

**BUILDING ACTIVITY, AUSTRALIAN CAPITAL TERRITORY  
MARCH QUARTER 1994**

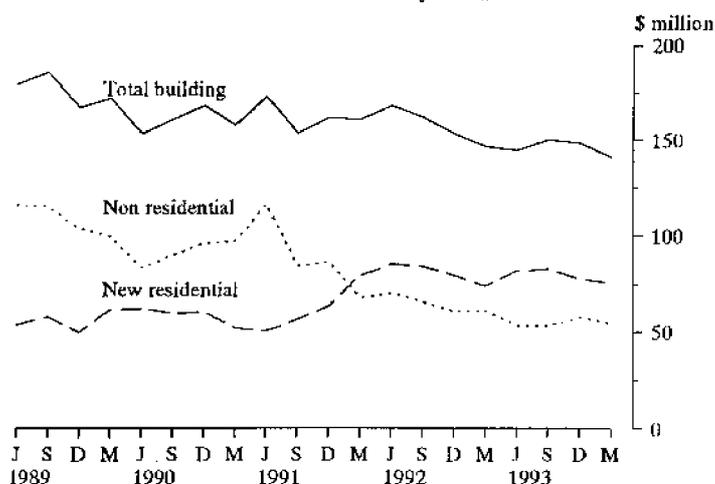
**SUMMARY OF FINDINGS**

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

	Percentage change on	
	Dec. quarter 1993	March quarter 1993
New residential building	-3.2	1.6
Alterations and additions to residential buildings	-16.2	-0.9
Non residential building	-5.9	-11.4
<b>Total building</b>	<b>-5.1</b>	<b>-3.9</b>

- Expressed in seasonally adjusted, average 1989-90 prices the total value of building work done for the March quarter 1994 was \$140.9 million which was 5.1% below the December quarter 1993 level of \$148.4 million and the lowest value since the March quarter 1984.
- The value of non-residential building work done for the March quarter 1994 was \$54.4 million. This was 5.9% less than the \$57.8 million for the December quarter 1993 and little more than the \$53.6 million recorded for the June and September quarters 1993 which was the lowest level since the March quarter 1983.
- For new residential building the value of work done was \$75.2 million, down 3.2% from the December quarter 1993 figure of \$77.7 million and not significantly higher than the previous March quarter figure of \$74.0 million. Residential alterations and additions fell from \$13.0 million to \$10.9 million for the March quarter 1994, virtually the same level as the March and June quarters of the previous year.

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



**INQUIRIES**

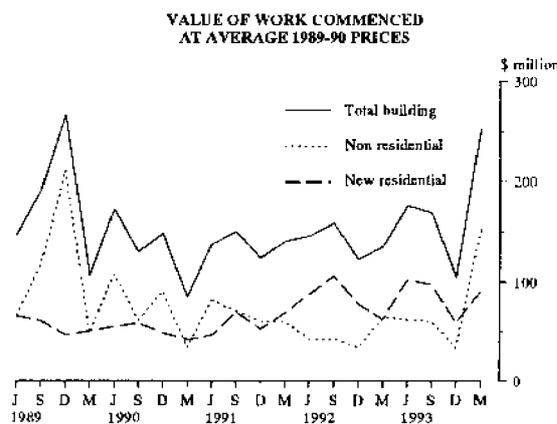
- for more information about statistics in this publication and the availability of related unpublished statistics, contact Colin Speechley on Adelaide (08) 237 7495 or any ABS State Office.
- for information about other ABS statistics and services please contact Information Services on Canberra (06) 207 0326, call at FAI House, London Circuit, Civic, or write to Information Services, ABS, PO Box 10, Belconnen, ACT 2616.

## SUMMARY OF FINDINGS – continued

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

	Percentage change on	
	Dec. quarter 1993	March quarter 1993
New residential building	53.5	44.9
Alterations and additions to residential buildings	-24.2	5.6
Non-residential building	358.0	135.7
<b>Total building</b>	<b>141.2</b>	<b>85.5</b>

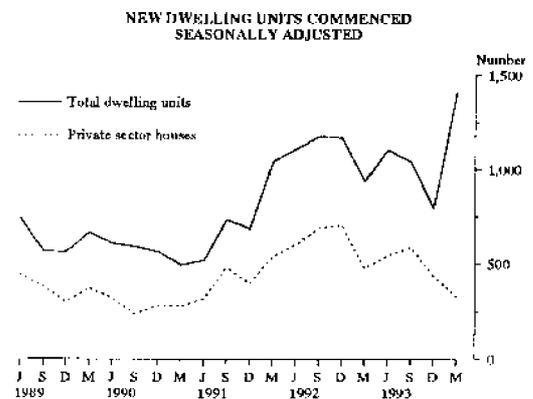
- Expressed in average 1989–90 prices (but not seasonally adjusted) the total value of building work commenced during the March quarter 1994 was \$252.3 million, an increase of \$147.7 million over the previous quarter and the largest figure in this volatile series since the December quarter 1989.
- At \$152.5 million, the value of non-residential commencements for the March quarter was more than 4.5 times the previous value of \$33.3 million and was last exceeded for the December quarter 1989. (Examination of the current price data in Tables 1 and 3 suggests that public sector office buildings contributed over 70% of this increase and approximately 60% of the increase in total building commencements.)
- New residential commencements rebounded substantially to \$90.4 million for the March quarter 1994 after previously having fallen from \$97.2 million to be \$58.9 million for the December quarter 1993. The rise resulted from a \$38.9 million increase in other residential buildings which was partially offset by a fall of \$7.4 million in houses. Residential alterations and additions fell from \$12.4 million to \$9.4 million for the March quarter 1994 which was 5.6% higher than the previous March figure.



## Number of dwelling units commenced, seasonally adjusted

	Percentage change on	
	Dec. quarter 1993	March quarter 1993
Private sector houses	-24.9	-30.9
Private sector dwelling units	77.1	52.4
<b>Total dwelling units</b>	<b>77.0</b>	<b>50.4</b>

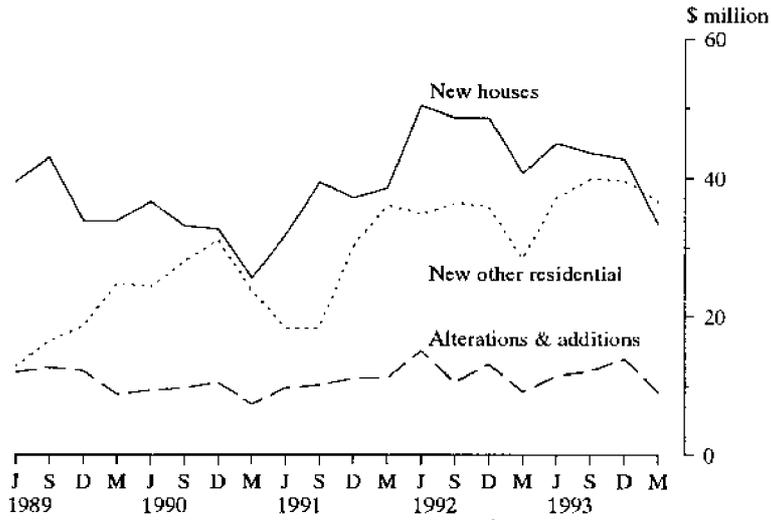
- In seasonally adjusted terms the estimate of the total number of dwelling units commenced during the March quarter 1994 was 1,409 which was 77.0% higher than the previous quarter's figure of 796. This increase was mainly due to the commencement of several large other residential building projects. The March figure, a record for this statistical series which began with the September quarter 1965, followed a December figure which was lower than any of the previous 7 quarters.
- The estimate of private sector dwelling units commenced rose to a similar extent (77.1%) and the March 1994 figure of 1,286 was also the highest since the statistical series began – in this case September quarter 1980.
- On the other hand the estimate of private house commencements fell from 437 to 328 for the March quarter 1994, the lowest level since the June quarter 1991.



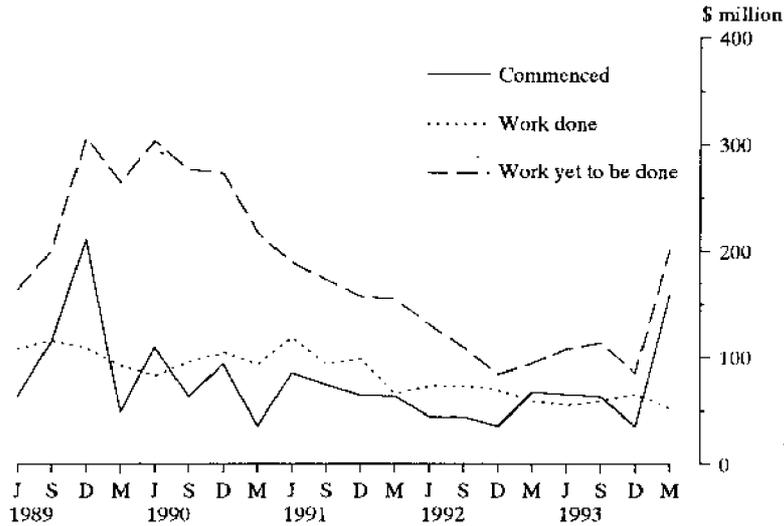
## Original unadjusted data

- The total value of building work commenced (unadjusted, at current prices) during the March quarter 1994 was \$277.0 million. Of this, \$104.4 million was for new residential building resulting in 1,209 dwelling units.
- The value of work done during the March quarter was \$148.8 million, while the value of work yet to be done on jobs under construction at the end of the quarter was \$327.8 million.

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



**VALUE OF NON-RESIDENTIAL BUILDING**



**VALUE OF NON-RESIDENTIAL WORK DONE**

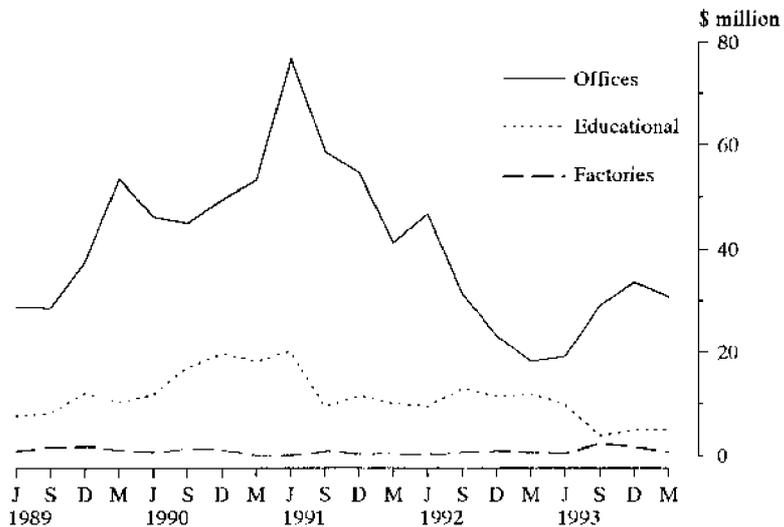


TABLE 1. SUMMARY OF BUILDING ACTIVITY, AUSTRALIAN CAPITAL TERRITORY

Period	New residential building				Non-residential building										Total building				
	Houses		Other residential buildings		Total		Value (\$m)												
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Alterations and additions to residential buildings	Hôtels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious		Health	Entertainment and recreational	Miscellaneous	Total
COMMENCED																			
1990-91	1,115	123.1	1,061	86.2	2,176	209.3	42.5	3.3	24.1	1.1	152.3	15.8	26.4	1.2	33.4	14.3	6.4	278.3	530.1
1991-92	2,029	202.0	1,501	120.7	3,530	322.7	56.5	0.2	11.3	1.8	96.0	8.6	36.7	1.0	53.0	28.2	11.0	248.0	627.2
1992-93	2,417	252.4	1,993	165.5	4,410	417.9	56.0	2.6	9.8	3.0	108.8	21.9	27.1	1.2	15.8	14.6	7.7	212.5	686.3
1992 Dec. qtr	672	67.6	373	27.5	1,045	95.0	15.0	0.1	3.2	0.5	10.5	5.5	4.4	0.6	4.1	5.3	1.4	35.5	145.5
1993 Mar. qtr	462	49.4	343	26.7	805	76.1	11.9	0.5	2.4	0.7	37.3	7.3	10.3	0.3	0.2	3.5	4.9	67.7	155.6
June qtr	576	64.1	549	57.1	1,125	121.2	15.8	—	2.6	0.3	53.5	4.2	1.3	—	2.8	0.4	—	65.0	201.9
Sept. qtr	607	65.6	678	51.2	1,285	116.8	15.3	0.2	3.4	3.8	28.7	0.4	2.0	0.8	—	14.8	9.2	63.3	195.4
Dec. qtr	417	50.7	292	22.7	709	73.4	16.8	0.2	4.5	0.1	14.0	3.4	7.3	—	2.3	3.0	—	34.8	125.0
1994 Mar. qtr	374	40.8	835	63.6	1,209	104.4	12.8	—	0.7	0.1	108.1	0.9	15.5	0.8	24.4	6.6	2.8	159.8	277.0
UNDER CONSTRUCTION AT END OF PERIOD																			
1990-91	533	74.2	665	94.9	1,198	169.1	21.3	2.0	5.4	—	364.7	17.0	83.4	1.1	31.9	13.8	3.9	523.2	713.6
1991-92	778	94.3	871	102.4	1,649	196.7	30.8	2.0	2.1	0.6	199.8	8.9	36.0	1.1	49.6	24.0	8.4	332.4	559.9
1992-93	727	97.1	1,159	109.0	1,886	206.2	25.9	1.0	1.8	2.5	95.2	13.9	20.5	1.8	57.6	17.0	5.3	216.5	448.6
1992 Dec. qtr	796	97.0	1,017	80.4	1,813	177.4	26.7	1.0	2.0	1.9	75.4	10.5	37.9	1.7	58.6	30.8	8.8	228.5	432.6
1993 Mar. qtr	796	98.7	962	81.5	1,758	180.2	26.9	1.0	3.1	2.7	75.1	11.4	28.9	2.0	58.1	27.0	11.0	220.4	427.5
June qtr	727	97.1	1,159	109.0	1,886	206.2	25.9	1.0	1.8	2.5	95.2	13.9	20.5	1.8	57.6	17.0	5.3	216.5	448.6
Sept. qtr	863	110.1	1,277	113.2	2,140	223.4	24.8	1.2	3.6	3.7	102.7	12.4	13.7	2.6	57.4	27.2	12.2	236.7	484.8
Dec. qtr	685	94.5	1,051	97.4	1,736	192.0	24.4	1.0	4.5	3.7	110.1	6.2	12.0	1.5	51.2	17.7	11.3	219.2	435.6
1994 Mar. qtr	687	90.8	1,518	131.3	2,205	222.0	24.3	1.0	4.6	0.1	209.8	1.0	29.8	1.7	75.6	21.1	8.4	353.2	599.4
COMPLETED																			
1990-91	1,342	138.9	1,225	95.2	2,567	234.1	45.2	10.3	48.3	5.4	132.6	19.8	42.2	1.6	26.8	18.6	828.1	1,133.8	1,413.0
1991-92	1,776	181.6	1,295	113.7	3,071	295.3	50.5	0.2	14.3	1.2	285.1	12.2	85.4	1.0	36.3	22.7	6.7	465.2	811.0
1992-93	2,467	249.3	1,705	165.4	4,172	414.7	61.1	3.6	9.3	1.2	219.1	19.5	45.5	0.6	8.4	31.9	11.0	349.9	825.7
1992 Dec. qtr	687	67.2	415	30.5	1,102	97.7	18.2	1.1	1.8	0.4	123.9	8.2	16.0	0.4	4.0	5.1	1.0	162.0	277.9
1993 Mar. qtr	464	47.6	398	27.9	862	75.5	11.5	0.5	1.2	—	37.7	7.1	18.9	—	0.7	9.0	2.8	77.8	164.8
June qtr	645	65.5	352	31.8	997	97.3	17.4	—	3.8	0.6	33.9	1.8	9.4	0.2	3.5	12.6	6.0	71.9	186.6
Sept. qtr	471	49.0	560	47.8	1,031	96.8	17.1	—	1.6	2.6	22.7	2.3	8.7	—	0.2	5.5	2.2	45.9	159.8
Dec. qtr	592	66.9	518	40.9	1,110	107.8	18.0	0.3	3.7	0.1	6.5	10.2	9.1	1.1	9.3	12.6	1.5	54.4	180.1
1994 Mar. qtr	372	46.1	368	28.9	740	75.0	13.5	—	1.4	3.7	9.1	6.1	4.0	0.6	—	3.1	5.8	33.8	122.4

TABLE 1. SUMMARY OF BUILDING ACTIVITY, AUSTRALIAN CAPITAL TERRITORY—continued

Period	New residential building				Non-residential building											Total building			
	Houses		Other residential buildings		Alterations and additions to residential buildings				Other non-residential buildings										
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Houses etc.	Shops	Factories	Offices	Business premises	Educational	Religious	Health	Recreational		Entertainment and	Miscellaneous	
1990-91	..	133.3	..	104.3	..	237.6	40.6	5.2	37.6	2.6	224.3	18.5	75.4	1.2	26.9	16.7	5.2	413.7	691.9
1991-92	..	199.7	..	128.0	..	327.6	57.4	1.6	10.6	1.5	201.2	10.0	40.6	1.5	31.4	26.9	8.0	333.3	718.4
1992-93	..	242.3	..	146.2	..	388.5	59.1	2.0	9.5	2.7	92.1	20.3	46.1	0.7	39.9	34.2	10.3	257.8	705.4
1992 Dec. qtr	..	63.9	..	38.2	..	102.0	17.3	0.2	2.5	0.9	23.2	4.9	11.4	0.3	11.7	11.7	2.7	69.4	188.7
1993 Mar. qtr	..	54.6	..	30.0	..	84.6	12.4	0.6	1.5	0.6	18.2	2.8	11.9	0.2	10.4	9.2	3.7	59.1	156.1
June qtr	..	61.0	..	39.2	..	100.3	15.6	--	3.0	0.5	19.2	5.5	9.8	--	8.8	6.6	2.0	55.4	171.3
Sept. qtr	..	58.4	..	42.3	..	100.8	16.4	0.2	2.9	2.4	29.0	3.3	3.9	0.3	8.9	5.8	3.2	59.7	176.9
Dec. qtr	..	57.9	..	42.2	..	100.1	18.9	0.2	3.7	1.6	33.6	7.9	5.0	0.3	3.8	7.3	2.5	65.9	184.9
1994 Mar. qtr	..	45.3	..	38.9	..	84.1	12.4	--	2.6	0.7	30.8	1.4	5.2	0.4	2.7	5.5	2.9	52.3	148.8
VALUE OF WORK DONE DURING PERIOD																			
1990-91	..	34.8	..	39.9	..	74.7	9.7	1.4	1.2	--	129.4	8.0	24.1	0.6	16.0	6.5	1.9	189.2	273.6
1991-92	..	37.9	..	33.2	..	71.1	12.2	--	1.7	0.3	48.7	3.0	21.4	0.1	38.5	12.6	5.1	131.5	214.8
1992-93	..	48.2	..	59.2	..	107.3	9.6	0.7	1.1	0.7	71.1	7.2	5.7	0.7	15.0	3.2	2.7	108.0	224.9
1992 Dec. qtr	..	50.6	..	40.0	..	90.6	9.4	0.8	0.8	0.6	17.0	3.3	16.2	0.6	31.0	11.2	3.1	84.5	184.5
1993 Mar. qtr	..	45.2	..	39.1	..	84.3	8.7	0.7	1.6	0.8	36.3	8.5	14.2	0.7	20.8	7.2	4.4	95.1	188.1
June qtr	..	48.2	..	59.2	..	107.3	9.6	0.7	1.1	0.7	71.1	7.2	5.7	0.7	15.0	3.2	2.7	108.0	224.9
Sept. qtr	..	51.7	..	68.8	..	120.5	9.1	0.7	1.6	2.2	72.3	4.7	3.7	1.2	6.2	13.2	8.7	114.4	244.0
Dec. qtr	..	45.5	..	51.7	..	97.2	7.8	0.7	2.6	0.7	52.6	0.9	6.0	0.8	5.4	8.9	6.7	85.3	190.4
1994 Mar. qtr	..	42.6	..	75.6	..	118.2	8.8	0.6	1.5	--	130.7	0.4	22.6	1.3	27.1	10.0	6.7	200.8	327.8
VALUE OF WORK YET TO BE DONE																			

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 0 such dwelling unit commenced in the March quarter 1994.

TABLE 2. SUMMARY OF PRIVATE SECTOR BUILDING ACTIVITY, AUSTRALIAN CAPITAL TERRITORY

Period	New residential building										Non-residential building																																												
	Houses					Other residential buildings					Total					Alterations and additions to residential buildings					Other business premises					Educational					Religious					Health					Entertainment and recreational					Miscellaneous					Total building				
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Total	Number of dwelling units	Value (\$m)	Value (\$m)	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total building																																				
COMPLETED																																																							
1990-91	1,111	122.8	907	74.1	2,018	196.9	36.8	1.3	22.9	0.2	113.7	9.4	4.4	1.2	3.8	5.2	0.1	162.1	395.8																																				
1991-92	2,028	201.7	1,376	110.0	3,404	311.7	51.9	0.2	10.9	1.7	35.5	8.3	3.2	1.0	1.4	20.1	8.0	90.4	454.0																																				
1992-93	2,408	251.3	1,849	151.9	4,257	403.3	55.5	2.6	9.3	2.9	22.8	14.4	3.7	1.2	2.9	11.2	1.6	72.6	531.4																																				
1992 Dec. qtr	670	67.3	361	26.5	1,031	93.8	14.7	0.1	2.8	0.4	2.5	4.8	0.3	0.6	2.9	5.3	0.6	20.3	128.7																																				
1993 Mar. qtr	462	49.4	274	20.1	736	69.5	11.9	0.5	2.4	0.7	6.9	1.2	2.4	0.3	—	3.2	1.0	18.6	99.9																																				
June qtr	576	64.1	549	57.1	1,125	121.2	15.8	—	2.5	0.3	7.7	3.5	0.5	—	—	0.1	—	14.6	151.5																																				
Sept. qtr	603	65.3	667	50.1	1,270	115.4	15.3	0.2	3.4	3.8	22.0	0.4	1.9	0.8	—	12.6	0.1	45.2	175.9																																				
Dec. qtr	415	50.6	282	22.0	697	72.6	16.8	0.2	4.4	0.1	5.4	0.6	2.8	—	2.3	3.0	—	18.7	108.0																																				
1994 Mar. qtr	319	36.7	799	60.7	1,118	97.4	12.7	—	0.7	0.1	8.3	0.5	0.4	0.8	5.3	4.0	0.6	20.6	130.8																																				
UNDER CONSTRUCTION AT END OF PERIOD																																																							
1990-91	529	73.9	583	86.6	1,112	160.5	17.2	—	4.2	—	119.3	11.9	7.8	1.1	3.2	5.6	0.1	153.2	330.9																																				
1991-92	777	94.0	773	94.0	1,550	187.9	24.2	—	2.1	0.6	58.1	8.9	0.6	1.1	—	12.1	6.5	90.0	302.1																																				
1992-93	727	97.1	1,066	100.7	1,793	197.9	22.8	1.0	1.7	2.5	9.5	7.3	2.8	1.8	—	13.9	2.3	42.7	263.4																																				
1992 Dec. qtr	793	96.4	914	70.8	1,707	167.2	19.6	1.0	1.6	1.9	45.6	10.1	0.8	1.7	2.9	21.5	6.5	93.6	280.4																																				
1993 Mar. qtr	796	98.7	826	68.7	1,622	167.4	21.3	1.0	2.8	2.7	18.3	5.2	2.5	2.0	2.7	15.8	6.8	99.8	248.5																																				
June qtr	727	97.1	1,066	100.7	1,793	197.9	22.8	1.0	1.7	2.5	9.5	7.3	2.8	1.8	—	13.9	2.3	42.7	263.4																																				
Sept. qtr	859	109.8	1,194	105.8	2,053	215.6	24.8	1.2	3.6	3.7	21.5	5.8	1.9	2.6	—	21.9	0.2	62.3	302.7																																				
Dec. qtr	679	94.1	982	91.7	1,661	185.7	24.4	1.0	4.5	3.7	25.4	2.7	4.5	1.5	2.3	15.0	0.1	60.7	270.9																																				
1994 Mar. qtr	629	86.4	1,461	126.6	2,090	213.0	24.2	1.0	4.6	0.1	32.5	0.6	2.6	1.7	7.6	18.2	0.6	69.5	306.7																																				
COMPLETED																																																							
1990-91	1,246	132.0	1,144	89.1	2,390	221.1	37.9	6.0	48.3	4.4	79.6	15.4	6.6	1.6	9.8	9.8	0.7	182.3	441.3																																				
1991-92	1,772	181.3	1,186	103.2	2,958	284.5	48.4	0.2	12.7	1.1	103.0	6.9	10.6	1.0	5.5	18.6	1.7	161.4	494.4																																				
1992-93	2,457	247.9	1,564	153.0	4,021	400.9	56.3	1.6	8.8	1.1	74.4	18.6	1.6	0.6	2.9	16.7	5.7	132.0	589.2																																				
1992 Dec. qtr	681	66.7	375	27.0	1,056	93.7	17.9	1.1	1.8	0.3	6.2	8.0	0.6	0.4	—	4.5	—	22.9	134.5																																				
1993 Mar. qtr	461	47.0	362	24.8	823	71.8	10.1	0.5	1.2	—	34.2	6.8	0.7	—	0.1	9.0	0.7	53.2	135.0																																				
June qtr	645	65.5	309	27.7	954	93.2	14.4	—	3.4	0.6	17.1	1.5	0.2	0.2	2.7	2.6	4.5	32.9	140.5																																				
Sept. qtr	471	49.0	539	45.9	1,010	94.9	14.0	—	1.6	2.6	11.4	2.3	2.8	—	—	5.5	2.2	28.4	137.3																																				
Dec. qtr	592	66.9	494	38.6	1,086	105.5	18.0	0.3	3.6	0.1	1.6	4.2	0.1	1.1	—	10.0	0.1	21.1	144.5																																				
1994 Mar. qtr	369	45.9	320	25.5	689	71.4	13.5	—	1.4	3.7	1.6	2.5	1.9	0.6	—	0.8	0.1	12.6	97.5																																				

TABLE 2. SUMMARY OF PRIVATE SECTOR BUILDING ACTIVITY, AUSTRALIAN CAPITAL TERRITORY—continued

Period	New residential building										Non-residential building																																												
	Houses					Other residential buildings					Total					Alterations and additions to residential buildings					Other business premises					Educational					Religious					Health					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)	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Recreational	Miscellaneous	Total building																																				
VALUE OF WORK DONE DURING PERIOD																																																							
1990-91	..	130.1	..	93.2	..	223.3	..	37.1	3.0	36.8	1.6	70.4	9.4	7.5	1.2	3.8	11.7	0.3	145.8	406.1																																			
1991-92	..	199.3	..	118.5	..	317.8	..	53.7	0.2	9.8	1.4	78.8	9.1	4.0	1.5	4.1	19.3	3.5	131.8	503.3																																			
1992-93	..	241.1	..	132.6	..	373.6	..	54.3	1.9	9.0	2.6	52.9	17.6	3.6	0.7	2.9	22.3	5.5	118.9	546.8																																			
1992 Dec. qtr	..	63.2	..	34.5	..	97.7	..	15.8	0.2	2.1	0.8	14.4	4.4	0.7	0.3	0.8	9.3	1.7	34.7	148.2																																			
1993 Mar. qtr	..	54.6	..	27.7	..	82.3	..	11.4	0.6	1.5	0.6	11.2	2.1	0.7	0.2	1.4	5.4	1.8	25.4	119.1																																			
June qtr	..	61.0	..	36.1	..	97.1	..	14.8	..	2.9	0.5	10.0	4.0	1.9	..	0.7	4.3	0.5	24.9	136.7																																			
Sept. qtr	..	58.3	..	40.5	..	98.8	..	16.1	0.2	2.9	2.4	10.3	2.6	1.0	0.3	..	4.9	0.7	25.1	140.0																																			
Dec. qtr	..	57.8	..	39.8	..	97.6	..	18.9	0.2	3.6	1.6	6.7	1.5	2.1	0.3	0.5	5.3	..	21.7	138.2																																			
1994 Mar. qtr	..	43.9	..	37.4	..	81.3	..	12.4	..	2.6	0.7	7.9	0.4	2.1	0.4	1.3	3.0	0.2	18.7	112.3																																			
VALUE OF WORK YET TO BE DONE																																																							
1990-91	..	34.6	..	36.1	..	70.6	..	6.7	..	0.8	..	67.9	7.2	1.1	0.6	1.8	0.3	..	79.8	157.2																																			
1991-92	..	37.8	..	28.2	..	66.0	..	8.4	..	1.7	0.3	30.9	3.0	0.4	0.1	..	6.1	4.6	47.1	121.5																																			
1992-93	..	48.2	..	55.5	..	103.6	..	9.3	0.7	1.0	0.7	3.9	2.5	0.6	0.7	..	2.2	0.7	12.9	125.8																																			
1992 Dec. qtr	..	50.5	..	36.9	..	87.4	..	7.7	0.8	0.7	0.6	9.9	3.1	0.2	0.6	2.1	8.0	2.0	28.0	123.0																																			
1993 Mar. qtr	..	45.2	..	31.8	..	77.0	..	8.1	0.7	1.6	0.8	5.6	2.9	1.9	0.7	0.7	5.8	1.2	21.9	107.1																																			
June qtr	..	48.2	..	55.5	..	103.6	..	9.3	0.7	1.0	0.7	3.9	2.5	0.6	0.7	..	2.2	0.7	12.9	125.8																																			
Sept. qtr	..	51.6	..	65.8	..	117.4	..	9.1	0.7	1.6	2.2	17.0	0.7	1.5	1.2	..	10.8	..	35.8	162.3																																			
Dec. qtr	..	45.3	..	50.4	..	95.7	..	7.8	0.7	2.6	0.7	15.8	0.3	2.2	0.8	1.8	8.6	..	33.5	137.1																																			
1994 Mar. qtr	..	39.6	..	73.4	..	113.0	..	8.8	0.6	1.5	..	16.6	0.4	0.2	1.3	5.8	9.6	0.4	36.3	158.1																																			

TABLE 3. SUMMARY OF PUBLIC SECTOR BUILDING ACTIVITY, AUSTRALIAN CAPITAL TERRITORY

Period	New residential building										Non-residential building										Total building	
	Houses					Other residential buildings					Total					Value (\$m)						Total
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Alterations and additions to residential buildings	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Recreational	Miscellaneous					
COMPLETED																						
1990-91	4	0.3	154	12.1	158	12.4	5.7	2.0	1.2	1.0	38.6	6.4	22.0	—	29.6	9.1	6.3	116.2	134.3			
1991-92	1	0.3	125	10.7	126	11.0	4.6	—	0.4	0.1	60.5	0.3	33.5	—	51.6	8.1	3.0	157.6	173.2			
1992-93	9	1.1	144	13.5	153	14.6	0.5	—	0.5	0.1	86.0	7.5	23.3	—	12.9	3.4	6.1	139.9	155.0			
1992 Dec. qtr	2	0.3	12	1.0	14	1.3	0.3	—	0.4	0.1	8.0	0.6	4.1	—	1.2	—	0.8	15.2	16.8			
1993 Mar. qtr	—	—	69	6.6	69	6.6	—	—	—	—	30.4	6.1	7.9	—	0.2	0.3	4.0	49.0	55.7			
June qtr	—	—	—	—	—	—	—	—	—	—	45.8	0.7	0.7	—	2.8	0.3	—	50.4	50.4			
Sept. qtr	4	0.3	11	1.1	15	1.4	—	—	—	—	6.7	—	0.1	—	2.2	2.2	9.1	18.1	19.5			
Dec. qtr	2	0.2	10	0.7	12	0.9	—	—	0.1	—	8.6	2.8	4.5	—	—	—	—	16.1	17.0			
1994 Mar. qtr	55	4.1	36	2.9	91	7.0	—	—	—	—	99.7	0.4	15.1	—	19.2	2.6	2.2	139.2	146.3			
UNDER CONSTRUCTION AT END OF PERIOD																						
1990-91	4	0.3	82	8.3	86	8.6	4.0	2.0	1.2	—	245.4	5.2	75.6	—	28.7	8.2	3.8	370.0	382.6			
1991-92	1	0.3	98	8.5	99	8.7	6.6	2.0	—	—	141.7	—	35.4	—	49.6	11.9	1.8	242.4	257.7			
1992-93	—	—	93	8.3	93	8.3	3.1	—	0.1	—	85.7	6.6	17.7	—	57.6	3.1	3.0	173.8	185.1			
1992 Dec. qtr	3	0.6	103	9.5	106	10.1	7.2	—	0.4	—	29.8	0.4	37.0	—	55.7	9.3	2.3	134.9	152.2			
1993 Mar. qtr	—	—	136	12.8	136	12.8	5.6	—	0.4	—	56.8	6.1	26.4	—	55.4	11.3	4.2	180.6	179.0			
June qtr	—	—	93	8.3	93	8.3	3.1	—	0.1	—	85.7	6.6	17.7	—	57.6	3.1	3.0	173.8	185.1			
Sept. qtr	4	0.3	83	7.5	87	7.8	—	—	0.1	—	81.2	6.6	11.9	—	57.4	5.3	12.0	174.4	182.2			
Dec. qtr	6	0.5	69	5.8	75	6.2	—	—	—	—	84.7	3.6	7.5	—	48.8	2.7	11.2	158.5	164.8			
1994 Mar. qtr	58	4.4	57	4.7	115	9.1	—	—	—	—	177.3	0.4	27.1	—	68.0	2.9	7.8	283.6	292.7			
COMPLETED																						
1990-91	96	6.9	81	6.1	177	13.0	7.3	4.2	—	1.0	53.0	4.4	35.5	—	17.0	8.8	837.5	951.4	971.7			
1991-92	4	0.3	109	10.5	113	10.8	2.0	—	1.6	0.1	182.1	5.3	74.8	—	30.8	4.2	5.1	303.8	316.6			
1992-93	10	1.4	141	12.4	151	13.8	4.8	2.0	0.5	0.1	144.7	0.9	43.9	—	5.5	15.2	5.2	217.9	236.5			
1992 Dec. qtr	6	0.5	40	3.5	46	4.0	0.3	—	—	0.1	117.7	0.2	15.4	—	4.0	0.7	1.0	139.1	143.4			
1993 Mar. qtr	3	0.6	36	3.2	39	3.8	1.4	—	—	—	3.5	0.3	18.2	—	0.5	—	2.1	24.7	29.8			
June qtr	—	—	43	4.1	43	4.1	3.0	—	0.4	—	16.8	0.3	9.2	—	0.8	10.0	1.5	39.0	46.1			
Sept. qtr	—	—	21	1.9	21	1.9	3.1	—	0.1	—	11.3	—	5.9	—	0.2	—	—	17.5	22.5			
Dec. qtr	—	—	24	2.3	24	2.3	—	—	0.1	—	4.9	6.1	8.9	—	9.3	2.6	1.4	33.3	35.6			
1994 Mar. qtr	3	0.2	48	3.5	51	3.7	—	—	—	—	7.5	3.6	2.1	—	—	2.4	5.6	21.2	24.9			

TABLE 3. SUMMARY OF PUBLIC SECTOR BUILDING ACTIVITY, AUSTRALIAN CAPITAL TERRITORY—continued

Period	New residential building										Non-residential building																			
	Houses					Other residential buildings					Total					Alterations and additions to residential buildings					Shops, Factories, Offices, business premises, Educational, Religious, Health, Entertainment and recreational, Miscellaneous					Total				
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Hotels etc.	Shops	Factories	Offices	business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total											
	VALUE OF WORK DONE DURING PERIOD																													
1990-91	..	3.1	..	11.2	..	14.3	..	3.5	2.2	0.8	1.0	153.9	9.1	67.9	—	23.1	5.0	4.9	267.9	285.7										
1991-92	..	0.4	..	9.5	..	9.9	..	3.7	1.4	0.8	0.1	122.3	0.9	36.5	—	27.4	7.6	4.5	201.5	215.1										
1992-93	..	1.2	..	13.7	..	14.9	..	4.8	—	0.5	0.1	39.2	2.8	42.5	—	37.0	11.9	4.8	138.9	158.6										
1992 Dec. qtr	..	0.7	..	3.6	..	4.4	..	1.5	—	0.4	0.1	8.8	0.5	10.7	—	10.9	2.3	1.0	34.7	40.5										
1993 Mar. qtr	..	—	..	2.3	..	2.3	..	0.9	—	—	—	7.0	0.7	11.3	..	9.0	3.7	1.9	33.6	36.9										
June qtr	..	—	..	3.2	..	3.2	..	0.8	—	0.1	—	9.2	1.5	7.9	—	8.1	2.2	1.4	30.5	34.5										
Sept. qtr	..	0.1	..	1.8	..	1.9	..	0.3	—	—	—	18.7	0.7	2.9	..	8.9	0.9	2.5	34.6	36.9										
Dec. qtr	..	0.1	..	2.3	..	2.5	..	—	—	0.1	—	26.9	6.3	2.9	..	3.3	2.1	2.5	44.2	46.6										
1994 Mar. qtr	..	1.3	..	1.5	..	2.8	..	—	—	—	—	22.8	1.0	3.2	—	1.4	2.5	2.7	33.6	36.5										
	VALUE OF WORK YET TO BE DONE																													
1990-91	..	0.2	..	3.8	..	4.1	..	2.9	1.4	0.4	—	61.5	0.8	23.0	—	14.2	6.2	1.9	109.4	116.4										
1991-92	..	0.1	..	5.0	..	5.1	..	3.8	—	—	—	17.8	—	21.1	—	38.5	6.5	0.5	84.4	93.3										
1992-93	..	—	..	3.7	..	3.7	..	0.3	—	—	—	67.3	4.7	5.1	—	15.0	1.0	2.1	95.1	99.1										
1992 Dec. qtr	..	—	..	3.2	..	3.2	..	1.7	—	—	—	7.2	0.2	16.0	—	28.9	3.2	1.1	56.5	61.4										
1993 Mar. qtr	..	—	..	7.3	..	7.3	..	0.6	—	—	—	30.7	5.5	12.3	—	20.1	1.4	3.2	73.2	81.1										
June qtr	..	—	..	3.7	..	3.7	..	0.3	—	—	—	67.3	4.7	5.1	—	15.0	1.0	2.1	95.1	99.1										
Sept. qtr	..	0.2	..	3.0	..	3.1	..	—	—	—	—	55.2	4.0	2.2	—	6.2	2.3	8.6	78.6	81.7										
Dec. qtr	..	0.2	..	1.3	..	1.5	..	—	—	—	—	36.8	0.7	3.8	—	3.6	0.3	6.7	51.8	53.3										
1994 Mar. qtr	..	3.0	..	2.2	..	5.1	..	—	—	—	—	114.1	0.1	22.4	—	21.3	0.4	6.3	164.5	169.7										

TABLE 4. NUMBER OF DWELLING UNITS BY STAGE OF CONSTRUCTION, AUSTRALIAN CAPITAL TERRITORY  
SEASONALLY ADJUSTED SERIES

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Commenced	Completed	Commenced	Completed	Commenced	Completed	Commenced	Completed
1992 Dec. qtr	705	624	686	640	1,068	962	1,166	1,011
1993 Mar. qtr	475	566	495	571	844	1,041	937	1,081
June qtr	546	667	553	643	1,109	994	1,106	1,033
Sept. qtr	589	417	577	423	1,102	869	1,041	892
Dec. qtr	437	543	427	552	726	990	796	1,016
1994 Mar. qtr	328	452	401	457	1,286	871	1,409	927

TABLE 5. VALUE OF BUILDING WORK DONE, AUSTRALIAN CAPITAL TERRITORY  
SEASONALLY ADJUSTED SERIES  
(\$ million)

Period	New residential building		Alterations and additions to residential buildings	Non-residential building	Total building
	Houses	Total			
1992 Dec. qtr	62.8	96.3	16.2	64.9	177.6
1993 Mar. qtr	61.3	90.7	14.8	65.1	170.7
June qtr	58.4	100.4	14.8	56.9	169.6
Sept. qtr	55.8	100.0	15.9	56.9	174.9
Dec. qtr	56.9	94.3	17.6	61.6	173.5
1994 Mar. qtr	50.9	90.4	14.8	57.8	163.4

**TABLE 6. VALUE OF BUILDING WORK COMMENCED, AT AVERAGE 1989-90 PRICES (a), AUSTRALIAN CAPITAL TERRITORY (\$ million)**

Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building
	Houses	Other residential buildings	Total		Private sector	Total	
1990-91	112.6	83.4	196.0	38.6	156.1	268.5	503.1
1991-92	166.6	114.2	280.8	46.4	85.6	235.2	562.4
1992-93	190.7	157.8	348.5	42.2	69.4	203.0	593.7
1992 Dec. qtr	51.2	26.3	77.5	11.3	19.4	33.9	122.7
1993 Mar. qtr	36.9	25.5	62.4	8.9	17.8	64.7	136.0
June qtr	47.5	54.5	102.0	11.7	14.0	62.2	175.9
Sept. qtr	48.4	48.8	97.2	11.3	43.2	60.5	169.0
Dec. qtr r	37.3	21.6	58.9	12.4	17.9	33.3	104.6
1994 Mar. qtr	29.9	60.5	90.4	9.4	19.7	152.5	252.3

(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), AUSTRALIAN CAPITAL TERRITORY ORIGINAL AND SEASONALLY ADJUSTED SERIES (\$ million)**

Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building
	Houses	Other residential buildings	Total		Private sector	Total	
ORIGINAL							
1990-91	123.1	101.0	224.1	37.5	140.3	397.7	659.3
1991-92	165.4	119.5	284.9	47.5	122.9	310.9	643.3
1992-93	182.9	137.9	320.8	44.4	111.6	241.8	607.0
1992 Dec. qtr	48.6	35.9	84.5	13.1	32.5	65.0	162.6
1993 Mar. qtr	40.7	28.4	69.1	9.2	24.0	55.7	134.0
June qtr	45.0	37.2	82.2	11.5	23.5	52.2	145.9
Sept. qtr	43.6	39.9	83.5	12.2	23.6	56.2	151.9
Dec. qtr r	42.7	39.7	82.4	13.9	20.4	61.9	158.2
1994 Mar. qtr	33.4	36.6	70.0	9.1	17.6	49.2	128.3
SEASONALLY ADJUSTED							
1992 Dec. qtr	47.8	n.a.	79.8	12.2	n.a.	60.8	153.0
1993 Mar. qtr	45.7	n.a.	74.0	11.0	n.a.	61.4	146.6
June qtr	43.1	n.a.	82.3	10.9	n.a.	53.6	144.5
Sept. qtr	41.7	n.a.	82.8	11.8	n.a.	53.6	150.2
Dec. qtr r	41.9	n.a.	77.7	13.0	n.a.	57.8	148.4
1994 Mar. qtr	37.5	n.a.	75.2	10.9	n.a.	54.4	140.9

(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,  
AUSTRALIAN CAPITAL TERRITORY**

Period	Private sector					Public sector			Total		
	Houses			Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
	Contractor-built	Other	Total								
<b>COMMENCED</b>											
1990-91	1,039	72	1,111	907	2,018	4	154	158	1,115	1,061	2,176
1991-92	1,900	128	2,028	1,376	3,404	1	125	126	2,029	1,501	3,530
1992-93	2,241	167	2,408	1,849	4,257	9	144	153	2,417	1,993	4,410
1992 Dec. qtr	631	39	670	361	1,031	2	12	14	672	373	1,045
1993 Mar. qtr	399	63	462	274	736	—	69	69	462	343	805
June qtr	537	38	576	549	1,125	—	—	—	576	549	1,125
Sept. qtr	572	32	603	667	1,270	4	11	15	607	678	1,285
Dec. qtr	386	30	415	282	697	2	10	12	417	292	709
1994 Mar. qtr	299	20	319	799	1,118	55	36	91	374	835	1,209
<b>UNDER CONSTRUCTION AT END OF PERIOD</b>											
1990-91	461	68	529	583	1,112	4	82	86	533	665	1,198
1991-92	669	108	777	773	1,550	1	98	99	778	871	1,649
1992-93	599	128	727	1,066	1,793	—	93	93	727	1,159	1,886
1992 Dec. qtr	691	102	793	914	1,707	3	103	106	796	1,017	1,813
1993 Mar. qtr	660	136	796	826	1,622	—	136	136	796	962	1,758
June qtr	599	128	727	1,066	1,793	—	93	93	727	1,159	1,886
Sept. qtr	733	126	859	1,194	2,053	4	83	87	863	1,277	2,140
Dec. qtr	555	124	679	982	1,661	6	69	75	685	1,051	1,736
1994 Mar. qtr	521	108	629	1,461	2,090	58	57	115	687	1,518	2,205
<b>COMPLETED</b>											
1990-91	1,160	86	1,246	1,144	2,390	96	81	177	1,342	1,225	2,567
1991-92	1,691	81	1,772	1,186	2,958	4	109	113	1,776	1,295	3,071
1992-93	2,309	147	2,457	1,564	4,021	10	141	151	2,467	1,705	4,172
1992 Dec. qtr	652	29	681	375	1,056	6	40	46	687	415	1,102
1993 Mar. qtr	434	26	461	362	823	3	36	39	464	398	862
June qtr	598	47	645	309	954	—	43	43	645	352	997
Sept. qtr	438	34	471	539	1,010	—	21	21	471	560	1,031
Dec. qtr	559	33	592	494	1,086	—	24	24	592	518	1,110
1994 Mar. qtr	333	36	369	320	689	3	48	51	372	368	740

**TABLE 9. NUMBER AND VALUE OF NEW HOUSES BUILT BY CONTRACT BUILDERS FOR PRIVATE OWNERSHIP, BY COMPLETION VALUE RANGE AND STAGE OF CONSTRUCTION AUSTRALIAN CAPITAL TERRITORY**

Period	Commenced				Under construction at end of period				Completed			
	Less than \$40,000	\$40,000 to \$59,999	\$60,000 and over	Total	Less than \$40,000	\$40,000 to \$59,999	\$60,000 and over	Total	Less than \$40,000	\$40,000 to \$59,999	\$60,000 and over	Total
	<b>NUMBER</b>											
1990-91	14	90	935	1,039	2	44	415	461	12	73	1,075	1,160
1991-92	9	225	1,666	1,900	—	32	637	669	12	241	1,437	1,691
1992-93	5	320	1,916	2,241	..	52	547	599	12	297	2,000	2,309
1992 Dec. qtr	2	83	546	631	2	55	634	691	—	70	582	652
1993 Mar. qtr	—	62	337	399	—	59	601	660	2	59	374	434
June qtr	—	104	433	537	—	52	547	599	—	111	487	598
Sept. qtr	—	34	537	572	—	30	704	733	—	53	385	438
Dec. qtr	—	15	371	386	—	4	551	555	—	41	518	559
1994 Mar. qtr	—	4	296	299	—	—	521	521	—	4	329	333
<b>VALUE (\$m)</b>												
1990-91	0.3	4.7	106.4	111.4	—	2.3	59.9	62.3	0.3	3.8	117.4	121.5
1991-92	0.3	12.3	172.0	184.6	—	1.8	76.8	78.6	0.4	12.9	156.0	169.3
1992-93	0.2	17.4	211.1	228.7	—	2.9	76.1	79.0	0.4	16.1	211.6	228.1
1992 Dec. qtr	0.1	4.5	57.6	62.2	0.1	3.0	79.0	82.0	—	3.8	58.6	62.4
1993 Mar. qtr	—	3.5	37.3	40.7	—	3.2	76.3	79.6	0.1	3.2	40.1	43.4
June qtr	—	5.5	53.2	58.7	—	2.9	76.1	79.0	—	5.9	53.7	59.6
Sept. qtr	—	1.9	59.5	61.4	—	1.7	90.1	91.8	—	2.8	41.9	44.7
Dec. qtr	—	0.8	46.2	47.0	—	0.2	75.3	75.5	—	2.3	60.7	62.9
1994 Mar. qtr	—	0.2	33.7	33.9	—	—	70.0	70.0	—	0.2	40.5	40.7

**TABLE 10. SUMMARY OF BUILDING ACTIVITY, AUSTRALIAN CAPITAL TERRITORY RELATIVE STANDARD ERRORS (PER CENT) MARCH 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			
<b>PRIVATE SECTOR</b>							
Commenced	2.9	3.4	0.8	1.3	3.3	1.0	
Under construction at end of period	4.4	4.2	1.3	1.7	3.1	1.2	
Completed	6.8	7.0	3.7	4.5	5.0	3.4	
Value of work done	..	4.0	..	2.1	3.2	1.6	
Value of work yet to be done	..	5.1	..	1.8	4.2	1.3	
<b>TOTAL PRIVATE AND PUBLIC SECTORS</b>							
Commenced	2.5	3.0	0.8	1.2	3.3	0.5	
Under construction at end of period	4.0	4.0	1.3	1.6	3.1	0.6	
Completed	6.8	7.0	3.4	4.3	5.0	2.7	
Value of work done	..	3.8	..	2.1	3.1	1.2	
Value of work yet to be done	..	4.7	..	1.7	4.2	0.6	

## 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. From the September quarter 1990, only non-residential building jobs (both new and alterations and additions) with an approval value of \$50,000 or more are included in the survey. For the September quarter 1985 to June quarter 1990, the cut-off for inclusion was \$30,000 or more and prior to that 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, hotels 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 on building jobs up to the end of the period.

### 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, terraced houses, semi-detached houses, maisonettes.
- (c) *Hotels, etc.* Includes motels, hostels, boarding houses, guesthouses, holiday apartment buildings.

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

### Reliability of the estimates

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

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

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

#### Seasonal adjustment

22. Seasonally adjusted building statistics are shown in Tables 4, 5 and 7. In the seasonally adjusted series, account has been taken of normal seasonal factors and trading day effects (arising from the varying numbers of Sundays, Mondays, Tuesdays, etc. in the quarter) and the effect of the movement in the date of Easter which may, in successive years, affect figures for different quarters. Details of the methods used in seasonally adjusting the series are given in *Seasonally Adjusted Indicators, Australia* (1308.0).

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

#### Estimates at constant prices

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

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

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

#### Unpublished data and related publications

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

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

*Building Approvals, Australia* (8731.0) – monthly (\$13.50)  
*Building Activity, Australia: Dwelling Unit Commencements, Preliminary* (8750.0) – quarterly (\$11.00)  
*Building Activity, Australia* (8752.0) – quarterly (\$14.50)  
*Engineering Construction Activity, Australia* (8762.0) – quarterly (\$11.00)  
*Construction Activity at Constant Prices, Australia* (8782.0) – 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

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

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

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