

## BUILDING ACTIVITY, SOUTH AUSTRALIA DECEMBER QUARTER 1994

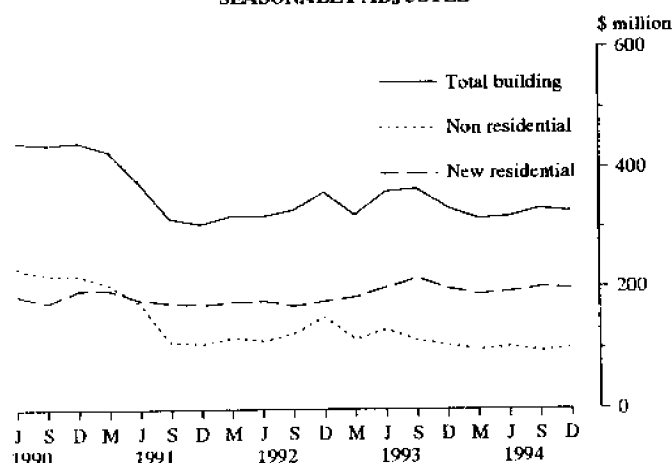
### SUMMARY OF FINDINGS

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

	Percentage change on	
	Sept. quarter 1994	Dec. quarter 1993
New residential building	-1.2	-0.5
Alterations and additions to residential buildings	-14.2	-8.4
Non-residential building	6.5	-3.6
<b>Total building</b>	<b>-1.4</b>	<b>-2.1</b>

- In seasonally adjusted average 1989-90 prices the total value of building work done for the December quarter 1994 was \$328.1 million. This figure has varied little over the past year and is down just \$7.2 million or 2.1% from the December quarter 1993.
- Work done on new residential building has displayed similar stability over the past year. At \$197.9 million for the December quarter 1994 it was virtually unchanged from a year earlier. Alterations and additions to residential buildings recorded a \$4.7 million or 14.2% drop in work done for the December quarter but a more moderate 8.4% drop from a year earlier.
- Non-residential building work done rose \$6.2 million or 6.5% on the previous quarter to \$101.0 million. The September quarter 1994 was, however, a record low for the series since it began with the September quarter 1980.

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



#### INQUIRIES

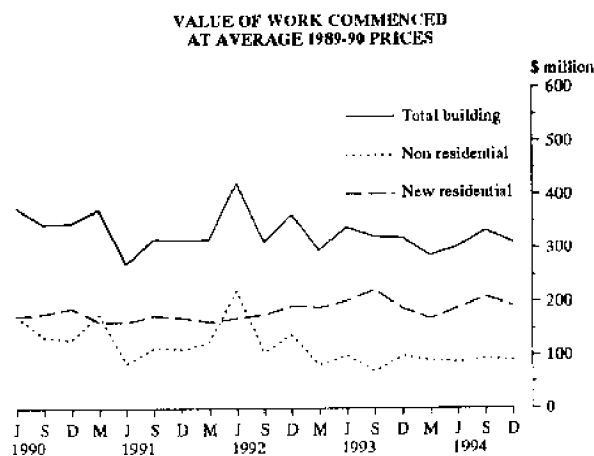
- for more information about statistics in this publication and the availability of related unpublished statistics, contact Rex Porter on Adelaide (08) 237 7496 or any ABS State Office.
- for information about other ABS statistics and services please contact Information Services on Adelaide (08) 237 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	
	Sept. quarter 1994	Dec. quarter 1993
New residential building	-7.6	2.2
Alterations and additions to residential buildings	-8.3	-13.4
Non-residential building	-4.7	-9.5
<b>Total building</b>	<b>-6.8</b>	<b>-3.0</b>

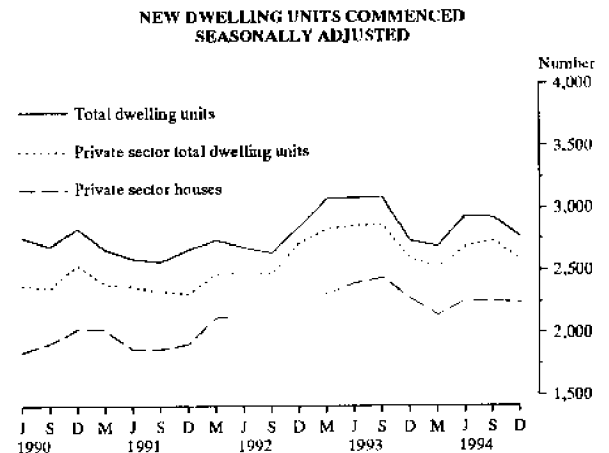
- In average 1989-90 prices (but not seasonally adjusted) the total value of building work commenced during the December quarter 1994 was down \$22.8 million or 6.8% from the previous quarter to \$310.6 million.
- For new residential building the December quarter 1994 figure of \$192.9 million was 7.6% lower than the previous quarter and was due to decreases for both houses and other residential buildings. Commencements of alterations and additions to residential buildings were down by 8.3% to \$27.8 million for the December quarter.
- The level of non-residential building commencements was also down during the December quarter, by \$5.3 million or 4.7% to \$89.9 million.



## Number of dwelling units commenced, seasonally adjusted

	Percentage change on	
	Sept. quarter 1994	Dec. quarter 1993
Private sector houses	-0.5	-1.7
Private sector dwelling units	-5.6	-0.3
<b>Total dwelling units</b>	<b>-5.5</b>	<b>1.0</b>

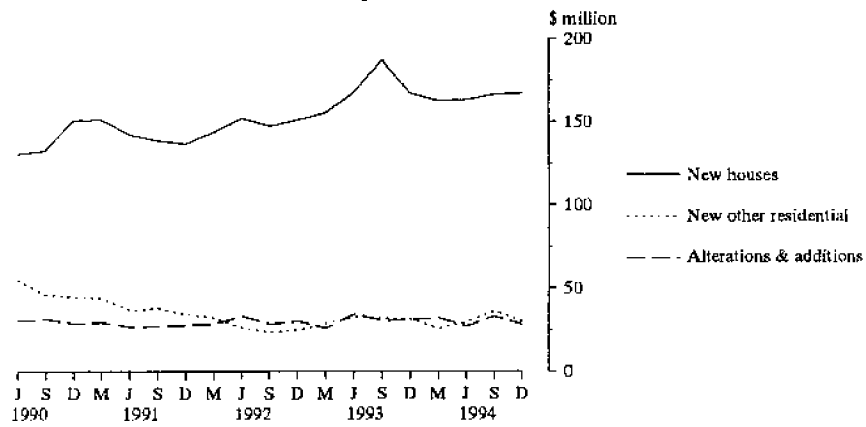
- In seasonally adjusted terms the estimate of the total number of dwelling units commenced during the December quarter 1994 was 2768, down 160 or 5.5% from the previous quarter.
- The number of private sector house commencements was virtually unchanged from the previous quarter and from a year earlier whereas commencements of private sector dwelling units in total were down 5.6% from the September quarter 1994.



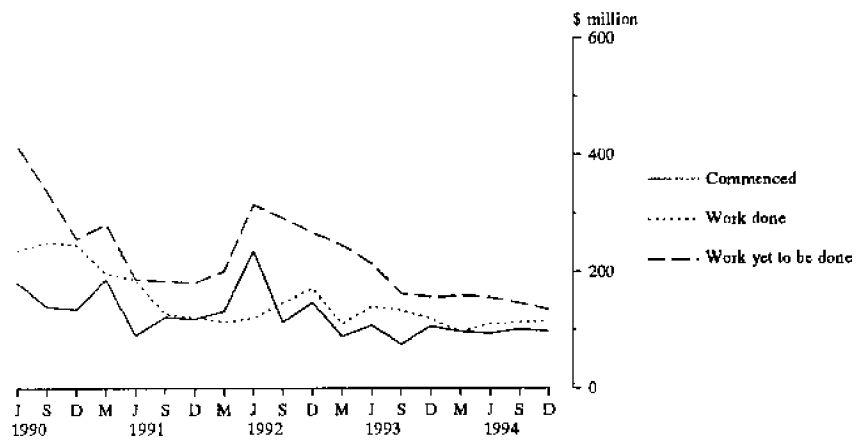
## Original unadjusted data

- The total value of building work commenced (unadjusted, at current prices) during the December quarter 1994 was down \$22.8 million or 6.1% to \$348.9 million. Of this, \$219.8 million was for new residential building resulting in 2,827 dwelling units, a decrease of 256 on the September quarter, including a decrease of 158 other dwelling units.
- The total value of work done during the December quarter was \$382.1 million while the value of work yet to be done on jobs under construction at the end of December 1994 was down \$22.9 million to \$309.4 million.

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



VALUE OF NON-RESIDENTIAL BUILDING



VALUE OF NON-RESIDENTIAL WORK DONE

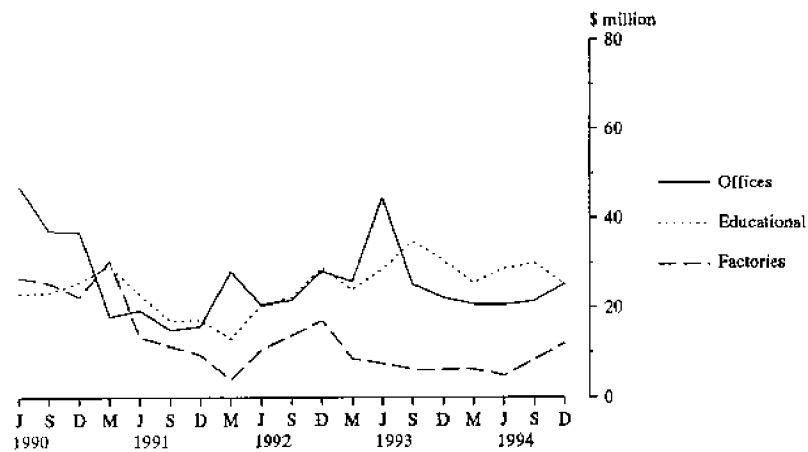


TABLE 1. SUMMARY OF BUILDING ACTIVITY, SOUTH AUSTRALIA

TABLE B. DOMESTIC BUILDING PERMITS BY TYPE OF CONSTRUCTION																				
Period	New residential building						Non-residential building												Value (\$m)	
	Other residential buildings				Total		Alterations and additions to residential buildings													
	Houses	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 building		
COMMENCED																				
1991-92	8,344	599.7	2,327	127.5	10,671	727.2	125.1	12.8	51.1	47.8	117.8	102.0	92.3	6.4	86.1	56.7	34.7	607.8	1,460.2	
1992-93	9,416	685.3	2,219	130.9	11,635	816.2	122.4	5.4	53.8	22.9	99.8	53.4	117.6	6.1	50.3	13.5	35.8	458.7	1,397.2	
1993-94	9,590	726.8	1,891	118.4	11,481	845.3	126.5	7.4	41.9	24.8	66.2	31.6	99.2	1.9	53.5	15.7	30.7	373.0	1,344.8	
1993 Sept. qtr	2,776	208.5	478	29.9	3,254	238.4	30.9	1.5	11.2	4.2	13.2	10.3	15.3	0.4	8.3	4.1	6.7	75.3	344.5	
Dec. qtr	2,395	179.6	403	25.8	2,798	205.4	35.6	2.2	15.6	6.6	10.8	8.7	30.9	0.6	17.7	5.5	8.1	106.6	347.7	
1994 Mar. qtr	2,023	154.6	526	33.5	2,549	188.1	29.8	1.3	11.6	6.8	25.3	5.5	32.8	0.7	9.3	2.1	2.1	97.6	315.4	
June qtr	2,396	184.1	484	29.3	2,880	213.4	30.2	2.4	3.5	7.2	17.0	7.1	20.2	0.1	18.2	4.0	13.8	93.5	337.1	
Sept. qtr	2,526	197.4	557	38.2	3,083	235.6	34.3	1.6	26.4	7.6	12.7	4.6	36.3	1.6	3.8	4.0	3.1	101.8	371.7	
Dec. qtr	2,428	191.9	399	27.9	2,827	219.8	32.0	0.8	7.1	11.4	30.6	13.0	12.3	1.4	6.8	6.4	7.3	97.1	348.9	
UNDER CONSTRUCTION AT END OF PERIOD																				
1991-92	2,891	236.3	921	53.1	3,812	289.4	57.6	9.0	45.3	42.8	78.9	73.0	81.5	5.2	93.9	38.7	49.5	517.8	864.8	
1992-93	3,563	289.5	1,162	74.9	4,725	364.4	56.4	3.7	12.8	32.5	75.1	53.6	141.8	5.3	95.5	13.7	64.5	498.6	919.3	
1993-94	3,231	271.1	1,064	70.4	4,295	341.5	54.9	5.6	20.5	12.6	54.5	10.7	128.2	2.6	102.8	8.6	44.1	390.3	786.7	
1993 Sept. qtr	3,811	311.5	1,123	73.8	4,934	385.3	55.8	4.3	10.3	28.0	61.5	59.0	136.1	5.0	95.9	11.5	43.1	454.9	896.0	
Dec. qtr	3,714	305.0	880	60.2	4,594	365.2	53.3	3.8	15.1	7.3	65.9	11.9	125.6	3.7	107.3	12.5	46.4	399.7	818.2	
1994 Mar. qtr	3,500	285.7	1,030	69.4	4,530	355.1	54.9	4.1	21.6	11.8	53.5	10.0	127.4	4.1	112.5	7.8	33.8	386.5	796.5	
June qtr	3,231	271.1	1,064	70.4	4,295	341.5	54.9	5.6	20.5	12.6	54.5	10.7	128.2	2.6	102.8	8.6	44.1	390.3	786.7	
Sept. qtr	3,483	298.2	1,065	73.5	4,548	371.7	54.3	3.8	25.5	20.3	45.5	11.7	138.3	4.0	96.5	9.0	37.8	392.3	818.3	
Dec. qtr	3,202	281.6	863	60.2	4,065	341.8	46.0	3.5	24.4	26.8	57.0	17.6	128.8	3.9	68.2	12.3	40.0	382.3	770.1	
COMPLETED																				
1991-92	8,432	616.0	2,670	149.6	11,102	765.6	121.5	8.6	378.9	44.9	63.7	59.5	91.3	5.3	71.0	32.1	38.3	793.7	1,680.9	
1992-93	8,708	637.7	1,938	110.4	10,646	748.1	126.9	10.8	85.8	35.8	110.4	66.0	59.1	6.4	46.5	40.4	19.1	480.3	1,355.3	
1993-94	9,903	750.4	1,974	126.0	11,877	876.5	131.9	5.4	35.7	44.0	95.6	77.2	119.3	5.0	50.4	20.9	55.7	509.1	1,517.5	
1993 Sept. qtr	2,528	188.4	510	31.5	3,038	219.9	32.2	0.7	13.8	8.9	27.2	7.9	22.9	0.9	8.1	6.4	30.5	127.2	379.4	
Dec. qtr	2,487	187.6	640	40.0	3,127	227.6	38.3	2.7	10.8	26.9	12.1	55.9	39.1	2.0	8.6	4.4	6.1	168.7	434.6	
1994 Mar. qtr	2,232	175.8	376	25.1	2,608	200.8	29.8	1.1	5.7	2.1	37.5	6.9	31.7	0.5	4.9	7.0	15.3	112.8	343.5	
June qtr	2,657	198.7	448	29.4	3,105	228.2	31.5	0.9	5.4	6.1	18.8	6.5	25.6	1.6	28.7	3.2	3.7	100.3	360.0	
Sept. qtr	2,266	172.6	554	36.1	2,820	208.7	36.3	3.3	21.5	1.2	21.8	3.6	25.3	0.2	10.3	1.7	13.1	102.0	347.0	
Dec. qtr	2,676	209.4	579	41.2	3,255	250.6	40.9	1.1	8.5	9.9	20.2	7.6	21.7	1.5	35.5	3.7	5.1	114.7	406.2	

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

New residential building							Non-residential building												Value (\$m)	
Houses			Other residential buildings		Total		Non-residential building													
Period	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		
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		
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		
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		
1993 Sept. qtr	..	203.8	..	31.9	..	235.7	32.3	1.3	11.2	6.2	25.1	18.3	34.7	1.9	18.6	4.7	12.7	402.8		
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	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	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	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	381.8		
Dec. qtr	..	196.4	..	34.6	..	231.0	35.1	0.9	12.1	11.9	25.2	12.0	25.0	0.8	14.6	4.1	9.3	382.1		
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		
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	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	334.1		
1993 Sept. qtr	..	144.6	..	37.7	..	182.3	22.8	2.6	4.9	3.3	25.6	9.3	53.2	2.0	43.5	5.6	12.6	367.7		
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	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	38.0	3.5	9.1	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	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	332.3		
Dec. qtr	..	128.8	..	26.8	..	155.6	18.0	2.0	15.0	11.0	21.6	6.5	49.9	2.2	8.0	6.8	12.8	309.4		

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 39 such dwelling units commenced in the December quarter 1994.

New residential building										Value (\$m)											
Houses					Other residential buildings					Total		Non-residential building									
Period	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)	Non-residential building													
								Hotels etc.	Shops	Factories	Offices	Business premises	Educational	Religious	Health	Entertainment and recreation	Miscellaneous	Total building			
COMMENCED																					
1991-92	8,036	584.1	1,572	91.9	9,608	676.0	124.1	12.2	46.8	46.4	94.9	45.7	18.7	6.4	35.5	30.5	7.4	344.5	1,144.6		
1992-93	9,122	668.6	1,759	109.8	10,881	778.4	119.7	5.2	41.6	19.6	33.5	36.1	19.3	6.1	25.3	7.0	11.9	205.5	1,103.6		
1993-94	9,159	700.2	1,554	97.7	10,693	797.9	125.0	5.5	39.5	22.3	35.9	24.1	18.3	1.9	35.6	10.8	16.1	209.9	1,132.8		
1993 Sept. qtr	2,611	199.0	376	24.4	2,987	223.3	30.9	1.2	10.9	4.2	6.3	5.6	5.0	0.4	4.3	1.8	2.7	42.6	296.8		
Dec. qtr	2,336	175.1	336	21.2	2,672	196.2	35.5	1.6	14.6	4.2	7.0	7.7	4.1	0.6	14.0	4.7	2.6	60.9	292.7		
1994 Mar. qtr	1,977	151.9	429	27.7	2,406	179.6	29.2	0.5	11.0	6.7	13.7	5.2	5.0	0.7	5.6	1.9	0.9	51.1	259.9		
June qtr	2,235	174.3	393	24.5	2,628	198.7	29.4	2.2	3.0	7.2	8.9	5.6	4.2	0.1	11.7	2.4	9.9	55.2	283.4		
Sept. qtr	2,413	190.4	442	31.9	2,855	222.3	33.9	1.6	26.3	7.0	4.6	4.3	6.6	1.6	2.6	1.7	0.7	57.0	313.2		
Dec. qtr	2,296	183.5	367	26.0	2,663	209.5	30.9	0.8	6.9	6.6	10.0	12.1	2.2	1.4	4.8	5.3	1.2	51.3	291.6		
UNDER CONSTRUCTION AT END OF PERIOD																					
1991-92	2,740	229.2	569	36.0	3,309	265.2	57.5	8.9	45.3	42.8	67.6	22.4	11.3	5.2	34.8	13.9	4.6	256.8	579.5		
1992-93	3,388	279.1	914	62.6	4,302	341.7	55.9	3.5	12.5	31.7	33.4	14.7	10.1	5.3	30.7	7.4	6.9	156.1	553.7		
1993-94	3,033	259.2	834	56.8	3,867	316.0	54.0	5.6	20.5	12.6	18.4	9.2	10.5	2.6	26.1	6.1	14.8	126.4	496.4		
1993 Sept. qtr	3,571	298.2	897	61.9	4,468	360.1	55.6	4.2	10.0	27.1	30.5	15.3	9.8	5.0	28.1	8.5	8.9	147.5	563.2		
Dec. qtr	3,561	295.7	733	51.2	4,294	346.9	53.1	3.8	14.0	5.8	35.1	10.6	9.3	3.7	35.4	10.9	8.5	137.1	537.1		
1994 Mar. qtr	3,392	279.0	859	58.9	4,251	337.9	54.1	4.0	20.9	10.3	17.3	8.9	9.6	4.1	38.1	6.5	7.3	126.9	519.0		
June qtr	3,033	259.2	834	56.8	3,867	316.0	54.0	5.6	20.5	12.6	18.4	9.2	10.5	2.6	26.1	6.1	14.8	126.4	496.4		
Sept. qtr	3,303	287.0	872	62.6	4,175	349.6	53.5	3.8	25.4	19.7	6.3	11.2	13.0	4.0	21.5	4.8	15.9	125.5	528.6		
Dec. qtr	3,060	273.0	718	52.3	3,778	325.3	45.5	3.5	24.4	21.3	9.2	17.3	5.9	3.9	15.6	7.7	16.6	125.3	496.2		
COMPLETED																					
1991-92	8,121	598.9	1,829	109.0	9,950	707.9	119.9	6.4	372.3	34.2	45.6	35.9	16.9	5.3	32.3	24.3	13.1	586.3	1,414.0		
1992-93	8,438	624.4	1,374	84.5	9,812	708.8	124.5	10.7	73.9	33.1	74.8	41.2	18.8	6.4	26.7	13.3	9.6	308.6	1,142.0		
1993-94	9,495	725.4	1,599	106.5	11,094	831.9	130.8	3.3	32.9	40.8	59.2	29.2	17.9	5.0	41.3	12.1	8.2	249.9	1,212.6		
1993 Sept. qtr	2,428	181.9	386	25.5	2,814	207.5	31.9	0.3	13.5	8.9	9.7	5.0	5.4	0.9	7.0	0.7	0.8	52.4	291.8		
Dec. qtr	2,341	178.9	494	32.5	2,835	211.4	38.3	2.1	10.7	25.1	7.8	12.0	4.6	2.0	7.1	2.1	2.7	76.3	326.0		
1994 Mar. qtr	2,141	170.4	303	20.7	2,444	191.1	29.8	0.3	4.5	2.0	31.4	6.7	4.5	0.5	2.9	6.4	2.2	61.3	282.3		
June qtr	2,586	194.2	416	27.7	3,002	221.9	30.8	0.5	4.2	4.7	10.3	5.4	3.4	1.6	24.3	2.8	2.6	59.9	312.6		
Sept. qtr	2,135	165.0	407	27.0	2,537	192.0	35.8	3.3	21.4	1.2	16.9	2.4	4.1	0.2	7.2	1.0	2.6	60.2	288.0		
Dec. qtr	2,506	198.3	499	36.2	3,005	234.6	39.5	1.1	8.4	9.9	7.1	6.5	9.6	1.5	11.0	2.6	0.5	58.0	332.0		

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

Period	New residential building				Value (\$m)																	
	Houses				Other residential buildings		Total		Non-residential building													
	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				
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 Sept. qtr	..	197.3	..	26.7	..	224.0	32.2	0.9	10.8	5.6	14.6	9.5	3.9	1.9	8.6	1.2	2.7	59.7	315.9			
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	..	186.0	..	29.6	..	215.7	33.7	0.9	12.0	10.6	6.4	10.9	5.2	0.8	8.4	2.4	3.6	61.3	310.7			
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 Sept. qtr	..	134.9	..	31.3	..	166.2	22.7	2.5	4.8	3.1	4.8	5.0	5.2	2.0	7.0	4.7	4.8	43.8	232.7			
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	..	125.6	..	24.3	..	150.0	17.9	2.0	15.0	6.9	6.9	6.4	2.8	2.2	2.9	5.8	7.2	58.0	225.9			

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

New residential building															Value (\$m)																																												
Other residential buildings															Non-residential building																																												
Houses			Total			Alterations and additions to residential buildings			Hotels etc.			Shops			Factories			Offices			Other business premises			Educational			Religious			Health			Entertainment and recreational			Miscellaneous			Total 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)			Number of dwelling units			Value (\$m)			Number of dwelling units			Value (\$m)																				
COMPLETED															UNDER CONSTRUCTION AT END OF PERIOD																																												
1991-92			308			15.6			755			35.7			1,063			51.2			1.0			0.6			4.3			1.4			22.9			56.3			73.6			—			50.6			26.3			27.3			263.4			315.6		
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			253.3			293.7		
1993-94			431			26.7			357			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			163.1			212.0		
1993 Sept. qtr			165			9.5			102			5.5			267			15.0			—			0.3			0.2			—			6.9			4.7			10.3			—			4.0			2.3			4.0			32.7			47.7		
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			45.7			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			55.6		
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			38.3			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			58.5		
Dec. qtr			132			8.4			32			1.9			164			10.3			1.1			—			0.1			4.9			20.6			0.9			10.1			—			2.0			1.2			6.0			45.8			57.2		
COMPLETED															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			261.0			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			342.5			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			263.9			290.3		
1993 Sept. qtr			240			13.4			226			11.8			466			25.2			0.2			0.1			0.3			0.8			31.1			43.7			126.3			—			67.8			3.0			34.2			307.4			332.8		
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			262.5			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			259.5			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			263.9			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			266.8			289.7		
Dec. qtr			142			8.6			145			7.8			287			16.5			0.5			—			—			5.5			47.8			0.3			122.9			—			52.6			4.6			23.3			257.0			274.0		
COMPLETED															UNDER CONSTRUCTION AT END OF PERIOD																																												
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			266.9		
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			213.2		
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			259.1			304.8		
1993 Sept. qtr			100			6.5			124			6.0			224			12.5			0.3			0.4			0.2			—			17.5			2.9			17.4			—			1.1			5.6			29.7			74.8			87.6		
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			108.6		
1994 Mar. qtr			91			5.3			75			4.4			164			9.7			0.1			0.8			1.2			0.1			6.1			0.2			27.3			—			2.0			0.5			13.1			51.5			61.2		
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			47.4		
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			41.8			59.0		
Dec. qtr			170			11.1			80			5.0			250			16.0			1.4			—			0.2			—			13.1			1.1			12.1			—			24.5			1.2			4.6			56.7			74.2		



**TABLE 3 SUMMARY OF PUBLIC SECTOR BUILDING ACTIVITY, SOUTH AUSTRALIA—continued**

TABLE 3. SUMMARY OF VALUE OF WORK DONE																				
New residential building					Value (\$m)															
Period	Other residential buildings			Total	Non-residential building															
	Houses	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		
VALUE OF WORK DONE DURING PERIOD																				
1991-92	..	16.1	..	..	39.0	..	55.1	1.3	1.5	6.0	4.7	18.9	29.3	52.0	..	18.9	14.6	27.9	173.8	230.2
1992-93	..	13.7	..	..	23.1	..	36.9	2.5	0.2	11.9	2.8	49.0	46.4	82.9	..	25.1	21.8	32.8	273.0	312.3
1993-94	..	27.3	..	..	20.1	..	47.4	1.4	2.1	2.7	3.2	41.9	15.6	101.5	..	47.2	5.9	24.3	244.4	293.2
1993 Sept. qtr	..	6.5	..	..	5.3	..	11.8	0.1	0.4	0.4	0.5	10.5	8.9	30.8	..	9.9	3.5	10.0	75.0	86.9
Dec. qtr	..	8.8	..	..	5.7	..	14.5	0.1	0.6	0.9	1.9	10.7	5.1	26.2	..	12.7	0.9	5.9	65.0	79.5
1994 Mar. qtr	..	4.8	..	..	5.2	..	10.0	0.6	0.8	0.8	0.6	11.3	0.4	19.8	..	7.7	0.6	4.7	46.6	57.2
June qtr	..	7.2	..	..	3.9	..	11.1	0.6	0.3	0.6	0.2	9.5	1.2	24.7	..	16.8	0.9	3.7	57.9	69.6
Sept. qtr	..	7.9	..	..	7.6	..	15.5	0.3	..	0.1	0.1	9.6	0.8	24.2	..	8.3	2.4	4.2	49.8	65.6
Dec. qtr	..	10.4	..	..	5.0	..	15.3	1.4	..	0.1	1.2	18.8	1.1	19.8	..	6.2	1.7	5.7	54.6	71.4
VALUE OF WORK YET TO BE DONE																				
1991-92	..	3.8	..	..	8.2	..	12.0	..	0.1	..	..	7.4	38.9	47.9	..	42.1	15.3	22.0	173.8	185.8
1992-93	..	6.7	..	..	6.1	..	12.9	0.2	0.2	0.3	0.8	24.4	5.4	66.9	..	42.5	2.1	11.5	154.1	167.1
1993-94	..	6.0	..	..	6.9	..	12.9	0.4	..	..	..	13.4	0.8	52.7	..	16.2	1.2	6.3	90.4	103.7
1993 Sept. qtr	..	9.7	..	..	6.4	..	16.1	0.1	0.1	0.1	0.2	20.9	4.3	48.0	..	36.6	0.9	7.8	118.9	135.1
Dec. qtr	..	5.5	..	..	5.4	..	10.9	0.1	0.1	0.2	0.7	14.2	0.7	46.2	..	29.5	0.8	9.0	101.5	112.4
1994 Mar. qtr	..	3.5	..	..	5.9	..	9.4	0.1	0.1	0.1	0.3	14.5	0.5	55.3	..	26.3	0.5	6.0	103.5	113.1
June qtr	..	6.0	..	..	6.9	..	12.9	0.4	..	..	..	13.4	0.8	52.7	..	16.2	1.2	6.3	90.4	103.7
Sept. qtr	..	5.0	..	..	5.6	..	10.7	0.5	..	..	0.5	11.8	0.2	57.3	..	9.3	1.1	5.2	85.4	96.5
Dec. qtr	..	3.2	..	..	2.5	..	5.7	0.2	..	..	4.1	14.7	0.1	47.2	..	5.1	1.0	5.6	77.7	83.6

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

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Commenced	Completed (b)	Commenced	Completed (b)	Commenced	Completed (b)	Commenced	Completed (b)
1993 Sept. qtr	2,443	n.a.	2,587	n.a.	2,869	n.a.	3,092	n.a.
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 r	2,257	n.a.	2,353	n.a.	2,741	n.a.	2,928	n.a.
Dec. qtr	2,245	n.a.	2,393	n.a.	2,587	n.a.	2,768	n.a.

(a) Series have been revised due to annual re-analysis of seasonal adjustment factors. (b) 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 (a)  
(\$ million)**

(\$ 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 Sept. qtr	199.2	34.2	231.6	32.2	57.7	124.1	394.8
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	190.8	33.4	225.1	32.3	58.3	111.8	370.3

(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), 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	195.2	347.0	1,232.6
1993 Sept. qtr	195.4	27.8	223.2	28.9	39.7	70.2	322.3
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	51.3	86.9	303.4
Sept. qtr r	173.7	35.1	208.8	30.3	52.8	94.3	333.4
Dec. qtr	167.4	25.5	192.9	27.8	47.5	89.9	310.6

(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)

(\$ 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 Sept. qtr	191.4	29.4	220.8	30.3	54.5	122.9	374.0
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 r	170.5	33.8	204.3	33.0	57.7	102.8	340.1
Dec. qtr	172.0	31.2	203.2	30.7	55.4	104.7	338.6
SEASONALLY ADJUSTED							
1993 Sept. qtr	187.1	31.5	216.9	30.2	52.6	113.3	366.6
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 r	166.3	36.1	200.4	33.0	55.5	94.8	332.7
Dec. qtr	167.1	30.1	197.9	28.3	52.7	101.0	328.1

(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**

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 Sept. qtr	2,225	386	2,611	376	2,987	165	102	267	2,776	478	3,254
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	1,949	347	2,296	367	2,663	132	32	164	2,428	399	2,827
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 Sept. qtr	2,340	1,232	3,571	897	4,468	240	226	466	3,811	1,123	4,934
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	2,067	993	3,060	718	3,778	142	145	287	3,202	863	4,065
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 Sept. qtr	2,078	350	2,428	386	2,814	100	124	224	2,528	510	3,038
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	2,657	448	3,105
Sept. qtr	1,864	271	2,135	402	2,537	131	152	283	2,266	554	2,820
Dec. qtr	2,253	253	2,506	499	3,005	170	80	250	2,676	579	3,255

**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 Sept. qtr	104	686	1,435	2,225	72	622	1,645	2,340	55	670	1,353	2,078
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	76	477	1,396	1,949	53	356	1,658	2,067	97	484	1,672	2,253
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 Sept. qtr	3.6	35.2	127.3	166.0	2.6	32.0	161.8	196.4	1.8	34.7	115.8	152.3
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	2.5	24.1	125.1	151.7	1.7	18.4	161.7	181.7	3.4	24.7	147.5	175.7

**TABLE 10. SUMMARY OF BUILDING ACTIVITY, SOUTH AUSTRALIA  
RELATIVE STANDARD ERRORS (PER CENT)  
DECEMBER QUARTER 1994**

DECEMBER QUARTER 1994

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	3.0	3.2	2.6	2.8	7.1	2.1
Under construction at end of period	3.4	3.4	2.7	2.9	7.2	2.0
Completed	4.0	4.3	3.4	3.6	9.0	2.8
Value of work done	..	2.8	..	2.4	6.2	1.8
Value of work yet to be done	..	4.1	..	3.5	8.9	2.4
TOTAL PRIVATE AND PUBLIC SECTORS						
Commenced	2.8	3.0	2.4	2.7	6.8	1.8
Under construction at end of period	3.2	3.3	2.5	2.7	7.2	1.3
Completed	3.8	4.1	3.1	3.4	8.7	2.3
Value of work done	..	2.6	..	2.2	6.0	1.5
Value of work yet to be done	..	4.0	..	3.3	8.8	1.8

## 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. 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.

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