

**BUILDING ACTIVITY, SOUTH AUSTRALIA  
DECEMBER QUARTER 1996**

**SUMMARY OF FINDINGS**

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

	% change on	
	Sept quarter 1996	Dec quarter 1995
New residential building	4.7	13.7
Alterations and additions to residential buildings	7.4	10.4
Non-residential building	24.2	29.5
<b>Total building</b>	<b>15.4</b>	<b>5.9</b>

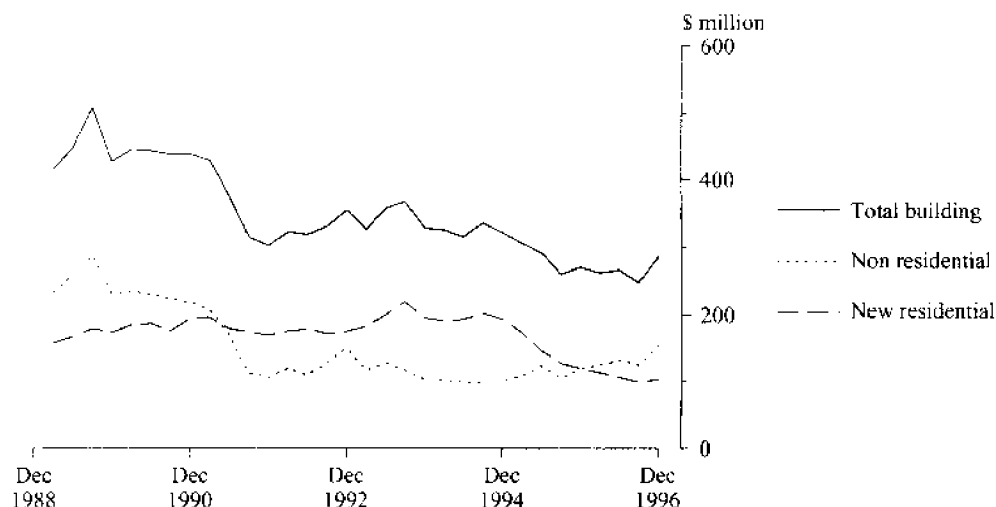
• In seasonally adjusted average 1989-90 prices, the value of work done on new residential building rose by 4.7% during the December quarter 1996 to \$102.6 million. However, the September quarter figure was the lowest for 15 years, and this quarters level is still 49.4% below the recent peak of September 1994.

• The value of work done on new houses rose by 5.1% to \$92.1 million, but the level for other residential building fell 8.3% to \$10.0 million. In the December quarter 1995, the value of work done on other residential building fell to \$16.1 million, its lowest level since the series commenced in 1980, and has steadily declined further since then.

• In comparison with new residential building, work done on non-residential building rose 24.2% during the quarter to \$153.6 million, 29.5% higher than the December quarter a year ago and the highest level since March 1991.

• The total value of building work done, which had been at its lowest level for 15 years for the September quarter 1996, rose in the December quarter by 15.4% to \$286.3 million. The December figure was the highest since the June quarter 1995.

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



**INQUIRIES**

- for more information about statistics contained in this publication, the availability of related unpublished statistics and other ABS statistics and services, please contact Information Inquiries on Adelaide (08) 8237 7100 (fax (08) 8237 7566), call at 55 Currie Street, Adelaide, or write to Information Inquiries, GPO Box 2272, Adelaide, SA 5001 or any ABS State office.
- for more detailed information about these statistics, contact Rex Porter on Adelaide (08) 8237 7316 or any ABS State office.

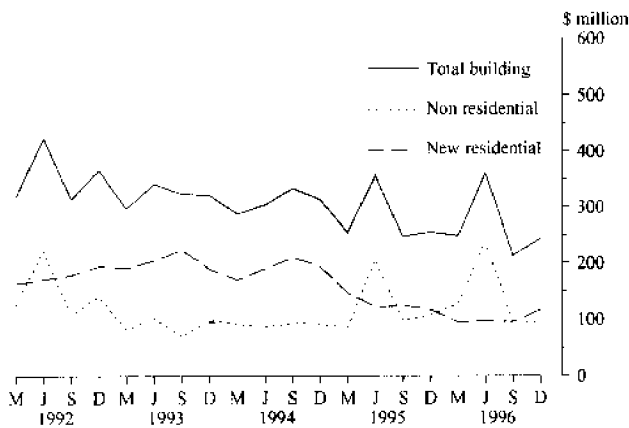
## SUMMARY OF FINDINGS – continued

## Value of building work commenced at average 1989–90 prices

	% change on	
	Sept quarter 1996	Dec quarter 1995
New residential building	23.0	0.5
Alterations and additions to residential buildings	27.9	0.0
Non-residential building	3.0	-10.8
<b>Total building</b>	<b>14.7</b>	<b>-4.4</b>

- In average 1989–90 prices, the value of new residential building commenced during the December quarter rose by 23.0% to \$117.3 million, although the September figure was the lowest since the series began in 1969.
- Non-residential commencements rose by 3.0% during the December quarter to \$96.6 million.
- The total value of all building work commenced during the quarter increased by 14.7% to \$243.7 million.

VALUE OF WORK COMMENCED AT AVERAGE 1989-90 PRICES

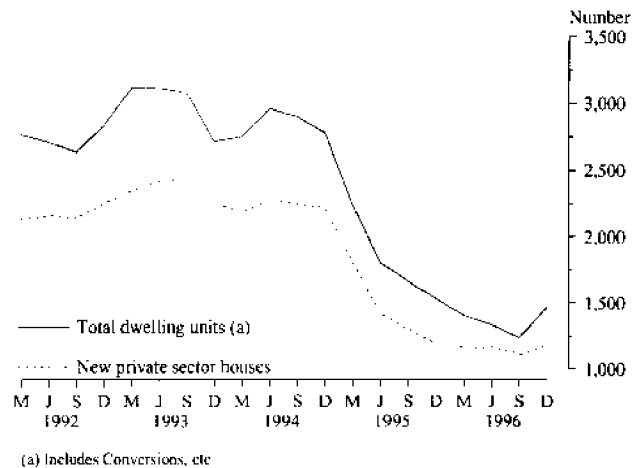


## Number of dwelling units commenced, seasonally adjusted

	% change on	
	Sept quarter 1996	Dec quarter 1995
New private sector houses	6.5	-0.8
Private sector dwelling units	18.7	1.2
<b>Total dwelling units</b>	<b>18.2</b>	<b>-4.4</b>

- In seasonally adjusted terms, the total number of dwelling units commenced during the December quarter rose (for the first time since June 1994) by 18.2% to 1,466. However, the September 1996 figure was the lowest since the series began in 1965 and the December 1996 level is still 50.4% below the level of 2,958 recorded in June 1994.
- Commencements of new private sector houses increased in the December quarter by 6.5% to 1,181, although the September quarter figure was the lowest for 14 years.

DWELLING UNITS COMMENCED SEASONALLY ADJUSTED

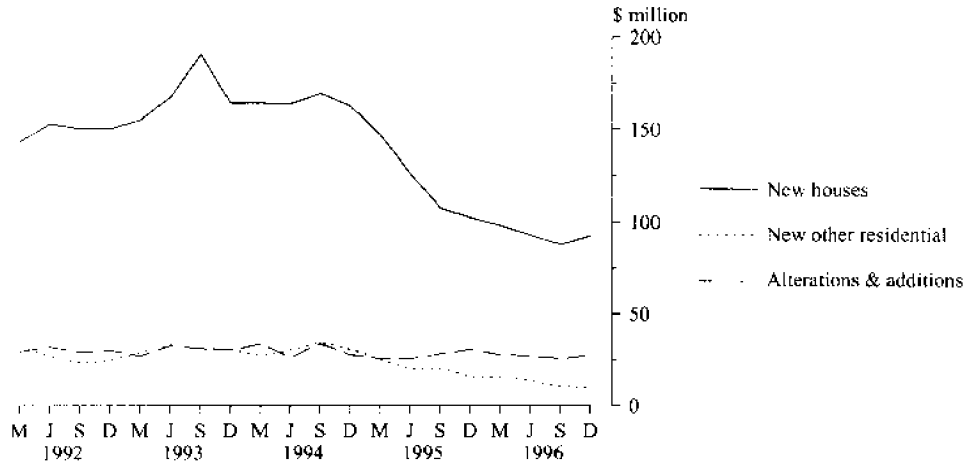


(a) Includes Conversions, etc

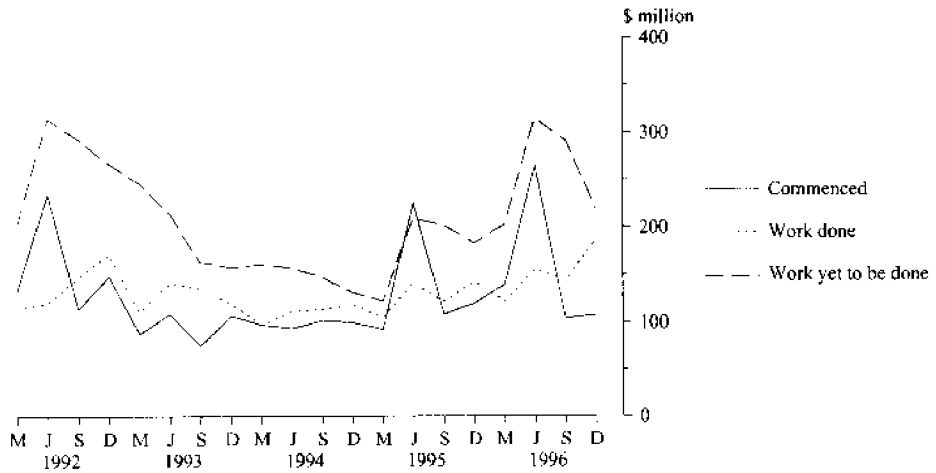
## Original data

- The total value of building work commenced during the December quarter 1996 rose by 14.4% to \$273.5 million. The increase was almost entirely due to a rise of 23.1% in residential commencements to \$166.0 million, although non-residential building also rose 3.2% to \$107.5 million. The total number of dwelling units commenced during the quarter rose by 14.8% to 1,517. New houses rose by 3.5% to 1,249 and new other residential by 150.9% from 106 to 266.
- Value of total building work done during the quarter increased by 21.7% to \$344.6 million, with increases of 13.1% in the residential sector and 30.0% in the non-residential sector. Work yet to be done on jobs under construction at the end of December 1996 fell by 14.0% to \$345.0 million, about the same level as the work done during the quarter.

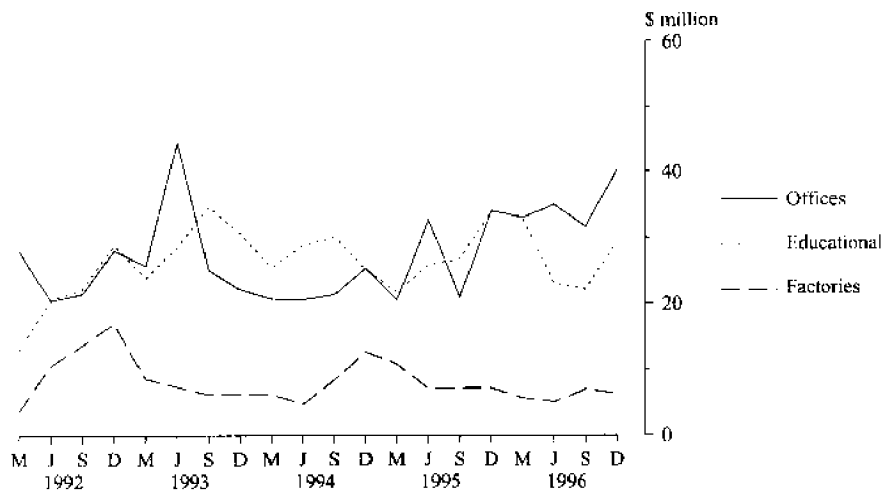
**VALUE OF RESIDENTIAL WORK DONE  
AT AVERAGE 1989-90 PRICES  
SEASONALLY ADJUSTED**



**VALUE OF NON-RESIDENTIAL BUILDING**



**VALUE OF NON-RESIDENTIAL WORK DONE**



**TABLE 1. VALUE OF BUILDING WORK COMMENCED, AVERAGE 1989-90 PRICES (a)  
(\$ million)**

Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building
	Houses	Other residential building	Total		Private sector	Total	
1993-94	661.7	109.7	771.4	114.2	195.1	346.8	1,232.4
1994-95	572.1	98.7	670.8	109.1	231.0	475.5	1,255.4
1995-96	376.3	57.1	433.4	106.3	409.6	571.7	1,111.4
1995 Sept. qtr	107.4	16.1	123.5	25.4	63.2	98.7	247.6
Dec. qtr	98.2	18.5	116.7	29.8	77.5	108.3	254.8
1996 Mar. qtr	82.2	13.6	95.8	25.9	72.5	126.5	248.2
June qtr	88.5	8.9	97.4	25.2	196.4	238.2	360.8
Sept. qtr	88.9	6.5	95.4	23.3	61.2	93.8	212.5
Dec. qtr	100.7	16.6	117.3	29.8	71.9	96.6	243.7

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

Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building
	Houses	Other residential building	Total		Private sector	Total	
ORIGINAL							
1993-94	680.9	118.4	799.3	120.4	197.9	420.1	1,339.8
1994-95	604.5	110.8	715.3	112.8	244.7	429.7	1,257.8
1995-96	400.4	65.6	466.0	113.7	275.9	480.3	1,060.0
1995 Sept. qtr	107.7	19.7	127.4	27.1	64.7	108.3	262.8
Dec. qtr	108.3	17.0	125.3	34.5	77.3	126.7	286.5
1996 Mar. qtr	92.2	15.6	107.8	23.4	56.1	107.9	239.1
June qtr	92.2	13.3	105.5	28.7	77.8	137.4	271.6
Sept. qtr	87.8	10.6	98.4	24.7	73.4	126.6	249.7
Dec. qtr	97.6	10.6	108.2	31.0	103.1	164.5	303.7
SEASONALLY ADJUSTED							
1995 Sept. qtr	107.4	20.4	126.9	28.2	62.7	104.9	260.5
Dec. qtr	102.3	16.1	118.9	30.7	71.9	118.6	270.3
1996 Mar. qtr	97.7	15.6	113.3	27.5	66.7	125.2	262.6
June qtr	92.6	13.7	106.4	27.0	73.7	131.8	265.9
Sept. qtr	87.6	10.9	98.0	25.6	71.5	123.7	248.0
Dec. qtr	92.1	10.0	102.6	27.5	95.9	153.6	286.3

(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 3. VALUE OF BUILDING WORK DONE: SEASONALLY ADJUSTED SERIES**  
(*\$ million*)

Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building
	Houses	Other residential building	Total		Private sector	Total	
1995 Sept. qtr	124.1	22.9	146.1	32.6	70.4	117.8	297.0
Dec. qtr	118.7	18.2	137.5	35.5	81.0	133.8	309.0
1996 Mar. qtr	111.7	17.7	129.4	31.4	75.4	141.5	298.5
June qtr	105.5	15.7	121.3	30.7	83.5	149.3	302.0
Sept. qtr	99.1	12.4	110.9	29.1	81.2	140.5	281.2
Dec. qtr	104.2	11.5	116.2	31.1	109.0	174.5	324.9

**TABLE 4. NUMBER OF DWELLING UNITS COMMENCED AND COMPLETED: SEASONALLY ADJUSTED SERIES**

Period	New houses				Total dwelling units (includes conversions etc)			
	Private sector		Total		Private sector		Total	
	Commenced	Completed (a)	Commenced	Completed (a)	Commenced	Completed (a)	Commenced	Completed (a)
1995 Sept. qtr	1,302	n.a.	1,390	n.a.	1,550	n.a.	1,662	n.a.
Dec. qtr	1,191	n.a.	1,251	n.a.	1,468	n.a.	1,534	n.a.
1996 Mar. qtr	1,164	n.a.	1,219	n.a.	1,354	n.a.	1,405	n.a.
June qtr	1,169	n.a.	1,195	n.a.	1,301	n.a.	1,336	n.a.
Sept. qtr	1,109	n.a.	1,115	n.a.	1,222	n.a.	1,240	n.a.
Dec. qtr	1,181	n.a.	1,205	n.a.	1,450	n.a.	1,466	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 identified.

TABLE 5. NUMBER AND VALUE OF BUILDING COMMENCED, PRIVATE AND PUBLIC SECTOR: ORIGINAL

Period	Number of dwelling units				Value (\$m)						
	New houses	New other residential building	Conversions etc.	Total dwelling units	New houses	New other residential building	New residential building	Alterations and additions to residential buildings	Total residential building	Total non-residential building	Total building
<b>PRIVATE SECTOR</b>											
1993-94	9,159	1,534	19	10,712	700.2	97.7	797.9	125.0	922.9	209.9	1,132.8
1994-95	7,745	1,339	48	9,132	625.4	98.0	723.4	122.2	845.6	251.6	1,097.2
1995-96	4,836	800	55	5,691	415.1	61.9	477.0	120.7	597.7	452.8	1,050.5
1995 Sept. qtr	1,398	242	11	1,651	116.9	17.2	134.1	28.9	163.0	69.5	232.5
Dec. qtr	1,242	249	28	1,519	109.0	19.6	128.6	33.9	162.5	85.5	248.1
1996 Mar. qtr	1,044	193	12	1,248	90.4	15.2	105.6	29.0	134.6	80.1	214.8
June qtr	1,153	116	4	1,273	98.9	9.8	108.7	28.8	137.5	217.6	355.1
Sept. qtr	1,191	106	5	1,302	100.1	7.4	107.5	24.6	132.1	67.9	200.0
Dec. qtr	1,233	266	2	1,501	112.6	18.8	131.4	33.4	164.8	80.0	244.8
<b>PUBLIC SECTOR</b>											
1993-94	431	357	1	789	26.7	20.8	47.4	1.5	48.9	163.1	212.0
1994-95	465	186	13	664	31.6	10.4	42.1	3.2	45.2	266.9	312.1
1995-96	234	35	—	269	17.2	2.3	19.5	1.0	20.5	179.0	199.5
1995 Sept. qtr	106	14	—	120	7.5	0.8	8.4	0.5	8.9	39.0	47.8
Dec. qtr	53	15	—	68	4.2	1.1	5.3	0.1	5.4	34.0	39.3
1996 Mar. qtr	45	2	—	47	3.4	0.1	3.5	0.4	3.9	59.7	63.6
June qtr	30	4	—	34	2.2	0.2	2.4	—	2.4	46.3	48.7
Sept. qtr	16	—	3	19	1.1	—	1.1	1.7	2.8	36.2	39.0
Dec. qtr	16	—	—	16	1.2	—	1.2	0.1	1.2	27.5	28.7
<b>TOTAL</b>											
1993-94	9,590	1,891	20	11,501	726.8	118.4	845.3	126.5	971.8	373.0	1,344.8
1994-95	8,210	1,525	61	9,796	657.0	108.4	765.5	125.3	890.8	518.5	1,409.3
1995-96	5,070	835	55	5,960	432.4	64.1	496.5	121.7	618.2	631.8	1,250.0
1995 Sept. qtr	1,504	256	11	1,771	124.4	18.1	142.4	29.4	171.9	108.4	280.3
Dec. qtr	1,295	264	28	1,587	113.1	20.7	133.9	34.0	167.9	119.5	287.4
1996 Mar. qtr	1,089	195	12	1,295	93.8	15.4	109.2	29.4	138.6	139.9	278.4
June qtr	1,183	120	4	1,307	101.1	10.0	111.0	28.8	139.9	264.0	403.9
Sept. qtr	1,207	106	8	1,321	101.3	7.4	108.7	26.2	134.9	104.2	239.1
Dec. qtr	1,249	266	2	1,517	113.8	18.8	132.5	33.5	166.0	107.5	273.5

**TABLE 6. VALUE OF NON-RESIDENTIAL BUILDING COMMENCED, PRIVATE AND PUBLIC SECTOR: ORIGINAL**  
(*\$ million*)

<i>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertainment and recreational</i>	<i>Miscellaneous</i>	<i>Total non-residential building</i>
<b>PRIVATE SECTOR</b>											
1993-94	5.5	39.5	22.3	35.9	24.1	18.3	1.9	35.6	10.8	16.1	209.9
1994-95	4.6	66.3	25.6	36.2	59.3	17.4	3.6	16.2	11.3	11.2	251.6
1995-96	9.4	133.6	22.6	65.5	108.3	19.3	2.3	52.2	28.0	11.6	452.8
1995 Sept. qtr	0.7	10.6	3.4	9.9	28.2	7.4	0.9	3.8	1.9	2.8	69.5
Dec. qtr	0.6	13.1	8.9	33.7	10.9	4.6	0.3	7.5	4.1	1.8	85.5
1996 Mar. qtr	6.4	16.8	7.7	6.5	6.9	4.2	0.9	24.6	3.5	2.7	80.1
June qtr	1.6	93.2	2.6	15.3	62.3	3.2	0.2	16.3	18.5	4.3	217.6
Sept. qtr	0.2	13.3	4.6	17.9	22.3	2.5	—	2.0	3.5	1.6	67.9
Dec. qtr	5.6	12.1	5.7	22.6	18.8	2.2	0.1	2.1	8.0	2.9	80.0
<b>PUBLIC SECTOR</b>											
1993-94	1.9	2.4	2.5	30.3	7.5	80.9	—	17.9	4.9	14.7	163.1
1994-95	0.4	3.8	5.5	92.8	12.3	116.4	—	10.7	10.4	14.6	266.9
1995-96	—	8.4	1.7	47.2	15.4	43.6	—	14.0	3.9	44.7	179.0
1995 Sept. qtr	—	0.6	0.1	7.3	1.1	6.1	—	6.7	1.5	15.6	39.0
Dec. qtr	—	0.1	1.0	8.1	2.8	15.2	—	4.5	0.7	1.6	34.0
1996 Mar. qtr	—	1.4	—	13.1	2.8	12.8	—	1.8	0.3	27.6	59.7
June qtr	—	6.4	0.6	18.8	8.7	9.5	—	0.9	1.4	—	46.3
Sept. qtr	0.4	0.5	0.4	9.0	5.7	9.6	—	2.6	6.1	1.9	36.2
Dec. qtr	0.4	0.6	1.5	6.5	1.3	11.2	1.1	0.5	3.8	0.7	27.5
<b>TOTAL</b>											
1993-94	7.4	41.9	24.8	66.2	31.6	99.2	1.9	53.5	15.7	30.7	373.0
1994-95	4.9	70.1	31.1	129.0	71.6	133.8	3.6	26.9	21.7	25.8	518.5
1995-96	9.4	142.0	24.3	112.7	123.7	62.9	2.3	66.2	31.9	56.3	631.8
1995 Sept. qtr	0.7	11.2	3.5	17.2	29.3	13.4	0.9	10.5	3.5	18.3	108.4
Dec. qtr	0.6	13.2	9.9	41.8	13.7	19.8	0.3	12.1	4.8	3.4	119.5
1996 Mar. qtr	6.4	18.1	7.7	19.6	9.7	17.0	0.9	26.4	3.7	30.3	139.9
June qtr	1.6	99.6	3.2	34.2	71.0	12.7	0.2	17.3	19.9	4.3	264.0
Sept. qtr	0.6	13.8	5.0	26.9	28.0	12.1	—	4.6	9.5	3.5	104.2
Dec. qtr	6.0	12.6	7.1	29.1	20.0	13.3	1.2	2.7	11.8	3.6	107.5

**TABLE 7. NUMBER AND VALUE OF BUILDING UNDER CONSTRUCTION AT END OF PERIOD,  
PRIVATE AND PUBLIC SECTOR: ORIGINAL.**

	<i>Number of dwelling units</i>				<i>Value (\$m)</i>						
	<i>New houses</i>	<i>New other residential building</i>	<i>Con-versions etc.</i>	<i>Total dwelling units</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Total residential building</i>	<i>Total non-residential building</i>	<i>Total building</i>
<b>PRIVATE SECTOR</b>											
1993-94	3,033	834	7	3,874	259.2	56.8	316.0	54.0	370.0	126.4	496.4
1994-95	2,202	523	18	2,743	208.3	40.9	249.1	51.6	300.7	132.8	433.4
1995-96	1,745	435	24	2,204	170.4	36.4	206.7	47.8	254.5	297.2	551.8
1995 Sept. qtr	2,129	515	23	2,667	203.4	40.3	243.7	51.4	295.0	132.4	427.5
Dec. qtr	1,956	445	41	2,442	191.3	34.0	225.3	49.5	274.8	132.5	407.3
1996 Mar. qtr	1,836	501	42	2,379	179.9	40.0	219.9	51.3	271.2	162.2	433.3
June qtr	1,745	435	24	2,204	170.4	36.4	206.7	47.8	254.5	297.2	551.8
Sept. qtr	1,863	315	28	2,206	178.3	26.8	205.1	45.9	251.0	311.9	562.9
Dec. qtr	1,981	465	24	2,470	194.7	34.5	229.2	47.5	276.7	325.5	602.2
<b>PUBLIC SECTOR</b>											
1993-94	198	230	1	429	11.9	13.6	25.5	0.9	26.5	263.9	290.3
1994-95	99	41		140	7.4	2.3	9.8	1.0	10.7	234.1	244.8
1995-96	36	11		47	2.6	0.8	3.4	—	3.4	222.0	225.4
1995 Sept. qtr	116	21	--	137	7.8	1.3	9.1	0.3	9.5	235.0	244.5
Dec. qtr	71	21		92	5.3	1.5	6.7	0.1	6.8	230.5	237.3
1996 Mar. qtr	46	11		57	3.5	0.8	4.3	0.1	4.4	248.1	252.5
June qtr	36	11	—	47	2.6	0.8	3.4		3.4	222.0	225.4
Sept. qtr	27	11	—	38	1.9	0.8	2.7	0.5	3.2	236.6	239.9
Dec. qtr	17	11		28	1.2	0.8	2.0	—	2.0	219.5	221.5
<b>TOTAL</b>											
1993-94	3,231	1,064	8	4,303	271.1	70.4	341.5	54.9	396.4	390.3	786.7
1994-95	2,301	564	18	2,883	215.7	43.2	258.9	52.5	311.4	366.9	678.3
1995-96	1,781	446	24	2,251	173.0	37.2	210.1	47.8	257.9	519.3	777.2
1995 Sept. qtr	2,245	536	23	2,804	211.2	41.6	252.8	51.7	304.5	367.4	671.9
Dec. qtr	2,027	466	41	2,534	196.5	35.5	232.0	49.6	281.6	363.0	644.6
1996 Mar. qtr	1,882	512	42	2,436	183.4	40.8	224.2	51.4	275.6	410.2	685.8
June qtr	1,781	446	24	2,251	173.0	37.2	210.1	47.8	257.9	519.3	777.2
Sept. qtr	1,890	326	28	2,244	180.2	27.6	207.8	46.4	254.2	548.5	802.8
Dec. qtr	1,998	476	24	2,498	195.9	35.3	231.3	47.5	278.8	545.0	823.7



TABLE 8. VALUE OF NON-RESIDENTIAL BUILDING UNDER CONSTRUCTION AT END OF PERIOD,  
PRIVATE AND PUBLIC SECTOR: ORIGINAL  
(\$ million)

	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
PRIVATE SECTOR											
1993-94	5.6	20.5	12.6	18.4	9.2	10.5	2.6	26.1	6.1	14.8	126.4
1994-95	3.0	42.3	9.2	13.9	20.2	5.5	4.2	10.5	9.2	14.9	132.8
1995-96	9.1	105.2	9.6	11.8	72.5	7.7	0.8	49.8	22.5	8.3	297.2
1995 Sept. qtr	1.7	36.8	7.9	7.1	37.6	11.2	4.1	13.6	3.8	8.6	132.4
Dec. qtr	1.5	11.1	10.3	32.3	32.9	10.7	3.1	16.8	5.7	8.0	132.5
1996 Mar. qtr	7.7	17.6	13.1	34.0	27.2	7.3	3.0	39.5	6.2	6.6	162.2
June qtr	9.1	105.2	9.6	11.8	72.5	7.7	0.8	49.8	22.5	8.3	297.2
Sept. qtr	1.7	114.3	12.2	23.8	70.3	7.1	0.8	53.9	21.7	6.1	311.9
Dec. qtr	5.7	103.3	9.4	37.1	77.9	5.7	0.7	52.5	27.3	5.9	325.5
PUBLIC SECTOR											
1993-94	—	0.4	—	36.1	1.5	117.7	—	76.7	2.5	29.3	263.9
1994-95	0.3	3.0	3.1	57.8	7.8	137.1	—	8.2	4.9	11.8	234.1
1995-96	—	5.6	0.6	72.8	15.6	87.6	—	11.0	2.1	26.8	222.0
1995 Sept. qtr	—	1.0	0.1	61.5	6.9	129.1	—	10.8	4.2	21.4	235.0
Dec. qtr	—	0.8	1.0	54.5	9.1	134.4	—	14.5	3.7	12.6	230.5
1996 Mar. qtr	—	2.1	—	65.2	11.3	110.9	—	15.1	4.0	39.4	248.1
June qtr	—	5.6	0.6	72.8	15.6	87.6	—	11.0	2.1	26.8	222.0
Sept. qtr	0.4	5.8	0.4	75.5	17.7	90.5	—	12.5	6.9	26.9	236.6
Dec. qtr	—	4.5	1.6	75.1	12.6	81.8	1.1	6.1	10.0	26.7	219.5
TOTAL											
1993-94	5.6	20.5	12.6	54.5	10.7	128.2	2.6	102.8	8.6	44.1	390.3
1994-95	3.3	45.2	12.3	71.7	28.0	142.6	4.2	18.7	14.1	26.7	366.9
1995-96	9.1	110.8	10.2	84.5	88.1	95.3	0.8	60.8	24.6	35.1	519.3
1995 Sept. qtr	1.7	37.8	7.9	68.6	44.5	140.3	4.1	24.4	8.1	30.0	367.4
Dec. qtr	1.5	11.8	11.3	86.8	42.0	145.1	3.1	31.4	9.4	20.6	363.0
1996 Mar. qtr	7.7	19.7	13.1	99.2	38.6	118.1	3.0	54.5	10.3	46.0	410.2
June qtr	9.1	110.8	10.2	84.5	88.1	95.3	0.8	60.8	24.6	35.1	519.3
Sept. qtr	2.2	120.1	12.6	99.3	88.0	97.6	0.8	66.4	28.6	33.0	548.5
Dec. qtr	5.7	107.8	11.0	112.1	90.5	87.6	1.8	58.6	37.3	32.6	545.0

TABLE 9. NUMBER AND VALUE OF BUILDING COMPLETED, PRIVATE AND PUBLIC SECTOR: ORIGINAL

Period	Number of dwelling units				Value (\$m)						
	New houses	New other residential building	Conversions etc.	Total dwelling units	New houses	New other residential building	New residential building	A alterations and additions to residential buildings	Total residential building	Total non-residential building	Total building
<b>PRIVATE SECTOR</b>											
1993-94	9,495	1,599	15	11,109	725.4	106.5	831.9	130.8	962.7	249.9	1,212.6
1994-95	8,478	1,624	37	10,139	681.0	117.8	798.9	126.9	925.8	257.0	1,182.7
1995-96	5,269	887	43	6,198	459.9	70.9	530.9	130.2	661.0	292.8	953.9
1995 Sept. qtr	1,470	250	6	1,726	124.4	18.8	143.2	30.3	173.4	73.9	247.3
Dec. qtr	1,397	314	10	1,721	124.4	25.6	150.0	38.0	188.1	86.5	274.5
1996 Mar. qtr	1,162	142	5	1,309	103.1	10.6	113.7	28.8	142.5	51.1	193.6
June qtr	1,239	181	22	1,442	108.0	16.0	124.0	33.1	157.1	81.3	238.4
Sept. qtr	1,066	226	1	1,293	94.3	17.6	111.9	28.8	140.6	68.1	208.8
Dec. qtr	1,102	111	6	1,219	98.6	11.2	109.8	34.5	144.3	72.9	217.2
<b>PUBLIC SECTOR</b>											
1993-94	408	375	—	783	25.0	19.5	44.6	1.1	45.7	259.1	304.8
1994-95	564	375	14	953	36.2	21.7	57.9	3.1	61.0	295.9	356.9
1995-96	297	65	—	362	21.8	3.9	25.7	1.8	27.5	201.6	229.1
1995 Sept. qtr	89	34	—	123	7.0	1.9	8.9	1.0	9.9	39.2	49.1
Dec. qtr	98	15	—	113	6.7	0.9	7.7	0.3	8.0	42.4	50.4
1996 Mar. qtr	70	12	—	82	5.1	0.9	6.0	0.4	6.3	42.9	49.2
June qtr	40	4	—	44	3.0	0.2	3.2	0.1	3.3	77.1	80.4
Sept. qtr	25	—	3	28	1.7	—	1.7	1.2	2.9	23.0	25.9
Dec. qtr	26	—	—	26	1.8	—	1.8	0.6	2.4	47.0	49.4
<b>TOTAL</b>											
1993-94	9,903	1,974	15	11,892	750.4	126.0	876.5	131.9	1,008.4	509.1	1,517.5
1994-95	9,042	1,999	51	11,092	717.2	139.5	856.7	130.1	986.8	552.9	1,539.7
1995-96	5,566	952	43	6,560	481.8	74.8	556.5	132.0	688.6	494.4	1,183.0
1995 Sept. qtr	1,559	284	6	1,849	131.4	20.7	152.0	31.3	183.3	113.2	296.5
Dec. qtr	1,495	329	10	1,834	131.2	26.5	157.7	38.4	196.1	128.9	325.0
1996 Mar. qtr	1,232	154	5	1,391	108.2	11.4	119.6	29.2	148.8	94.0	242.8
June qtr	1,279	185	22	1,486	111.0	16.2	127.2	33.2	160.4	158.4	318.8
Sept. qtr	1,091	226	4	1,321	96.0	17.6	113.6	29.9	143.5	91.1	234.6
Dec. qtr	1,128	111	6	1,245	100.5	11.2	111.7	35.0	146.7	119.9	266.6

TABLE 10. VALUE OF NON-RESIDENTIAL BUILDING COMPLETED, PRIVATE AND PUBLIC SECTOR: ORIGINAL  
(\$ million)

<i>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health recreational</i>	<i>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
<b>PRIVATE SECTOR</b>											
1993-94	3.3	32.9	40.8	59.2	29.2	17.9	5.0	41.3	12.1	8.2	249.9
1994-95	7.1	48.2	34.7	41.0	46.5	23.0	2.0	33.9	6.5	13.9	257.0
1995-96	4.7	73.6	23.7	64.6	56.6	16.5	6.0	13.5	15.2	18.4	292.8
1995 Sept. qtr	2.2	18.4	5.8	15.7	11.6	1.9	1.2	0.7	7.7	8.9	73.9
Dec. qtr	0.6	39.3	6.7	7.8	16.6	5.0	1.1	4.4	2.4	2.6	86.5
1996 Mar. qtr	0.3	10.2	5.1	4.7	12.9	6.8	1.0	3.1	2.8	4.2	51.1
June qtr	1.6	5.7	6.2	36.4	15.6	2.8	2.7	5.3	2.3	2.7	81.3
Sept. qtr	7.6	8.6	2.7	7.0	25.6	3.0	—	5.1	4.7	3.9	68.1
Dec. qtr	1.7	24.3	8.6	11.9	13.1	3.7	0.2	3.7	2.8	2.9	72.9
<b>PUBLIC SECTOR</b>											
1993-94	2.1	2.8	3.3	36.3	48.0	101.3	—	9.0	8.8	47.4	259.1
1994-95	0.1	0.8	2.3	69.9	5.9	96.4	—	79.3	8.4	32.8	295.9
1995-96	0.3	5.9	4.6	33.2	9.3	100.1	—	11.2	6.8	30.3	201.6
1995 Sept. qtr	0.3	2.6	3.6	3.8	2.0	14.6	—	4.1	2.2	5.9	39.2
Dec. qtr	—	0.4	0.1	15.5	0.7	13.2	—	0.8	1.3	10.5	42.4
1996 Mar. qtr	—	—	0.9	2.3	1.5	36.0	—	1.3	—	0.8	42.9
June qtr	—	2.9	—	11.5	5.1	36.2	—	5.0	3.3	13.0	77.1
Sept. qtr	—	0.6	0.7	7.1	3.6	6.9	—	1.1	1.2	1.7	23.0
Dec. qtr	0.8	2.7	0.2	7.0	6.4	21.3	—	6.9	0.7	1.0	47.0
<b>TOTAL</b>											
1993-94	5.4	35.7	44.0	95.6	77.2	119.3	5.0	50.4	20.9	55.7	509.1
1994-95	7.3	49.0	37.0	110.9	52.5	119.4	2.0	113.2	14.9	46.7	552.9
1995-96	5.0	79.5	28.3	97.8	65.9	116.6	6.0	24.7	22.0	48.7	494.4
1995 Sept. qtr	2.4	21.0	9.4	19.5	13.6	16.5	1.2	4.8	9.9	14.8	113.2
Dec. qtr	0.6	39.6	6.7	23.3	17.3	18.3	1.1	5.2	3.7	13.1	128.9
1996 Mar. qtr	0.3	10.2	6.0	7.1	14.4	42.8	1.0	4.4	2.8	5.0	94.0
June qtr	1.6	8.6	6.2	48.0	20.7	39.0	2.7	10.3	5.6	15.8	158.4
Sept. qtr	7.6	9.2	3.3	14.1	29.2	9.8	—	6.2	5.9	5.6	91.1
Dec. qtr	2.5	27.1	8.9	18.9	19.5	25.0	0.2	10.5	3.5	3.9	119.9

TABLE 11. VALUE OF BUILDING WORK DONE, PRIVATE AND PUBLIC SECTOR: ORIGINAL  
(\$ million)

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Total residential building</i>	<i>Total non-residential building</i>	<i>Total building</i>
<b>PRIVATE SECTOR</b>							
1993-94	719.1	109.7	828.9	130.7	959.5	217.7	1,177.2
1994-95	659.6	106.5	766.1	126.6	892.7	271.6	1,164.3
1995-96	441.4	71.6	512.9	128.9	641.9	311.4	953.2
1995 Sept. qtr	117.9	20.9	138.8	30.2	169.0	72.7	241.7
Dec. qtr	119.2	18.5	137.7	39.8	177.5	87.1	264.7
1996 Mar. qtr	101.6	17.2	118.8	26.3	145.2	63.4	208.6
June qtr	102.6	15.0	117.6	32.6	150.1	88.1	238.3
Sept. qtr	97.3	12.1	109.4	26.7	136.0	83.4	219.4
Dec. qtr	109.0	12.2	121.2	34.6	155.8	117.2	273.0
<b>PUBLIC SECTOR</b>							
1993-94	27.3	20.1	47.4	1.4	48.8	244.4	293.2
1994-95	34.0	16.3	50.3	2.8	53.1	205.3	258.4
1995-96	19.1	2.8	21.9	1.7	23.5	230.8	254.3
1995 Sept. qtr	6.6	1.2	7.8	1.1	8.9	49.0	58.0
Dec. qtr	6.3	0.8	7.1	0.1	7.2	55.7	62.9
1996 Mar. qtr	3.7	0.6	4.3	0.4	4.7	58.5	63.2
June qtr	2.5	0.2	2.7	0.1	2.8	67.5	70.3
Sept. qtr	2.0	—	2.0	1.3	3.3	60.4	63.7
Dec. qtr	1.4	—	1.4	0.4	1.8	69.8	71.5
<b>TOTAL</b>							
1993-94	746.4	129.8	876.3	132.0	1,008.3	462.1	1,470.4
1994-95	693.6	122.8	816.4	129.4	945.8	476.9	1,422.7
1995-96	460.5	74.3	534.8	130.6	665.4	542.1	1,207.5
1995 Sept. qtr	124.5	22.1	146.6	31.4	178.0	121.7	299.6
Dec. qtr	125.6	19.2	144.8	39.9	184.7	142.9	327.6
1996 Mar. qtr	105.4	17.7	123.1	26.7	149.8	122.0	271.8
June qtr	105.0	15.2	120.3	32.6	152.9	155.6	308.5
Sept. qtr	99.3	12.1	111.3	28.0	139.3	143.8	283.1
Dec. qtr	110.4	12.2	122.6	35.0	157.6	187.0	344.6

TABLE 12. VALUE OF NON-RESIDENTIAL BUILDING WORK DONE, PRIVATE AND PUBLIC SECTOR: ORIGINAL  
(\$ million)

<i>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
<b>PRIVATE SECTOR</b>											
1993-94	4.8	38.8	20.1	46.7	26.8	18.2	4.3	35.5	12.0	10.4	217.7
1994-95	6.7	60.0	33.7	42.0	53.4	19.4	3.2	24.2	11.1	17.9	271.6
1995-96	10.4	64.2	23.5	61.1	77.4	18.3	3.8	22.7	16.3	13.5	311.4
1995 Sept. qtr	1.3	20.1	6.5	10.0	18.6	4.4	0.8	2.6	3.6	4.8	72.7
Dec. qtr	0.7	17.7	6.8	22.8	20.3	5.9	1.2	4.7	3.8	3.3	87.1
1996 Mar. qtr	4.4	10.2	5.1	15.7	10.0	5.3	0.8	6.6	2.6	2.7	63.4
June qtr	4.0	16.1	5.0	12.6	28.6	2.8	1.1	8.8	6.3	2.8	88.1
Sept. qtr	1.1	22.1	6.3	9.2	22.1	2.7	0.1	11.1	4.2	4.4	83.4
Dec. qtr	2.8	30.0	4.8	22.9	28.2	3.2	0.1	13.3	9.2	2.7	117.2
<b>PUBLIC SECTOR</b>											
1993-94	2.1	2.7	3.2	41.9	15.6	101.5	—	47.2	5.9	24.3	244.4
1994-95	0.2	2.8	5.3	58.0	6.6	83.5	—	22.5	9.0	17.5	205.3
1995-96	0.2	5.6	1.7	61.9	16.2	98.5	—	13.4	6.7	26.7	230.8
1995 Sept. qtr	0.2	1.2	0.6	11.0	2.5	22.5	—	3.2	2.6	5.4	49.0
Dec. qtr	—	0.2	0.4	11.2	1.8	28.0	—	4.2	1.8	8.0	55.7
1996 Mar. qtr	—	1.4	0.5	17.3	3.6	27.8	—	2.7	0.8	4.4	58.5
June qtr	—	2.8	0.1	22.4	8.3	20.3	—	3.4	1.4	8.9	67.5
Sept. qtr	0.3	2.6	0.7	22.5	5.1	19.4	—	2.4	1.0	6.4	60.4
Dec. qtr	0.5	3.2	1.5	17.4	5.8	26.2	—	4.5	4.0	6.6	69.8
<b>TOTAL</b>											
1993-94	6.9	41.5	23.4	88.6	42.3	119.7	4.3	82.7	17.9	34.7	462.1
1994-95	6.9	62.9	39.0	99.9	60.0	103.0	3.2	46.7	20.0	35.4	476.9
1995-96	10.6	69.8	25.1	123.0	93.6	116.8	3.8	36.1	23.0	40.3	542.1
1995 Sept. qtr	1.5	21.3	7.2	21.0	21.0	26.9	0.8	5.8	6.1	10.1	121.7
Dec. qtr	0.7	17.9	7.2	34.1	22.1	33.9	1.2	8.9	5.6	11.3	142.9
1996 Mar. qtr	4.4	11.6	5.7	33.0	13.5	33.1	0.8	9.3	3.5	7.1	122.0
June qtr	4.0	18.9	5.1	35.0	36.9	23.0	1.1	12.1	7.8	11.7	155.6
Sept. qtr	1.4	24.7	7.0	31.6	27.2	22.1	0.1	13.5	5.3	10.8	143.8
Dec. qtr	3.3	33.2	6.3	40.3	34.0	29.4	0.1	17.8	13.2	9.4	187.0

TABLE 13. VALUE OF BUILDING WORK YET TO BE DONE AT END OF PERIOD,  
PRIVATE AND PUBLIC SECTOR: ORIGINAL  
(\$ million)

	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Total residential building</i>	<i>Total non-resi- dential building</i>	<i>Total building</i>
PRIVATE SECTOR							
1993-94	118.9	24.2	143.1	21.5	164.6	65.8	230.4
1994-95	91.8	20.7	112.4	19.8	132.3	57.7	189.9
1995-96	74.1	15.5	89.6	17.4	107.0	204.2	311.2
1995 Sept. qtr	93.5	18.0	111.5	19.7	131.2	58.8	190.1
Dec. qtr	87.5	18.9	106.4	16.1	122.4	58.6	181.0
1996 Mar. qtr	78.0	18.2	96.2	20.4	116.6	75.9	192.5
June qtr	74.1	15.5	89.6	17.4	107.0	204.2	311.2
Sept. qtr	79.6	11.6	91.3	17.6	108.9	203.7	312.6
Dec. qtr	86.0	18.4	104.5	19.0	123.5	173.2	296.7
PUBLIC SECTOR							
1993-94	6.0	6.9	12.9	0.4	13.3	90.4	103.7
1994-95	3.7	1.0	4.7	0.8	5.5	151.4	156.8
1995-96	1.6	0.6	2.1	—	2.1	110.1	112.3
1995 Sept. qtr	4.5	0.6	5.1	—	5.2	142.5	147.7
Dec. qtr	2.4	1.0	3.3	—	3.4	124.7	128.0
1996 Mar. qtr	2.0	0.6	2.6	0.1	2.6	126.6	129.2
June qtr	1.6	0.6	2.1	—	2.1	110.1	112.3
Sept. qtr	0.6	0.6	1.2	0.3	1.5	87.3	88.8
Dec. qtr	0.4	0.6	1.0	—	1.0	47.3	48.3
TOTAL							
1993-94	124.9	31.1	156.0	21.9	177.8	156.3	334.1
1994-95	95.4	21.7	117.1	20.6	137.7	209.1	346.8
1995-96	75.6	16.1	91.7	17.4	109.1	314.4	423.5
1995 Sept. qtr	98.1	18.6	116.6	19.8	136.4	201.3	337.7
Dec. qtr	89.9	19.8	109.7	16.1	125.8	183.2	309.0
1996 Mar. qtr	80.0	18.8	98.8	20.4	119.2	202.5	321.7
June qtr	75.6	16.1	91.7	17.4	109.1	314.4	423.5
Sept. qtr	80.3	12.2	92.5	18.0	110.4	290.9	401.3
Dec. qtr	86.5	19.0	105.5	19.0	124.5	220.5	345.0

TABLE 14. VALUE OF NON-RESIDENTIAL BUILDING WORK YET TO BE DONE AT END OF PERIOD,  
PRIVATE AND PUBLIC SECTOR: ORIGINAL  
(\$ million)

	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
<b>PRIVATE SECTOR</b>											
1993-94	3.3	6.8	5.9	10.3	5.7	4.9	1.2	12.4	4.9	10.4	65.8
1994-95	1.1	16.9	3.6	4.8	10.0	3.2	1.6	6.4	3.5	6.5	57.7
1995-96	1.7	89.3	4.3	6.5	41.5	3.7	0.4	36.5	15.7	4.8	204.2
1995 Sept. qtr	0.8	9.8	1.6	3.7	20.4	6.4	1.9	7.6	2.2	4.3	58.8
Dec. qtr	0.6	5.6	3.9	14.2	12.0	5.1	0.8	10.5	2.8	3.1	58.6
1996 Mar. qtr	2.7	12.1	6.6	4.9	9.3	3.1	1.0	29.6	3.4	3.1	75.9
June qtr	1.7	89.3	4.3	6.5	41.5	3.7	0.4	36.5	15.7	4.8	204.2
Sept. qtr	0.8	84.9	3.3	16.3	42.9	3.3	0.2	34.6	15.3	2.0	203.7
Dec. qtr	3.6	68.4	4.3	18.5	35.4	2.5	0.2	23.6	14.6	2.0	173.2
<b>PUBLIC SECTOR</b>											
1993-94	—	—	—	13.4	0.8	52.7	—	16.2	1.2	6.3	90.4
1994-95	0.2	1.0	0.1	47.0	6.5	84.9	—	4.6	3.0	4.1	151.4
1995-96	—	3.9	0.5	33.3	7.3	37.0	—	5.1	0.4	22.7	110.1
1995 Sept. qtr	—	0.4	—	43.6	5.1	69.1	—	8.0	2.0	14.2	142.5
Dec. qtr	—	0.3	0.6	40.9	6.1	59.6	—	8.4	0.9	7.9	124.7
1996 Mar. qtr	—	0.3	—	36.6	6.3	44.3	—	7.5	0.4	31.1	126.6
June qtr	—	3.9	0.5	33.3	7.3	37.0	—	5.1	0.4	22.7	110.1
Sept. qtr	0.1	2.1	0.3	20.6	7.9	27.4	—	5.3	5.4	18.1	87.3
Dec. qtr	—	0.3	0.2	9.9	3.4	13.8	1.1	1.3	5.1	12.2	47.3
<b>TOTAL</b>											
1993-94	3.3	6.8	5.9	23.7	6.5	57.6	1.2	28.5	6.1	16.7	156.3
1994-95	1.3	17.9	3.7	51.9	16.5	88.1	1.6	11.0	6.5	10.6	209.1
1995-96	1.7	93.2	4.8	39.7	48.8	40.6	0.4	41.6	16.0	27.4	314.4
1995 Sept. qtr	0.8	10.2	1.6	47.2	25.5	75.5	1.9	15.6	4.3	18.6	201.3
Dec. qtr	0.6	5.9	4.5	55.0	18.1	64.7	0.8	18.9	3.7	11.0	183.2
1996 Mar. qtr	2.7	12.4	6.6	41.5	15.6	47.4	1.0	37.2	3.9	34.3	202.5
June qtr	1.7	93.2	4.8	39.7	48.8	40.6	0.4	41.6	16.0	27.4	314.4
Sept. qtr	0.9	87.0	3.6	37.0	50.8	30.7	0.2	39.9	20.7	20.2	290.9
Dec. qtr	3.6	68.7	4.5	28.4	38.7	16.3	1.3	24.9	19.7	14.3	220.5

TABLE 15. BUILDING ACTIVITY RELATIVE STANDARD ERRORS, DECEMBER QUARTER 1996  
(Percentage)

<i>Ownership and stage of construction</i>	<i>New residential building</i>				<i>Value</i>	
	<i>Houses</i>		<i>Total</i>		<i>Alterations and additions to residential buildings</i>	<i>Total building</i>
	<i>Number</i>	<i>Value</i>	<i>Number of dwelling units</i>	<i>Value</i>		
TOTAL PRIVATE AND PUBLIC SECTORS						
Commenced	3.7	4.1	3.1	3.5	6.5	1.9
Under construction at end of period	4.0	3.9	3.3	3.3	7.2	1.0
Completed	5.8	6.1	5.2	5.5	9.2	2.6
Value of work done	..	3.4	..	3.0	6.3	1.3
Value of work yet to be done	..	4.9	..	4.0	8.3	1.3



## EXPLANATORY NOTES

## Introduction

This publication contains detailed results from the quarterly Building Activity Survey. Each issue includes revisions to the previous quarter. Therefore data for the latest quarter should be considered to be preliminary only.

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. From the June quarter 1996 issue of this publication, the number of dwelling units created as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building is shown separately in Tables 5, 7, and 9 under the heading of 'Conversions, etc.', and is included in the total number of dwelling units shown in these tables. Previously, such dwellings were only included as a footnote.

11. In addition, the seasonally adjusted estimates for the total number of dwelling units commenced and completed, shown in Table 4, include these conversions, etc. Previously, only dwelling units created as part of the construction of new residential buildings were included in these estimates.

12. *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).

13. *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.

14. *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

15. 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

16. *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.

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 15.

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 5) and that the associated relative standard error is 2.5 per cent (for actual percentage see Table 15). 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 2-4. 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. 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 1 and 2. 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 Information Inquiries on Adelaide (08) 237 7100 or any ABS State office.

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, South Australia* (8731.4) – issued monthly  
*Dwelling Unit Commencements Reported by Approving Authorities, South Australia* (8741.4) – issued monthly  
*Building Activity, Australia : Dwelling Unit Commencements, Preliminary* (8750.0) – issued quarterly  
*Building Activity, Australia* (8752.0) – 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

.. 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**  
 Regional Director

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