.3	..	4,198.9	259.3	258.9	555.5	122.2	158.0	224.2	75.9	14.1	62.2	117.1	58.4	1,646.6	6,104.9
1994 Sept. qtr	..	881.9	..	326.6	..	1,208.4	61.5	53.5	133.4	39.0	42.2	49.5	30.9	4.4	14.1	16.5	16.1	389.6	1,659.5
Dec. qtr	..	855.9	..	309.5	..	1,165.4	70.9	51.2	162.3	32.2	41.2	55.0	22.9	3.5	13.0	25.9	15.4	422.8	1,659.1
1995 Mar. qtr	..	683.6	..	269.3	..	952.9	61.3	71.7	106.1	27.9	34.8	52.2	17.3	2.8	16.8	36.6	9.9	376.0	1,390.1
June qtr	..	609.3	..	262.9	..	872.3	65.7	82.5	153.7	23.1	39.8	67.7	14.7	3.4	18.4	38.1	17.0	458.3	1,396.2
Sept. qtr	..	620.1	..	241.6	..	861.6	69.3	45.6	145.6	38.4	44.6	79.5	16.8	3.9	16.6	46.4	26.0	463.3	1,394.2
Dec. qtr	..	577.0	..	174.6	..	751.6	82.5	59.3	157.0	39.8	46.6	95.8	22.0	3.6	16.6	34.7	23.7	499.3	1,333.3
VALUE OF WORK YET TO BE DONE																			
1992-93	..	361.2	..	233.1	..	594.3	23.6	407.3	42.8	30.0	150.5	35.9	25.0	1.8	19.0	9.9	13.6	735.8	1,353.7
1993-94	..	463.0	..	342.8	..	805.8	21.5	379.1	179.1	26.7	114.5	25.3	8.5	2.2	18.0	18.5	14.7	786.8	1,614.2
1994-95	..	318.4	..	343.5	..	661.9	28.5	121.4	271.4	21.8	106.3	68.9	18.8	5.3	19.4	50.8	18.6	702.8	1,393.1
1994 Sept. qtr	..	481.7	..	398.9	..	880.6	26.2	136.2	146.5	24.9	114.2	38.2	17.1	2.1	10.6	23.1	9.7	522.5	1,429.2
Dec. qtr	..	431.8	..	396.7	..	828.5	30.2	97.1	114.8	21.7	111.2	38.3	12.1	2.2	21.1	24.6	5.0	448.0	1,306.7
1995 Mar. qtr	..	331.5	..	360.6	..	692.0	28.9	148.4	194.4	15.9	101.4	44.3	17.3	3.9	20.6	60.0	9.9	620.9	1,341.8
June qtr	..	318.4	..	343.5	..	661.9	28.5	121.4	271.4	21.8	106.3	68.9	18.8	5.3	19.4	50.8	18.6	702.8	1,393.1
Sept. qtr	..	296.8	..	270.2	..	567.0	27.5	103.7	247.9	24.3	107.3	62.8	22.7	6.4	16.2	54.5	18.7	664.6	1,259.1
Dec. qtr	..	297.6	..	218.7	..	516.3	25.1	104.4	165.5	41.0	29.8	44.9	11.7	4.7	7.9	42.5	23.1	475.4	1,016.8

TABLE 3—SUMMARY OF PUBLIC SECTOR BUILDING ACTIVITY, QUEENSLAND

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	Business premises	Educational	Religious	Health		Recreational	Miscellaneous	Total
COMMENCED																			
1992-93	723	57.2	1,373	78.9	2,096	136.1	0.3	0.2	1.2	4.1	111.9	45.7	139.3	—	18.2	154.1	23.3	498.0	634.4
1993-94	649	54.1	1,147	66.9	1,796	121.1	0.2	2.2	6.0	5.2	41.7	188.8	104.6	—	27.9	14.3	23.1	413.9	535.1
1994-95	509	47.2	1,352	111.0	1,861	158.2	1.3	1.6	17.5	5.8	49.2	42.4	184.0	—	42.2	59.5	53.9	456.1	615.6
1994 Sept. qtr	143	12.5	569	60.2	712	72.7	0.9	—	4.3	0.5	11.0	3.0	45.8	—	15.0	3.4	4.8	87.8	161.4
Dec. qtr	71	6.6	184	12.1	255	18.8	0.1	—	1.3	0.9	6.0	5.2	70.0	—	1.3	1.8	9.3	95.9	114.7
1995 Mar. qtr	125	11.4	232	14.1	357	25.5	0.1	1.6	1.4	0.2	5.6	3.8	27.0	—	25.6	52.0	23.0	140.2	165.8
June qtr	170	16.7	367	24.6	537	41.2	0.2	—	10.5	4.1	26.6	30.3	41.2	—	0.3	2.3	16.9	132.3	173.7
Sept. qtr	156	14.4	258	17.9	414	32.3	0.4	0.1	0.7	2.4	4.1	8.9	51.2	0.3	39.1	11.7	76.0	194.5	227.3
Dec. qtr	74	8.2	156	11.7	230	19.8	0.5	—	1.9	2.6	8.6	20.6	57.6	—	23.7	53.2	10.7	179.0	199.3
UNDER CONSTRUCTION AT END OF PERIOD																			
1992-93	305	23.9	528	30.4	833	54.3	—	—	0.1	1.9	156.4	23.0	55.7	—	6.1	143.8	12.9	400.0	454.3
1993-94	244	20.1	325	19.7	569	39.8	—	2.2	3.3	2.5	79.2	178.3	63.5	—	25.9	145.7	14.6	515.2	555.0
1994-95	199	18.8	786	74.7	985	93.5	0.1	1.6	10.2	4.0	26.1	200.9	137.3	—	37.8	231.0	42.7	691.7	785.2
1994 Sept. qtr	234	19.2	819	75.4	1,053	94.6	0.8	2.2	4.3	1.2	80.6	177.8	90.1	—	39.9	147.7	13.8	557.6	652.9
Dec. qtr	160	13.8	753	72.0	913	85.8	0.3	0.3	5.2	0.8	71.4	176.2	150.8	—	35.3	141.5	13.0	594.2	680.3
1995 Mar. qtr	159	14.7	678	65.8	837	80.5	—	1.6	1.2	0.8	17.4	175.2	130.7	—	58.5	230.5	34.8	650.7	731.1
June qtr	199	18.8	786	74.7	985	93.5	0.1	1.6	10.2	4.0	26.1	200.9	137.3	—	37.8	231.0	42.7	691.7	785.2
Sept. qtr	212	19.3	740	71.1	952	90.4	—	1.7	10.4	4.7	22.2	34.3	131.9	0.3	76.8	63.5	97.8	443.7	534.2
Dec. qtr	141	14.8	537	60.8	678	75.6	0.3	—	11.4	3.2	17.9	34.0	152.8	0.3	100.9	110.9	85.4	516.9	592.8
COMPLETED																			
1992-93	812	60.3	1,393	74.9	2,205	135.2	0.8	0.2	3.0	4.6	27.9	62.4	183.9	—	74.8	13.0	161.5	531.4	667.4
1993-94	698	56.8	1,350	77.9	2,048	134.7	0.2	—	2.8	4.4	126.6	33.6	102.9	—	9.0	12.5	22.1	313.8	448.7
1994-95	553	48.5	885	56.0	1,438	104.6	1.0	2.4	9.7	4.2	101.2	20.8	94.7	—	32.5	11.9	25.3	302.8	408.4
1994 Sept. qtr	153	13.4	75	4.7	228	18.1	0.2	—	2.7	1.8	9.0	3.9	19.4	—	1.0	1.9	5.7	45.5	63.7
Dec. qtr	144	12.0	250	15.8	394	27.8	0.4	2.4	0.2	1.3	14.7	6.9	8.3	—	6.2	7.4	9.2	56.6	84.8
1995 Mar. qtr	126	10.6	307	20.4	433	31.0	0.4	—	5.4	0.2	59.7	4.7	44.3	—	3.8	0.7	1.7	120.4	151.9
June qtr	130	12.4	253	15.3	383	27.7	0.1	—	1.5	0.9	17.9	5.3	22.7	—	21.4	1.8	8.7	80.2	108.0
Sept. qtr	143	14.0	304	22.3	447	36.3	0.4	—	0.5	1.7	8.5	205.4	50.3	—	0.5	180.4	20.5	467.8	504.6
Dec. qtr	145	12.5	359	22.1	504	34.6	0.3	1.7	0.9	3.9	12.9	22.6	35.3	—	1.1	6.0	13.3	97.6	132.5

TABLE 3 — SUMMARY OF PUBLIC SECTOR BUILDING ACTIVITY, QUEENSLAND—continued

Period	New residential building						Non-residential building											Total building
	Houses			Other residential buildings			Total											
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Alterations and additions to residential buildings (\$m)	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	
VALUE OF WORK DONE DURING PERIOD																		
1992-93	..	58.0	..	78.8	..	136.8	0.4	0.2	2.6	4.3	84.7	56.0	134.6	—	41.9	24.3	94.2	580.0
1993-94	..	53.4	..	73.5	..	126.9	0.2	0.7	4.6	5.6	96.0	67.0	109.4	—	14.2	80.8	21.9	527.3
1994-95	..	48.7	..	84.8	..	133.4	1.1	2.5	12.0	3.1	73.6	153.6	141.7	—	37.3	116.2	40.5	715.0
1994 Sept. qtr	..	13.4	..	20.0	..	33.4	0.5	1.2	3.4	1.0	28.7	34.7	20.0	—	10.1	28.0	7.3	168.2
Dec. qtr	..	10.5	..	22.3	..	32.8	0.3	0.6	1.8	0.6	18.4	43.3	47.5	—	8.7	37.9	5.9	197.7
1995 Mar. qtr	..	9.6	..	19.4	..	29.1	0.2	0.7	1.7	0.4	9.7	37.4	35.0	—	10.5	26.9	8.8	160.3
June qtr	..	15.2	..	23.0	..	38.2	0.1	—	5.2	1.2	16.8	38.2	39.3	—	8.0	23.4	18.4	188.8
Sept. qtr	..	14.3	..	25.5	..	39.9	0.4	0.2	4.8	3.8	13.5	45.5	44.9	—	14.3	20.5	20.3	208.1
Dec. qtr	..	10.4	..	19.4	..	29.8	0.5	0.8	2.3	2.0	7.2	12.9	53.0	0.1	13.6	24.1	19.2	165.5
VALUE OF WORK YET TO BE DONE																		
1992-93	..	10.2	..	17.6	..	27.8	—	—	—	1.3	87.7	5.3	39.0	—	3.4	131.3	7.0	302.9
1993-94	..	9.9	..	11.4	..	21.3	—	1.5	1.4	0.7	41.0	127.2	40.2	—	18.0	64.9	8.8	325.0
1994-95	..	8.5	..	37.7	..	46.2	—	0.9	6.1	3.3	15.6	16.9	67.2	—	26.5	45.9	21.7	250.4
1994 Sept. qtr	..	9.0	..	51.7	..	60.7	0.4	0.4	1.7	0.2	22.7	95.9	66.3	—	24.3	40.8	6.4	319.9
Dec. qtr	..	5.2	..	41.7	..	46.9	0.1	—	1.0	0.5	9.9	57.9	87.8	—	17.3	4.1	8.9	234.3
1995 Mar. qtr	..	7.1	..	36.5	..	43.6	—	0.9	0.8	0.3	5.8	24.2	77.0	—	33.8	67.0	23.5	276.8
June qtr	..	8.5	..	37.7	..	46.2	—	0.9	6.1	3.3	15.6	16.9	67.2	—	26.5	45.9	21.7	250.4
Sept. qtr	..	8.6	..	31.0	..	39.5	—	0.8	2.0	1.9	6.7	10.2	67.2	0.3	51.8	38.3	77.1	295.9
Dec. qtr	..	6.2	..	23.3	..	29.5	0.1	—	1.6	2.4	8.2	19.5	70.4	0.2	63.4	67.5	62.3	295.4

**TABLE 4 — NUMBER OF DWELLING UNITS BY STAGE OF CONSTRUCTION, QUEENSLAND
SEASONALLY ADJUSTED SERIES (a)**

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Commenced	Completed	Commenced	Completed	Commenced	Completed	Commenced	Completed
1994 Sept. qtr	8,969	8,780	9,125	8,864	13,292	12,677	13,756	12,940
Dec. qtr	8,156	8,407	8,266	8,556	12,216	11,774	12,621	12,126
1995 Mar. qtr	7,065	8,381	7,185	8,535	9,906	12,273	10,385	12,621
June qtr	6,157	7,319	6,294	7,474	8,579	10,224	9,080	10,696
Sept. qtr r	5,590	6,340	5,748	6,441	7,524	9,166	7,790	9,653
Dec. qtr	5,548	5,516	5,648	5,655	6,950	8,108	7,266	8,543

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

**TABLE 5 — VALUE OF BUILDING WORK DONE, QUEENSLAND
SEASONALLY ADJUSTED SERIES (a)
(\$ million)**

Period	New residential building			Non-residential building	Total building
	Houses	Other residential buildings	Total		
1994 Sept. qtr	852.9	329.1	1,183.0	507.0	1,754.0
Dec. qtr	790.3	304.9	1,098.8	543.8	1,692.6
1995 Mar. qtr	772.1	314.8	1,084.7	542.1	1,708.0
June qtr	652.9	303.9	953.7	639.6	1,661.2
Sept. qtr r	605.2	253.3	859.4	611.4	1,539.7
Dec. qtr	535.4	177.7	715.8	587.1	1,365.6

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

TABLE 6 — VALUE OF BUILDING WORK COMMENCED, AT AVERAGE 1989-90 PRICES (a), QUEENSLAND
(\$ million)

Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building
	Houses	Other residential buildings	Total		Private sector	Total	
1992-93	2,661.4	947.0	3,608.4	206.4	1,144.4	1,655.0	5,469.8
1993-94	2,840.3	1,265.3	4,105.6	202.5	1,258.3	1,675.0	5,983.1
1994-95	2,574.6	1,257.7	3,832.3	228.1	1,633.7	2,082.3	6,142.7
1994 Sept. qtr	816.5	447.4	1,263.9	59.2	308.5	396.0	1,719.1
Dec. qtr	716.9	322.2	1,039.1	63.3	325.5	420.3	1,522.7
1995 Mar. qtr	518.5	223.9	742.4	50.1	503.2	640.7	1,433.2
June qtr	522.7	264.2	786.9	55.5	496.5	625.3	1,467.7
Sept. qtr	528.6	164.1	692.7	58.7	383.0	571.3	1,322.7
Dec. qtr	500.4	127.5	627.9	67.2	342.2	514.8	1,209.9

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

TABLE 7 — VALUE OF BUILDING WORK DONE, AT AVERAGE 1989-90 PRICES (a), QUEENSLAND
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	
ORIGINAL							
1992-93	2,651.5	848.2	3,499.7	204.8	1,090.5	1,544.0	5,248.5
1993-94	2,735.9	1,151.2	3,887.1	204.1	1,171.9	1,573.6	5,664.8
1994-95	2,692.6	1,257.6	3,950.2	227.5	1,623.4	2,195.9	6,373.6
1994 Sept. qtr	790.9	351.2	1,142.1	54.7	387.7	521.4	1,718.2
Dec. qtr	759.3	333.8	1,093.1	62.4	418.2	581.1	1,736.6
1995 Mar. qtr	602.2	289.2	891.4	53.5	370.8	500.0	1,444.9
June qtr	540.2	283.4	823.6	56.9	446.7	593.4	1,473.9
Sept. qtr	547.8	261.4	809.2	60.1	446.3	608.0	1,477.3
Dec. qtr	506.4	189.2	695.6	71.5	479.6	609.5	1,376.6
SEASONALLY ADJUSTED							
1994 Sept. qtr	753.5	333.5	1,088.0	n.a.	n.a.	504.5	1,648.9
Dec. qtr	692.7	306.7	1,002.4	n.a.	n.a.	537.9	1,583.1
1995 Mar. qtr	670.7	315.3	984.7	n.a.	n.a.	534.7	1,591.8
June qtr	564.7	301.2	862.7	n.a.	n.a.	623.4	1,544.7
Sept. qtr	522.6	247.9	771.5	n.a.	n.a.	589.0	1,419.6
Dec. qtr	461.6	173.3	637.2	n.a.	n.a.	564.0	1,254.2

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

TABLE 8 — NUMBER OF DWELLING UNITS BY OWNERSHIP, CLASS OF BUILDER AND STAGE OF CONSTRUCTION, QUEENSLAND

Period	Private sector			Public sector			Total				
	Houses		Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	
	Contractor-built	Other									
COMMENCED											
1992-93	27,782	5,011	32,793	12,096	44,889	723	1,373	2,096	33,516	13,469	46,985
1993-94	31,901	3,201	35,102	16,187	51,289	649	1,147	1,796	35,751	17,334	53,085
1994-95	27,900	2,637	30,538	13,761	44,299	509	1,352	1,861	31,047	15,113	46,160
1994 Sept. qtr	8,755	788	9,543	4,582	14,125	143	569	712	9,686	5,151	14,837
Dec. qtr	7,972	745	8,717	4,131	12,848	71	184	255	8,788	4,315	13,103
1995 Mar. qtr	5,597	573	6,170	2,468	8,638	125	232	357	6,295	2,700	8,995
June qtr	5,577	530	6,108	2,580	8,688	170	367	537	6,278	2,947	9,225
Sept. qtr	5,704	262	5,966	2,039	8,005	156	258	414	6,122	2,297	8,419
Dec. qtr	5,313	610	5,923	1,393	7,316	74	156	230	5,997	1,549	7,546
UNDER CONSTRUCTION AT END OF PERIOD											
1992-93	5,567	2,688	8,254	5,673	13,927	305	528	833	8,559	6,201	14,760
1993-94	8,075	1,185	9,260	8,164	17,424	244	325	569	9,504	8,489	17,993
1994-95	5,044	1,728	6,772	7,632	14,404	199	786	985	6,971	8,418	15,389
1994 Sept. qtr	8,660	1,627	10,287	8,804	19,091	234	819	1,053	10,521	9,623	20,144
Dec. qtr	7,072	1,886	8,958	8,896	17,854	160	753	913	9,118	9,649	18,767
1995 Mar. qtr	5,663	1,830	7,493	7,718	15,211	159	678	837	7,652	8,396	16,048
June qtr	5,044	1,728	6,772	7,632	14,404	199	786	985	6,971	8,418	15,389
Sept. qtr	5,391	1,217	6,608	6,869	13,477	212	740	952	6,820	7,609	14,429
Dec. qtr	4,468	1,422	5,891	5,203	11,094	141	537	678	6,032	5,740	11,772
COMPLETED											
1992-93	27,299	5,489	32,788	10,548	43,336	812	1,393	2,205	33,600	11,941	45,541
1993-94	29,578	4,517	34,095	13,472	47,567	698	1,350	2,048	34,793	14,822	49,615
1994-95	30,835	2,139	32,974	14,044	47,018	553	885	1,438	33,527	14,929	48,456
1994 Sept. qtr	8,149	368	8,516	3,838	12,354	153	75	228	8,669	3,913	12,582
Dec. qtr	9,582	464	10,046	3,977	14,023	144	250	394	10,190	4,227	14,417
1995 Mar. qtr	6,878	716	7,594	3,641	11,235	126	307	433	7,720	3,948	11,668
June qtr	6,226	592	6,818	2,588	9,406	130	253	383	6,948	2,841	9,789
Sept. qtr	5,455	655	6,110	2,794	8,904	143	304	447	6,253	3,098	9,351
Dec. qtr	6,213	404	6,618	3,059	9,677	145	359	504	6,763	3,418	10,181

TABLE 9 — NUMBER AND VALUE OF NEW HOUSES BUILT BY CONTRACT BUILDERS FOR PRIVATE OWNERSHIP BY COMPLETION VALUE RANGE AND STAGE OF CONSTRUCTION, QUEENSLAND

Period	Commenced				Under construction at end of period				Completed			
	Less than \$40,000	\$40,000 to \$59,999	\$60,000 and over	Total	Less than \$40,000	\$40,000 to \$59,999	\$60,000 and over	Total	Less than \$40,000	\$40,000 to \$59,999	\$60,000 and over	Total
NUMBER												
1992-93	789	5,517	21,476	27,782	143	859	4,565	5,567	740	5,944	20,614	27,299
1993-94	847	4,847	26,207	31,901	163	944	6,968	8,075	949	4,742	23,888	29,578
1994-95	400	3,377	24,124	27,900	120	419	4,505	5,044	444	3,781	26,610	30,835
1994 Sept. qtr	127	995	7,633	8,755	164	756	7,740	8,660	148	1,141	6,860	8,149
Dec. qtr	106	1,148	6,717	7,972	58	766	6,248	7,072	212	1,208	8,161	9,582
1995 Mar. qtr	42	711	4,844	5,597	58	567	5,038	5,663	42	846	5,990	6,878
June qtr	125	522	4,931	5,577	120	419	4,505	5,044	42	587	5,598	6,226
Sept. qtr r	148	360	5,196	5,704	121	316	4,954	5,391	147	421	4,887	5,455
Dec. qtr	85	568	4,660	5,313	143	270	4,055	4,468	42	614	5,557	6,213
VALUE (\$m)												
1992-93	26.3	283.9	2,122.1	2,432.3	4.7	45.0	506.9	556.5	24.4	305.1	2,024.0	2,353.5
1993-94	29.3	249.2	2,582.0	2,860.5	5.7	48.7	792.4	846.8	31.3	246.1	2,300.8	2,578.2
1994-95	11.2	174.7	2,470.9	2,656.9	3.3	21.0	537.6	561.8	13.9	198.7	2,707.3	2,919.9
1994 Sept. qtr	3.9	51.6	780.3	835.7	5.2	39.0	869.9	914.1	5.1	60.1	687.3	752.6
Dec. qtr	3.0	59.5	685.8	748.2	2.0	39.6	721.1	762.7	6.2	62.9	829.9	899.0
1995 Mar. qtr	1.3	37.0	491.4	529.7	1.9	29.5	590.1	621.5	1.5	44.5	611.5	657.4
June qtr	3.1	26.7	513.5	543.2	3.3	21.0	537.6	561.8	1.1	31.1	578.7	610.9
Sept. qtr r	4.5	19.2	548.9	572.6	3.8	16.4	600.4	620.6	4.1	21.4	500.7	526.1
Dec. qtr	2.4	29.3	474.4	506.1	4.8	13.0	488.0	505.8	0.9	32.7	589.6	623.2

TABLE 10 — SUMMARY OF BUILDING ACTIVITY: RELATIVE STANDARD ERRORS, QUEENSLAND, DECEMBER QUARTER 1995 (PER CENT)

Ownership and stage of construction	New residential building				Alterations and additions to residential buildings	Total building
	Houses		Total			
	Number	Value	Number of dwelling units	Value		
PRIVATE SECTOR						
Commenced	2.4	2.7	1.9	2.2	4.0	1.4
Under construction at end of period	4.6	4.8	2.4	2.6	6.8	1.3
Completed	4.2	4.5	2.9	3.3	6.4	2.0
Value of work done	..	3.4	..	2.6	4.2	1.5
Value of work yet to be done	..	5.3	..	3.1	8.6	1.6
TOTAL PRIVATE AND PUBLIC SECTORS						
Commenced	2.3	2.6	1.9	2.2	4.0	1.2
Under construction at end of period	4.5	5.2	2.3	2.4	6.8	1.0
Completed	4.1	4.4	2.7	3.1	6.4	1.8
Value of work done	..	3.3	..	2.5	4.2	1.3
Value of work yet to be done	..	5.2	..	2.9	8.5	1.2

EXPLANATORY NOTES

Introduction

This publication contains detailed results from the quarterly Building Activity Survey. Users should note that data for the latest quarter is subject to revision.

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

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

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

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

Scope and coverage

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

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

Definitions

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

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

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

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

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

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

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

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

13. *Completed*. A building job is regarded as completed when building activity has progressed to the stage 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

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

(a) *Value of building commenced or under construction* represents the anticipated completion value based, where practicable, on estimated market or contract price of building jobs excluding the value of land and landscaping. Site preparation costs are included. Where building jobs proceed over several quarters,

the anticipated completion value reported on the return for the first (commencement) quarter may be amended on returns for subsequent (under construction) quarters as the job nears completion.

- (b) *Value of building completed* represents the actual completion value based, where practicable, on the market or contract price of building jobs including site preparation costs but excluding the value of land and landscaping.
- (c) *Value of building work done during the period* represents the estimated value of building work actually carried out during the quarter on building jobs which have commenced.
- (d) *Value of building work yet to be done* represents the difference between the anticipated completion value and the estimated value of work done up to the end of the period on building jobs commenced but not completed.

Building classification

15. *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.

16. *Builder type.* Houses are classified according to the type of builder as follows.

- (a) *Contractor-built houses* are those constructed by a private recognised building contractor, either under contract, or in anticipation of sale or rental.
- (b) *Houses built by other than contract builders* are those constructed by an owner (other than a recognised building contractor) or under the owner's direction, without the services of a single contractor responsible for the whole job. Houses built by businesses (other than recognised building contractors) and public sector organisations are also included in this category.

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

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

- (a) *Houses.* Includes cottages, bungalows, detached caretakers'/managers' cottages, rectories.
- (b) *Other residential buildings.* Includes blocks of flats, home units, attached townhouses, villa units, terrace houses, semi-detached houses, maisonettes.
- (c) *Hotels, etc.* Includes motels, hostels, boarding houses, guesthouses, holiday apartment buildings.

- (d) *Shops.* Includes retail shops, restaurants, cafes, taverns, dry cleaners, laundromats, hair salons, shopping arcades.
- (e) *Factories.* Includes paper mills, oil refinery buildings, brickworks, foundries, powerhouses, manufacturing laboratories, workshops as part of a manufacturing process.
- (f) *Offices.* Includes banks, post offices, council chambers, head and regional offices.
- (g) *Other business premises.* Includes warehouses, storage depots, service stations, transport depots and terminals, electricity substation buildings, pumping station buildings, telephone exchanges, mail sorting centres, broadcasting stations, film studios.
- (h) *Educational.* Includes schools, colleges, kindergartens, libraries, museums, art galleries, research and teaching laboratories, theological colleges.
- (i) *Religious.* Includes churches, chapels, temples.
- (j) *Health.* Includes hospitals, nursing homes, surgeries, clinics, medical centres.
- (k) *Entertainment and recreational.* Includes clubs, theatres, cinemas, public halls, gymnasiums, grandstands, squash courts, sports and recreation centres.
- (l) *Miscellaneous.* Includes law courts, homes for the aged (where medical care is not provided as a normal service), orphanages, gaols, barracks, mine buildings, glasshouses, livestock sheds, shearing sheds, fruit and skin drying sheds, public toilets, and ambulance, fire and police stations.

Reliability of the estimates

19. Since the figures for private sector house building activity (including alterations and additions) are derived from information obtained from a sample of approved building jobs, they are subject to sampling error; that is, they may differ from the figures that would have been obtained if information for all approved jobs for the relevant period had been included in the survey. One measure of the likely difference is given by the *standard error*, which indicates the extent to which an estimate might have varied by chance because only a sample of approved jobs was included. There are about two chances in three that a sample estimate will differ by less than one standard error from the figure that would have been obtained if all approved jobs had been included and about nineteen chances in twenty that the difference will be less than two standard errors. Another measure of sampling variability is the *relative standard error*, which is obtained by expressing the standard error as a percentage of the estimate to which it refers. The relative standard errors of estimates provide an indication of the percentage errors likely to have occurred due to sampling, and are shown in Table 10.

20. An example of the use of relative standard errors is as follows. Assume that the estimate of the number of new private sector houses commenced during the latest quarter is 2,000 (for actual estimate see Table 2) and that the associated relative standard error is 2.5 per cent (for actual percentage see Table 10). There would then be about two chances in three that the number which would have been obtained if information had been collected about all approved private sector house jobs would have been within the range 1,950 to 2,050 (2.5 per cent of 2,000 is 50) and about nineteen chances in twenty that the number would have been within the range 1,900 to 2,100.

21. The imprecision due to sampling variability, which is measured by the relative standard error, should not be confused with inaccuracies that may occur because of inadequacies in the source of building approval information, imperfections in reporting by respondents, and errors made in the coding and processing of data. Inaccuracies of this kind are referred to as non-sampling error, and may occur in any enumeration whether it be a full count or only a sample. Every effort is made to reduce the non-sampling error to a minimum by the careful design of questionnaires, efforts to obtain responses for all selected building jobs, and efficient operating procedures.

Seasonal adjustment

22. Seasonally adjusted building statistics are shown in Tables 4, 5 and 7. In the seasonally adjusted series, account has been taken of normal seasonal factors and trading day effects (arising from the varying numbers of Sundays, Mondays, Tuesdays, etc. in the quarter) and the effect of the movement in the date of Easter which may, in successive years, affect figures for different quarters. In this publication (*i.e.* the December quarter issue) the seasonally adjusted series have been revised as a result of the annual re-analysis of seasonal factors. Further information about seasonal adjustment can be obtained from the Assistant Director of Time Series Analysis, Canberra, on (06) 252 6345.

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

Estimates at constant prices

24. Estimates of the value of commencements and work done at average 1989-90 prices are shown in Tables 6 and 7. Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The deflators used to revalue the current price estimates in this publication are derived from the same price data underlying the deflators compiled for the dwellings and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

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

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

Unpublished data and related publications

27. The ABS can also make available certain building approvals and activity data which are not published. Where it is not practicable to provide the required information by telephone, data can be provided in the following forms: microfiche, photocopy, computer printout, floppy disk and clerically extracted tabulation. Inquiries should be made to the contact shown at the front of this publication.

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

Building Approvals, Australia (8731.0) – issued monthly
Building Approvals, Queensland (8731.3) – issued monthly
Dwelling Unit Commencements Reported by Approving Authorities, Queensland (8741.3) – issued monthly
Building Activity, Australia : Dwelling Unit Commencements, Preliminary (8750.0) – issued quarterly
Building and Construction Activity, Australia (8754.0) – issued quarterly

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

Symbols and other usages

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

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

R.A. CROCKETT
 Deputy Commonwealth Statistician

