

**BUILDING ACTIVITY, SOUTH AUSTRALIA
MARCH QUARTER 1995**

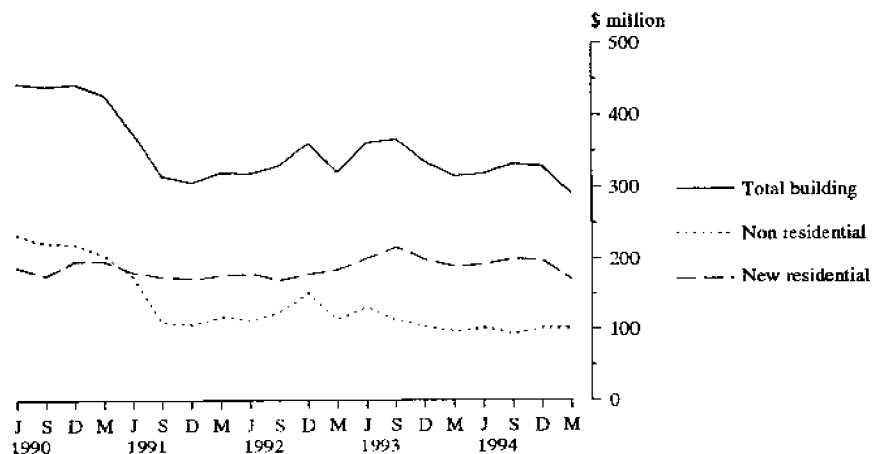
SUMMARY OF FINDINGS

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

	Percentage change on	
	Dec. quarter 1994	Mar. quarter 1994
New residential building	-13.5	-9.7
Alterations and additions to residential buildings	-23.6	-31.8
Non-residential building	0.6	5.2
Total building	-11.3	-7.6

- In seasonally adjusted average 1989-90 prices the value of work done on new residential building for the March quarter 1995 suffered a 13.5% fall to \$170.8 million, the lowest quarterly figure for 2½ years. Work done on alterations and additions was down 23.6% to \$21.7 million, the lowest since the June quarter 1987.
- Work done on non-residential building, at \$103.2 million, was virtually the same as for the previous quarter. Over the last 6 quarters, the level has remained stable at around \$100 million. This level is close to the September quarter 1994 record low for the series (which began with the September quarter 1980) of \$94.8 million.
- The total value of all building work done for the March quarter was \$292.3 million, down 11.3% from the previous quarter and a low since the June quarter 1983.

**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- for more information about statistics in this publication and the availability of related unpublished statistics, contact Rex Porter on Adelaide (08) 237 7496 or any ABS State Office.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 Services on Adelaide (08) 237 7100, call at 55 Currie Street, Adelaide, or write to Information Services, ABS, GPO Box 2272, Adelaide SA 5001.

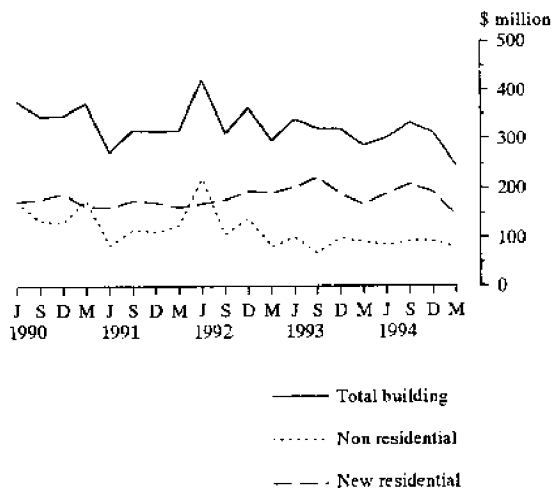
SUMMARY OF FINDINGS – continued

Value of building work commenced at average 1989–90 prices

	Percentage change on	
	Dec. quarter 1994	Mar. quarter 1994
New residential building	-24.7	-13.9
Alterations and additions to residential buildings	-29.3	-26.7
Non-residential building	-11.5	-10.4
Total building	-21.3	-14.0

- In average 1989–90 prices (but not seasonally adjusted), the value of new residential building commencements for the March quarter 1995 slumped 24.7% from the previous quarter to \$146.0 million, the lowest level since the June quarter 1988. Furthermore, commencements of alterations and additions slumped 29.3% to \$19.5 million, the lowest since the June quarter 1987.
- The value of non-residential building commencements fell 11.5% from the previous quarter to \$81.2 million, the lowest for 6 quarters.
- The combined effect of the above falls was that the total value of all building work commenced during the March quarter 1995 was down 21.3% from the previous quarter to \$246.7 million, the lowest since the March quarter 1983.

VALUE OF WORK COMMENCED AT AVERAGE 1989-90 PRICES

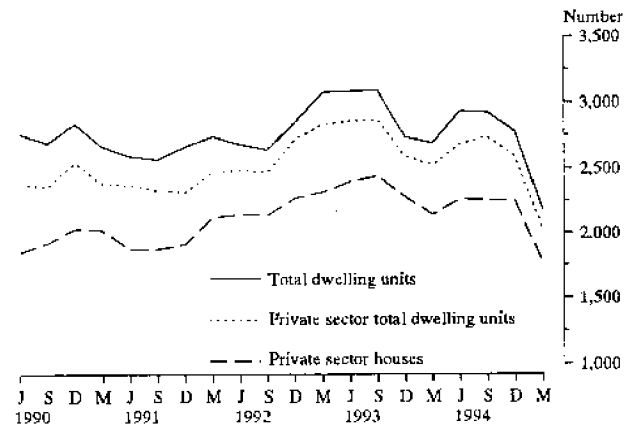


Number of dwelling units commenced, seasonally adjusted

	Percentage change on	
	Dec. quarter 1994	Mar. quarter 1994
Private sector houses	-21.3	-17.5
Private sector dwelling units	-21.6	-19.6
Total dwelling units	-21.3	-19.0

- In seasonally adjusted terms, the total number of dwelling units commenced fell 21.3% during the March quarter 1995 to 2,184, the lowest since the June quarter 1988.
- The number of private sector houses commenced also fell 21.3% during the March quarter to 1,772, the lowest for 5 years.

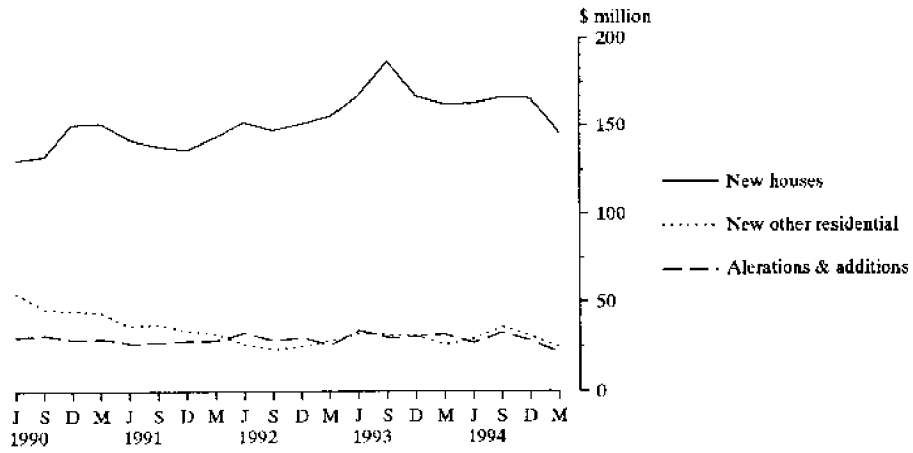
NEW DWELLING UNITS COMMENCED SEASONALLY ADJUSTED



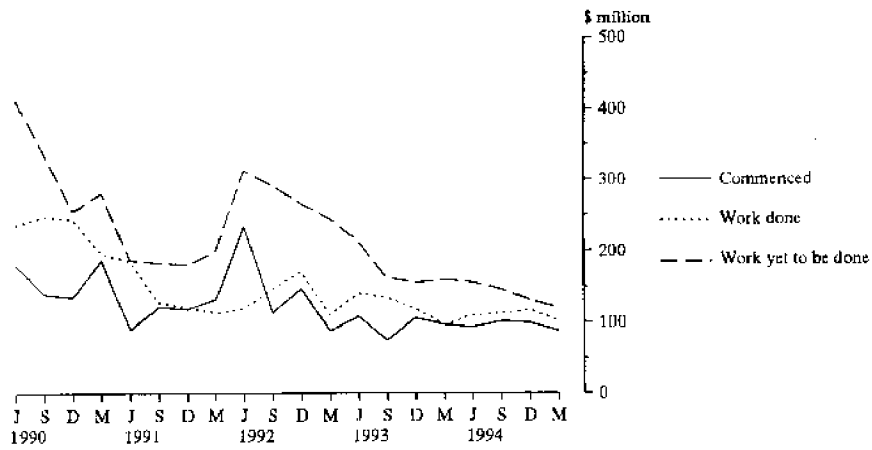
Original unadjusted data

- The total value of building work commenced (unadjusted, at current prices) fell by \$73.8 million or 20.9% during the March quarter 1995 to \$278.6 million. Most of the decrease was in the new residential sector which fell by \$53.4 million or 24.2%. Compared with the previous quarter, the total number of dwelling units commenced fell by 770 or 27.2% to 2,064.
- The total value of all building work done during the March quarter 1995 fell 18.3% to \$314.3 million with the residential sector recording a 20.8% fall. The value of work yet to be done on jobs under construction at the end of March 1995 fell by \$26.1 million or 8.5% to \$280.3 million, having declined each quarter since a recent peak of \$468.3 million at the end of June 1992.

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



VALUE OF NON-RESIDENTIAL BUILDING



VALUE OF NON-RESIDENTIAL WORK DONE

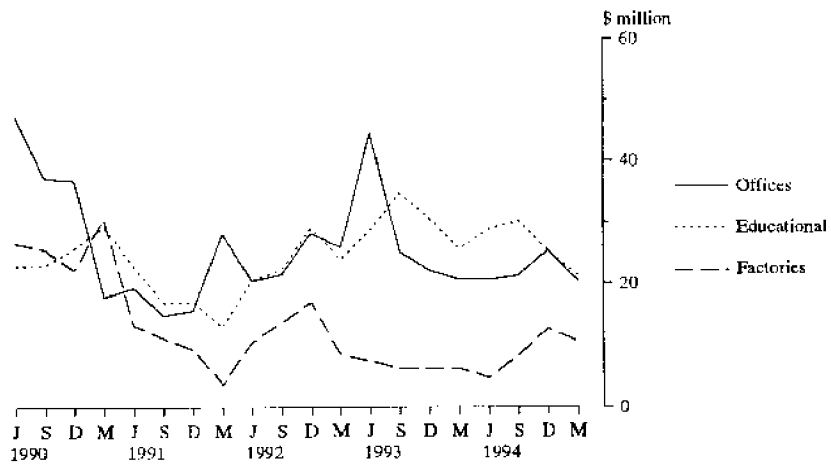


TABLE 1. SUMMARY OF BUILDING ACTIVITY, SOUTH AUSTRALIA—continued

Period	New residential building				Non-residential building											Total building															
	Houses		Other residential buildings		Alterations and additions to residential buildings			Hotels etc.			Shops		Factories		Offices		Other business premises		Educational		Religious		Health		Recreational		Miscellaneous		Total		
	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	Recreational		Miscellaneous	Total													
VALUE OF WORK DONE DURING PERIOD																															
1991-92	..	607.5	..	141.0	..	748.5	125.1	9.1	89.4	34.9	79.1	68.3	67.5	7.1	52.6	37.1	38.9	484.1	1,357.6												
1992-93	..	660.9	..	119.7	..	780.6	127.1	8.6	62.6	46.6	119.7	82.1	103.7	4.6	65.8	34.7	42.4	570.9	1,478.6												
1993-94	..	746.4	..	129.8	..	876.3	132.0	6.9	41.5	23.4	88.6	42.3	119.7	4.3	82.7	17.9	34.7	462.1	1,470.4												
1993 Dec. qtr	..	187.6	..	35.3	..	222.9	36.5	2.6	11.1	6.2	22.2	12.7	30.7	0.9	20.6	4.4	8.3	119.6	378.9												
1994 Mar. qtr	..	172.2	..	30.2	..	202.3	32.4	1.6	8.5	6.2	20.7	5.7	25.5	0.9	15.0	5.3	7.3	96.8	331.5												
June qtr	..	182.9	..	32.4	..	215.3	30.8	1.5	10.8	4.8	20.6	5.6	28.8	0.6	28.5	3.4	6.4	111.0	357.2												
Sept. qtr	..	193.5	..	37.3	..	230.8	37.4	2.6	13.6	8.4	21.3	6.2	30.2	1.2	17.1	4.3	8.7	113.5	381.8												
Dec. qtr	..	195.7	..	35.7	..	231.4	35.6	0.9	12.5	12.7	25.4	12.2	25.2	0.8	14.6	4.1	9.4	117.8	384.7												
1995 Mar. qtr	..	159.9	..	28.6	..	188.5	22.9	0.8	17.2	10.6	20.4	11.2	21.4	0.4	7.7	4.6	8.6	102.9	314.3												
VALUE OF WORK YET TO BE DONE:																															
1991-92	..	105.0	..	25.8	..	130.8	24.4	5.6	14.1	26.1	50.3	49.6	54.6	1.5	61.6	25.4	24.4	313.2	468.3												
1992-93	..	136.8	..	39.0	..	175.8	23.1	2.6	4.9	5.0	37.1	14.2	70.8	3.3	53.6	6.1	16.2	213.7	412.6												
1993-94	..	124.9	..	31.1	..	156.0	21.9	3.3	6.8	5.9	23.7	6.5	57.6	1.2	28.5	6.1	16.7	156.3	334.1												
1993 Dec. qtr	..	138.3	..	28.9	..	167.2	22.2	2.3	9.5	3.3	20.0	5.4	51.1	1.8	43.0	6.6	13.7	156.7	346.0												
1994 Mar. qtr	..	123.3	..	33.0	..	156.3	21.2	2.4	13.2	3.8	24.3	4.9	59.2	1.7	36.0	3.5	9.1	160.1	337.6												
June qtr	..	124.9	..	31.1	..	156.0	21.9	3.3	6.8	5.9	23.7	6.5	57.6	1.2	28.5	6.1	16.7	156.3	334.1												
Sept. qtr	..	132.1	..	33.0	..	165.1	20.3	2.2	19.7	6.5	15.2	4.9	62.8	1.6	15.4	3.9	14.8	146.9	332.3												
Dec. qtr	..	130.5	..	27.0	..	157.5	17.4	2.0	15.1	9.5	18.1	6.8	50.4	2.2	7.8	6.8	12.8	131.4	306.4												
1995 Mar. qtr	..	115.2	..	26.9	..	142.1	18.1	1.9	14.4	4.5	13.7	17.9	38.2	1.9	10.0	5.9	11.7	120.0	280.3												

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 9 such dwelling units commenced in the March quarter 1995.

TABLE 2. SUMMARY OF PRIVATE SECTOR BUILDING ACTIVITY, SOUTH AUSTRALIA—continued

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 recrea-tional					Total building
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Value (\$m)	Houses etc.	Shops	Factories	Offices	Other business premises	Educa-tional	Reli-gious	Health	Recrea-tional	Miscel-laneous	Total														
	VALUE OF WORK DONE DURING PERIOD																															
1991-92	..	591.5	..	101.9	..	693.4	123.8	7.6	83.5	30.2	60.2	39.0	15.5	7.1	33.7	22.5	10.9	310.3	1,127.5													
1992-93	..	647.2	..	96.6	..	743.8	124.5	8.4	50.7	43.8	70.8	35.7	20.8	4.6	40.7	12.9	9.6	297.9	1,166.3													
1993-94	..	719.1	..	109.7	..	828.9	130.7	4.8	38.8	20.1	46.7	26.8	18.2	4.3	35.5	12.0	10.4	217.7	1,177.2													
1993 Dec. qtr	..	178.8	..	29.6	..	208.4	36.4	2.0	10.1	4.3	11.5	7.6	4.4	0.9	7.9	3.5	2.4	54.6	299.4													
1994 Mar. qtr	..	167.4	..	24.9	..	192.3	31.9	0.8	7.7	5.6	9.5	5.3	5.8	0.9	7.3	4.8	2.6	50.2	274.3													
June qtr	..	175.7	..	28.5	..	204.2	30.2	1.2	10.2	4.6	11.1	4.4	4.1	0.6	11.7	2.5	2.7	53.1	287.5													
Sept. qtr	..	185.6	..	29.7	..	215.3	37.1	2.6	13.4	8.3	11.7	5.4	6.0	1.2	8.8	1.9	4.5	63.7	316.1													
Dec. qtr	..	185.3	..	30.7	..	216.0	34.1	0.9	12.4	11.4	6.5	11.1	5.2	0.8	8.4	2.4	3.7	63.0	313.1													
1995 Mar. qtr	..	153.7	..	26.4	..	180.1	22.4	0.7	16.2	8.0	7.8	8.9	3.0	0.4	2.8	3.4	4.9	56.2	258.7													
	VALUE OF WORK YET TO BE DONE																															
1991-92	..	101.3	..	17.6	..	118.8	24.3	5.5	14.1	26.1	42.9	10.7	6.7	1.5	19.5	10.1	2.3	139.4	282.5													
1992-93	..	130.1	..	32.9	..	163.0	22.9	2.4	4.6	4.2	12.6	8.8	3.9	3.3	11.1	4.1	4.6	59.6	245.5													
1993-94	..	118.9	..	24.2	..	143.1	21.5	3.3	6.8	5.9	10.3	5.7	4.9	1.2	12.4	4.9	10.4	65.8	230.4													
1993 Dec. qtr	..	132.8	..	23.6	..	156.3	22.1	2.3	9.3	2.6	5.7	4.7	4.8	1.8	13.5	5.8	4.7	55.2	233.6													
1994 Mar. qtr	..	119.9	..	27.0	..	146.9	21.1	2.3	13.1	3.5	9.8	4.5	3.8	1.7	11.8	3.0	3.1	56.5	224.5													
June qtr	..	118.9	..	24.2	..	143.1	21.5	3.3	6.8	5.9	10.3	5.7	4.9	1.2	12.4	4.9	10.4	65.8	230.4													
Sept. qtr	..	127.0	..	27.4	..	154.4	19.9	2.2	19.7	6.0	3.4	4.7	5.5	1.6	6.1	2.8	9.6	61.5	235.8													
Dec. qtr	..	127.3	..	24.5	..	151.8	17.3	2.0	15.0	5.4	7.0	6.7	2.8	2.2	2.9	5.8	7.3	57.0	226.1													
1995 Mar. qtr	..	110.8	..	25.2	..	136.0	18.1	1.9	12.5	3.1	5.1	16.9	2.1	1.9	3.4	3.8	4.4	55.2	209.3													

TABLE 3. SUMMARY OF PUBLIC SECTOR BUILDING ACTIVITY, SOUTH AUSTRALIA

Period	New residential building											Non-residential building										
	Houses			Other residential buildings			Total					Alterations and additions to residential buildings					Shops, Factories, Offices, Other business premises, Educational, Religious, Health, Entertainment and recreational, Miscellaneous					
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Value (\$m)	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total building				
COMMENCED																						
1991-92	308	15.6	755	35.7	1,063	51.2	1.0	0.5	4.3	1.4	22.9	56.3	73.6	—	50.6	26.3	27.3	263.4				
1992-93	294	16.7	460	21.1	754	37.8	2.7	0.3	12.2	3.4	66.3	17.3	98.4	—	25.0	6.5	23.9	293.7				
1993-94	431	26.7	557	20.8	788	47.4	1.5	1.9	2.4	2.5	30.3	7.5	80.9	—	17.9	4.9	14.7	212.0				
1993 Dec. qtr	59	4.6	67	4.6	126	9.2	—	0.5	1.0	2.4	3.8	1.0	26.9	—	3.7	0.8	5.6	55.0				
1994 Mar. qtr	46	2.7	97	5.8	143	8.5	0.6	0.8	0.7	0.1	11.5	0.3	27.8	—	3.7	0.2	1.2	46.4				
June qtr	161	9.8	91	4.8	252	14.7	0.8	0.3	0.5	—	8.1	1.5	15.9	—	6.5	1.6	4.0	53.7				
Sept. qtr	113	7.0	115	6.3	228	13.3	0.4	—	0.1	0.6	8.1	0.3	29.7	—	1.2	2.3	2.5	44.8				
Dec. qtr	132	8.4	32	1.9	164	10.3	1.1	—	0.1	4.9	20.7	0.9	10.8	—	2.0	1.2	6.1	58.1				
1995 Mar. qtr	104	7.6	26	1.4	130	9.0	0.3	0.1	2.9	—	10.0	3.2	5.8	—	6.4	2.3	5.4	36.1				
UNDER CONSTRUCTION AT END OF PERIOD																						
1991-92	151	7.0	352	17.1	503	24.2	0.1	0.1	—	—	11.3	50.7	70.2	—	59.1	24.8	44.8	285.3				
1992-93	175	10.4	248	12.3	423	22.7	0.5	0.2	0.3	0.8	41.7	38.9	131.8	—	64.8	6.3	57.6	365.7				
1993-94	198	11.9	230	13.6	428	25.5	0.9	—	0.4	—	36.1	1.5	117.7	—	76.7	2.5	29.3	290.3				
1993 Dec. qtr	153	9.3	147	9.0	300	18.3	0.3	0.1	1.2	1.5	30.8	1.3	116.3	—	71.9	1.7	37.9	281.1				
1994 Mar. qtr	108	6.7	171	10.5	279	17.2	0.8	0.1	0.7	1.5	36.2	1.0	117.9	—	74.4	1.3	26.5	277.5				
June qtr	198	11.9	230	13.6	428	25.5	0.9	—	0.4	—	36.1	1.5	117.7	—	76.7	2.5	29.3	290.3				
Sept. qtr	180	11.2	193	10.9	373	22.1	0.8	—	0.1	0.6	39.2	0.5	125.3	—	75.0	4.2	21.9	289.7				
Dec. qtr	139	8.4	138	7.3	277	15.7	0.5	—	—	5.5	25.9	0.3	123.5	—	52.3	4.6	22.2	250.6				
1995 Mar. qtr	139	9.8	88	4.9	227	14.6	0.2	—	2.7	5.1	31.3	2.0	114.7	—	8.8	3.9	22.9	206.2				
COMPLETED																						
1991-92	311	17.2	841	40.6	1,152	57.8	1.7	2.2	6.6	10.7	18.2	23.6	74.4	—	38.7	7.9	25.3	207.4				
1992-93	270	13.4	564	25.9	834	39.3	2.3	0.2	11.9	2.7	35.6	24.8	40.2	—	19.8	27.1	9.5	171.7				
1993-94	408	25.0	375	19.5	783	44.6	1.1	2.1	2.8	3.3	36.3	48.0	101.3	—	9.0	8.8	47.4	304.8				
1993 Dec. qtr	146	8.7	146	7.5	292	16.2	—	0.6	0.2	1.8	4.2	43.9	34.5	—	1.5	2.2	3.5	92.4				
1994 Mar. qtr	91	5.3	73	4.4	164	9.7	0.1	0.8	1.2	0.1	6.1	0.2	27.3	—	2.0	0.6	13.1	51.5				
June qtr	71	4.5	32	1.7	103	6.3	0.8	0.4	1.1	1.4	8.4	1.0	22.2	—	4.4	0.4	1.1	40.4				
Sept. qtr	131	7.6	152	9.1	283	16.7	0.5	—	0.1	—	5.0	1.3	21.2	—	3.1	0.6	10.5	59.0				
Dec. qtr	173	11.3	87	5.5	260	16.8	1.4	—	0.2	—	31.5	1.1	12.1	—	24.6	1.2	5.7	76.4				
1995 Mar. qtr	104	6.3	76	3.8	180	10.0	0.6	0.1	0.2	0.3	4.7	1.5	15.6	—	50.0	3.0	4.6	79.9				

**TABLE 4. NUMBER OF DWELLING UNITS BY STAGE OF CONSTRUCTION, SOUTH AUSTRALIA
SEASONALLY ADJUSTED SERIES**

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Commenced	Completed (a)	Commenced	Completed (a)	Commenced	Completed (a)	Commenced	Completed (a)
1993 Dec. qtr	2,284	n.a.	2,357	n.a.	2,596	n.a.	2,741	n.a.
1994 Mar. qtr	2,147	n.a.	2,199	n.a.	2,526	n.a.	2,696	n.a.
June qtr	2,263	n.a.	2,418	n.a.	2,689	n.a.	2,935	n.a.
Sept. qtr	2,257	n.a.	2,353	n.a.	2,741	n.a.	2,928	n.a.
Dec. qtr	2,252	n.a.	2,400	n.a.	2,593	n.a.	2,775	n.a.
1995 Mar. qtr	1,772	n.a.	1,866	n.a.	2,032	n.a.	2,164	n.a.

(a) Seasonally adjusted estimates for the number of dwelling units completed are suspended following strong evidence of a recent and sudden change to the seasonal pattern. Seasonally adjusted estimates will be reinstated as soon as the new seasonal pattern can be clearly identified.

**TABLE 5. VALUE OF BUILDING WORK DONE, SOUTH AUSTRALIA
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	
1993 Dec. qtr	182.1	34.1	217.1	33.6	52.0	115.3	366.9
1994 Mar. qtr	180.9	29.1	210.1	35.4	53.1	108.0	350.5
June qtr	184.0	32.7	217.0	30.9	54.9	113.0	357.0
Sept. qtr	188.7	39.9	226.5	37.5	61.4	104.7	373.5
Dec. qtr	190.2	34.4	225.4	32.7	59.9	113.6	372.9
1995 Mar. qtr	168.2	27.5	196.0	25.0	59.5	114.8	332.1

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

Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building
	Houses	Other residential buildings	Total		Private sector	Total	
1991-92	562.3	119.5	681.8	117.5	325.4	574.2	1,373.5
1992-93	644.9	122.4	767.3	115.7	193.2	431.2	1,314.2
1993-94	661.7	109.7	771.4	114.2	195.1	346.8	1,232.4
1993 Dec. qtr	164.8	23.9	188.7	32.1	56.7	99.3	320.1
1994 Mar. qtr	138.6	31.0	169.6	26.6	47.5	90.6	286.8
June qtr	162.9	27.0	189.9	26.6	51.2	86.7	303.2
Sept. qtr	173.7	35.0	208.7	30.3	52.7	94.1	333.1
Dec. qtr r	168.6	25.4	194.0	27.6	48.7	91.8	313.4
1995 Mar. qtr	120.9	25.1	146.0	19.5	48.0	81.2	246.7

(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), SOUTH AUSTRALIA
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							
1991-92	570.3	130.0	700.3	117.6	286.1	446.4	1,264.3
1992-93	621.0	110.4	731.4	119.4	274.1	525.3	1,376.1
1993-94	680.3	118.4	798.7	120.3	197.9	420.1	1,339.1
1993 Dec. qtr	172.0	32.2	204.2	33.5	49.6	108.6	346.3
1994 Mar. qtr	154.7	27.4	182.1	29.2	45.6	87.9	299.2
June qtr	162.2	29.4	191.6	27.3	48.2	100.7	319.6
Sept. qtr	170.5	33.8	204.3	33.0	57.7	102.8	340.1
Dec. qtr r	170.5	32.2	202.7	30.9	56.9	106.4	340.0
1995 Mar. qtr	138.6	25.7	164.3	19.8	50.6	92.5	276.6
SEASONALLY ADJUSTED							
1993 Dec. qtr	166.9	31.1	198.9	30.9	47.2	104.8	335.3
1994 Mar. qtr	162.5	26.4	189.1	31.8	48.3	98.1	316.3
June qtr	163.1	29.6	193.1	27.4	49.8	102.5	319.4
Sept. qtr	166.3	36.1	200.4	33.0	55.5	94.8	332.7
Dec. qtr r	165.6	31.1	197.5	28.4	54.1	102.6	329.5
1995 Mar. qtr	145.7	24.8	170.8	21.7	53.5	103.2	292.3

(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,
SOUTH AUSTRALIA**

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								
COMMENCED											
1991-92	6,723	1,313	8,036	1,572	9,608	308	755	1,063	8,344	2,327	10,671
1992-93	7,502	1,620	9,122	1,759	10,881	294	460	754	9,416	2,219	11,635
1993-94	8,041	1,117	9,159	1,534	10,693	431	357	788	9,590	1,891	11,481
1993 Dec. qtr	2,137	200	2,336	336	2,672	59	67	126	2,395	403	2,798
1994 Mar. qtr	1,698	279	1,977	429	2,406	46	97	143	2,023	526	2,549
June qtr	1,981	253	2,235	393	2,628	161	91	252	2,396	484	2,880
Sept. qtr	2,193	220	2,413	442	2,855	113	115	228	2,526	557	3,083
Dec. qtr	2,048	256	2,303	367	2,670	132	32	164	2,435	399	2,834
1995 Mar. qtr	1,323	309	1,631	303	1,934	104	26	130	1,735	329	2,064
UNDER CONSTRUCTION AT END OF PERIOD											
1991-92	1,663	1,077	2,740	569	3,309	151	352	503	2,891	921	3,812
1992-93	2,206	1,183	3,388	914	4,302	175	248	423	3,563	1,162	4,725
1993-94	2,053	980	3,033	834	3,867	198	230	428	3,231	1,064	4,295
1993 Dec. qtr	2,481	1,080	3,561	733	4,294	153	147	300	3,714	880	4,594
1994 Mar. qtr	2,303	1,089	3,392	859	4,251	108	171	279	3,500	1,030	4,530
June qtr	2,053	980	3,033	834	3,867	198	230	428	3,231	1,064	4,295
Sept. qtr	2,396	906	3,303	872	4,175	180	193	373	3,483	1,065	4,548
Dec. qtr	2,086	907	2,993	704	3,697	139	138	277	3,132	842	3,974
1995 Mar. qtr	1,788	995	2,784	689	3,473	139	88	227	2,923	777	3,700
COMPLETED											
1991-92	6,835	1,286	8,121	1,829	9,950	311	841	1,152	8,432	2,670	11,102
1992-93	6,943	1,495	8,438	1,374	9,812	270	564	834	8,708	1,938	10,646
1993-94	8,197	1,298	9,495	1,599	11,094	408	375	783	9,903	1,974	11,877
1993 Dec. qtr	2,011	330	2,341	494	2,835	146	146	292	2,487	640	3,127
1994 Mar. qtr	1,871	270	2,141	303	2,444	91	73	164	2,232	376	2,608
June qtr	2,237	349	2,586	416	3,002	71	32	103	2,057	448	3,105
Sept. qtr	1,864	271	2,135	402	2,537	131	152	283	2,266	554	2,820
Dec. qtr	2,311	261	2,572	513	3,085	173	87	260	2,745	600	3,345
1995 Mar. qtr	1,613	213	1,827	318	2,145	104	76	180	1,931	394	2,325

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

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											
1991-92	307	2,084	4,332	6,723	30	485	1,147	1,663	365	2,068	4,402	6,835
1992-93	261	2,430	4,811	7,502	31	564	1,611	2,206	282	2,358	4,303	6,943
1993-94	256	2,366	5,420	8,041	46	462	1,544	2,053	233	2,523	5,441	8,197
1993 Dec. qtr	55	659	1,423	2,137	45	686	1,751	2,481	83	608	1,320	2,011
1994 Mar. qtr	27	482	1,188	1,698	26	621	1,656	2,303	53	540	1,278	1,871
June qtr	69	539	1,374	1,981	46	462	1,544	2,053	41	705	1,491	2,237
Sept. qtr	83	422	1,689	2,193	53	381	1,962	2,396	76	461	1,327	1,864
Dec. qtr r	83	505	1,460	2,048	67	363	1,656	2,086	97	498	1,717	2,311
1995 Mar. qtr	34	247	1,042	1,323	21	278	1,490	1,788	81	338	1,195	1,613
VALUE (\$m)												
1991-92	10.5	105.6	368.0	484.0	1.0	24.7	110.4	136.1	12.5	104.8	377.2	494.5
1992-93	8.7	123.5	413.2	545.5	1.0	29.0	150.7	180.8	9.5	119.3	372.7	501.4
1993-94	8.6	122.3	476.1	607.0	1.7	23.7	150.7	176.0	7.6	130.4	478.5	616.6
1993 Dec. qtr	1.9	34.6	121.8	158.3	1.5	35.8	170.2	207.6	2.9	31.4	115.0	149.2
1994 Mar. qtr	1.0	24.8	105.6	131.4	0.9	32.1	159.4	192.4	1.9	28.3	117.3	147.5
June qtr	2.1	27.8	121.4	151.3	1.7	23.7	150.7	176.0	1.0	36.1	130.4	167.5
Sept. qtr	2.6	21.8	146.5	171.0	1.8	19.7	184.1	205.6	2.5	23.7	118.6	144.7
Dec. qtr r	2.7	25.4	135.1	163.2	2.2	18.7	165.5	186.3	3.4	25.4	152.3	181.1
1995 Mar. qtr	1.0	12.8	94.5	108.3	0.7	13.8	153.4	167.9	2.4	17.9	109.9	130.2

TABLE 10. SUMMARY OF BUILDING ACTIVITY, SOUTH AUSTRALIA RELATIVE STANDARD ERRORS (PER CENT) MARCH QUARTER 1995

Ownership and stage of construction	New residential building				Value	
	Houses		Total		Alterations and additions to residential buildings	Total building
	Number	Value	Number of dwelling units	Value		
PRIVATE SECTOR						
Commenced	3.7	3.9	3.1	3.3	10.4	2.4
Under construction at end of period	3.6	3.7	2.9	3.0	7.6	2.1
Completed	4.8	5.1	4.1	4.4	11.5	3.4
Value of work done	..	3.1	..	2.7	7.3	2.0
Value of work yet to be done	..	4.6	..	3.7	9.8	2.6
TOTAL PRIVATE AND PUBLIC SECTORS						
Commenced	3.5	3.7	2.9	3.1	10.3	2.0
Under construction at end of period	3.5	3.6	2.7	2.9	7.5	1.5
Completed	4.6	4.9	3.8	4.1	11.1	2.4
Value of work done	..	3.0	..	2.5	7.2	1.6
Value of work yet to be done	..	4.4	..	3.6	9.8	1.9

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 town-houses, 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. Details of the methods used in seasonally adjusting the series are given in *Seasonally Adjusted Indicators, Australia* (1308.0).

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) – monthly (\$13.50)

Building Approvals, South Australia (8731.4) – monthly (\$12.00)

Dwelling Unit Commencements Reported by Approving Authorities, South Australia (8741.4) – monthly (\$11.00)

Building Activity, Australia : Dwelling Unit Commencements, Preliminary (8750.0) – quarterly (\$11.00)

Engineering Construction Activity, Australia (8762.0) – quarterly (\$11.00)

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 *Publications Advice* (1105.0) which lists publications to be released in the next few days. The Catalogue and Publications Advice are available from any ABS office.

Symbols and other usages

- .. 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.

P.M. GARDNER
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