

**BUILDING ACTIVITY** NEW SOUTH WALES

EMBARGO: 11:30AM (CANBERRA TIME) WED 29 APR 1998

**DECEMBER QTR KEY FIGURES**

<b>SEASONALLY ADJUSTED (a)</b>	<b>Dec qtr 97 \$m</b>	<b>Sep qtr 97 to Dec qtr 97 % change</b>	<b>Dec qtr 96 to Dec qtr 97 % change</b>
Value of work done	2 839.3	11.8	23.0
New residential building	1 235.5	12.1	13.9
Alterations and additions to residential buildings	298.7	16.8	25.0
Non-residential building	1 300.1	9.8	32.7

(a) At average 1989-90 prices.

**DECEMBER QTR KEY POINTS****VALUE OF WORK DONE****SEASONALLY ADJUSTED ESTIMATES AT AVERAGE 1989-90 PRICES**

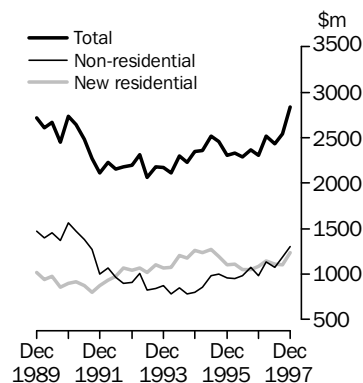
- Work done on new residential building rose by 12.1% to \$1,235.5m, the highest since the June quarter 1995.
- Work done on non-residential building rose by 9.8% to \$1,300.1m, the highest level since the June quarter 1991. Alterations and additions to residential buildings rose by 16.8% to \$298.7m and was 25.0% above the level of a year ago.
- The total value of building work done rose by 11.8% to \$2,839.3m, the highest level since the series began in 1974.

**ORIGINAL ESTIMATES**

- The total value of work done rose by 9.4% to \$3,147.3m and included an increase of 12.9% in residential building to \$1,759.1m. New houses rose by 8.9% to \$822.3m and new other residential building by 14.2% to \$569.8m.

**VALUE OF WORK YET TO BE DONE****ORIGINAL ESTIMATES**

- The value of work yet to be done on jobs under construction at the end of December 1997 increased by 4.6% to \$6,050.1m. This is 1.92 times the value of work done for the quarter.

**Value of work done**At average 1989-90 prices  
Seasonally adjusted

- For further information about these and related statistics, contact Martin Yard on Adelaide 08 8237 7494, or any ABS office shown on the back cover of this publication.

## NOTES

### FORTHCOMING ISSUES

*ISSUE (Quarter)*

*RELEASE DATE*

March 1998

31 July 1998

### CHANGES IN THIS ISSUE

There have been some changes to the layout of the publication, however the tables are unchanged.

### SIGNIFICANT REVISIONS THIS ISSUE

The seasonally adjusted series have been revised as a result of the annual re-analysis of seasonal factors. For more details, see Explanatory Notes 22–24.

The value of non-residential building work commenced during the September quarter 1997 increased by \$55.4m (4.0%).

### SYMBOLS AND OTHER USAGES

ABS	Australian Bureau of Statistics
RSE	relative standard error
SE	standard error
..	not applicable
—	nil or rounded to zero

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

Gregory W. Bray  
Regional Director  
New South Wales

# VALUE OF WORK COMMENCED

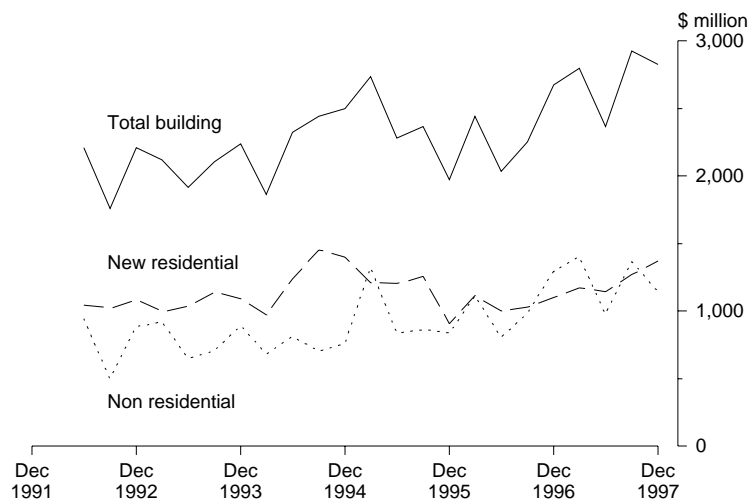
## AVERAGE 1989–90 PRICES, ORIGINAL ESTIMATES

	Dec qtr 97	Change Sep qtr 97 to Dec qtr 97	Change Dec qtr 96 to Dec qtr 97
	\$m	%	%
Value of work commenced(a)	2 827.9	-3.4	5.7
New residential building	1 373.0	7.9	24.7
Alterations and additions to residential buildings	311.2	7.6	12.9
Non-residential building	1 143.7	-16.2	-11.9

(a) At average 1989–90 prices.

- The value of new residential building work commenced in the December quarter 1997 rose by 7.9% to \$1,373.0m, continuing the generally upward trend evident over the last two years. Commencements of alterations and additions to residential buildings also increased during the quarter, by 7.6% to \$311.2m. On the other hand, commencements of non-residential building declined by 16.2% to \$1,143.7m.
- The total value of work commenced in the quarter fell by 3.4% to \$2,827.9m.

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



## ORIGINAL ESTIMATES

- The total value of building work commenced during the quarter fell by 2.9% to \$3,070.5m. New residential commencements increased by 7.5% to \$1,485.1m and non-residential fell by 15.3% to \$1,231.7m. The non-residential categories Offices and Hotels etc. showed the largest growth in the December quarter.

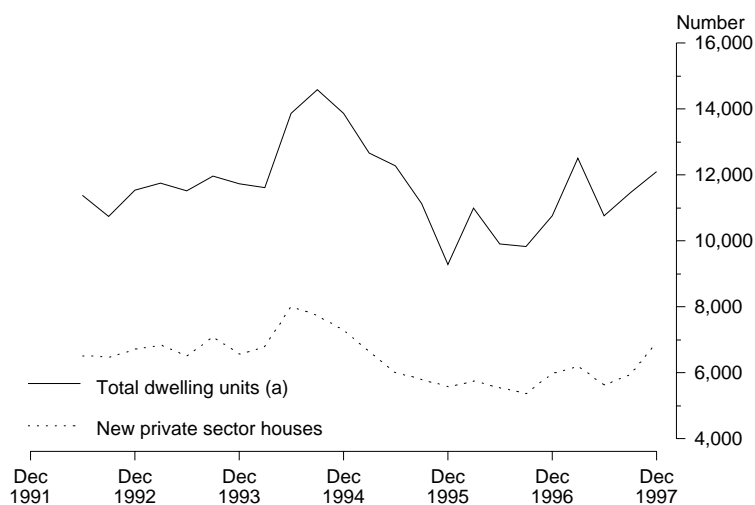
# NUMBER OF DWELLING UNITS COMMENCED

## SEASONALLY ADJUSTED ESTIMATES

	Dec qtr 97 no.	Change	Change
		Sep qtr 97 to Dec qtr 97 %	Dec qtr 96 to Dec qtr 97 %
Total dwelling units commenced	12 105	5.5	12.4
New private sector houses	6 928	16.5	15.5
Private sector dwelling units	11 739	4.9	13.9

- The total number of dwelling units commenced in the December quarter increased by 5.5% to 12,105.
- Commencements of new private sector houses rose by 16.5% to 6,928, the most for three years.

### Dwelling units commenced, seasonally adjusted



(a) Includes Conversions, etc

## ORIGINAL ESTIMATES

- The total number of dwelling units commenced during the quarter rose by 6.6% to 12,523. While new houses rose by 12.5% to 6,989, new other dwelling units fell by 4.1% to 4,889.

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**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	
1994-95	2,817.2	2,454.8	5,272.0	1,057.4	2,676.5	3,633.2	9,962.6
1995-96	2,358.1	1,928.3	4,286.4	912.1	2,868.0	3,623.9	8,822.4
1996-97	2,507.1	1,939.6	4,446.7	982.7	3,576.0	4,666.7	10,096.1
1996 Sept. qtr	601.6	427.2	1,028.8	242.5	681.8	982.5	2,253.8
Dec. qtr	640.0	461.4	1,101.4	275.6	988.6	1,298.4	2,675.4
1997 Mar. qtr	625.7	548.2	1,173.9	218.5	1,169.2	1,407.0	2,799.4
June qtr	639.8	502.8	1,142.6	246.1	736.4	978.8	2,367.5
Sept. qtr	684.4	588.3	1,272.7	289.2	929.6	1,365.6	2,927.5
Dec. qtr	747.4	625.6	1,373.0	311.2	1,007.1	1,143.7	2,827.9

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

**TABLE 2. VALUE OF BUILDING WORK DONE, 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	
ORIGINAL							
1994-95	2,863.0	2,077.0	4,940.0	1,096.8	2,421.3	3,414.1	9,450.9
1995-96	2,526.5	1,939.8	4,466.3	1,030.8	2,946.5	3,893.7	9,390.8
1996-97	2,476.2	1,908.9	4,385.1	961.5	3,239.5	4,256.0	9,602.6
1996 Sept. qtr	611.4	484.5	1,095.9	248.1	899.6	1,138.4	2,482.4
Dec. qtr	645.2	479.9	1,125.1	256.5	783.6	1,006.8	2,388.4
1997 Mar. qtr	589.4	466.2	1,055.6	222.2	749.5	999.6	2,277.4
June qtr	630.2	478.3	1,108.5	234.7	806.8	1,111.2	2,454.4
Sept. qtr	662.8	484.8	1,147.6	266.6	979.8	1,261.3	2,675.5
Dec. qtr	717.6	564.1	1,281.7	320.3	1,047.3	1,333.6	2,935.6
SEASONALLY ADJUSTED							
1996 Sept. qtr	583.4	471.4	1,051.9	237.7	839.2	1,073.3	2,360.8
Dec. qtr	621.3	460.3	1,084.6	238.9	735.0	979.6	2,307.7
1997 Mar. qtr	645.8	490.5	1,140.5	248.7	845.0	1,133.5	2,520.6
June qtr	629.5	488.1	1,112.9	237.1	828.3	1,080.5	2,431.1
Sept. qtr	632.4	471.8	1,102.4	255.7	910.7	1,183.6	2,539.5
Dec. qtr	691.1	541.5	1,235.5	298.7	983.5	1,300.1	2,839.3

(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	
1996 Sept. qtr	660.9	470.2	1,128.6	269.3	856.1	1,094.8	2,489.9
Dec. qtr	701.9	460.3	1,165.3	270.0	751.4	1,001.4	2,442.5
1997 Mar. qtr	729.3	491.5	1,223.8	280.8	866.2	1,162.0	2,665.4
June qtr	712.5	493.7	1,201.9	268.3	858.1	1,119.5	2,589.1
Sept. qtr	720.2	485.7	1,204.4	291.2	952.1	1,237.4	2,729.8
Dec. qtr	791.9	547.0	1,341.9	342.3	1,023.9	1,353.4	3,044.0

**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	Commenced	Completed	Commenced	Completed	Commenced	Completed
1996 Sept. qtr	5,376	5,850	5,419	5,919	9,243	9,983	9,838	10,446
Dec. qtr	5,998	5,484	6,041	5,540	10,306	9,345	10,770	9,831
1997 Mar. qtr	6,205	5,956	6,272	5,990	11,656	9,918	12,514	10,575
June qtr	5,647	5,987	5,702	6,055	10,584	9,760	10,764	10,344
Sept. qtr	5,947	5,568	5,993	5,633	11,187	9,158	11,471	9,425
Dec. qtr	6,928	6,166	6,952	6,212	11,739	10,681	12,105	11,220

**TABLE 5. NUMBER AND VALUE OF BUILDING COMMENCED: 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>											
1994-95	27,747	21,513	2,069	51,328	3,042.6	2,229.1	5,271.6	1,143.5	6,415.2	2,637.1	9,052.2
1995-96	22,674	15,775	973	39,422	2,598.7	1,791.3	4,390.0	1,004.6	5,394.6	2,890.1	8,284.7
1996-97	23,180	16,878	1,638	41,696	2,804.9	1,796.6	4,601.5	1,084.3	5,685.7	3,694.0	9,379.8
1996 Sept. qtr	5,591	3,633	152	9,376	675.9	365.7	1,041.7	264.4	1,306.0	693.2	1,999.2
Dec. qtr	6,039	4,085	724	10,848	716.6	437.8	1,154.4	302.2	1,456.6	1,013.5	2,470.1
1997 Mar. qtr	5,787	4,772	266	10,825	700.0	503.3	1,203.3	243.3	1,446.7	1,213.0	2,659.7
June qtr	5,763	4,388	496	10,647	712.4	489.7	1,202.1	274.4	1,476.5	774.4	2,250.8
Sept. qtr	6,178	4,689	437	11,304	772.4	565.6	1,338.0	321.1	1,659.1	990.3	2,649.4
Dec. qtr	6,971	4,740	640	12,351	852.3	616.1	1,468.4	352.8	1,821.2	1,084.6	2,905.8
<b>PUBLIC SECTOR</b>											
1994-95	475	1,758	31	2,264	47.6	120.2	167.8	7.4	175.2	941.1	1,116.3
1995-96	384	1,451	29	1,864	41.6	105.7	147.3	11.3	158.6	762.0	920.6
1996-97	205	1,803	29	2,037	22.6	147.9	170.5	13.9	184.5	1,124.9	1,309.3
1996 Sept. qtr	36	694	11	741	3.9	57.6	61.5	7.3	68.8	305.7	374.4
Dec. qtr	36	255	6	297	4.0	21.4	25.4	4.1	29.5	317.6	347.0
1997 Mar. qtr	38	610	2	650	4.2	47.6	51.8	1.3	53.1	246.7	299.8
June qtr	95	244	10	349	10.6	21.3	31.8	1.3	33.2	254.9	288.1
Sept. qtr	35	407	5	447	4.5	38.6	43.1	5.7	48.8	464.5	513.3
Dec. qtr	18	149	5	172	2.3	14.5	16.7	0.9	17.6	147.1	164.7
<b>TOTAL</b>											
1994-95	28,222	23,271	2,100	53,592	3,090.1	2,349.3	5,439.4	1,151.0	6,590.4	3,578.2	10,168.6
1995-96	23,058	17,226	1,002	41,286	2,640.3	1,897.0	4,537.3	1,015.9	5,553.2	3,652.1	9,205.3
1996-97	23,385	18,681	1,667	43,733	2,827.5	1,944.5	4,772.0	1,098.2	5,870.2	4,818.9	10,689.1
1996 Sept. qtr	5,627	4,327	163	10,117	679.8	423.4	1,103.2	271.6	1,374.8	998.9	2,373.6
Dec. qtr	6,075	4,340	730	11,145	720.6	459.2	1,179.8	306.3	1,486.1	1,331.0	2,817.1
1997 Mar. qtr	5,825	5,382	268	11,475	704.2	551.0	1,255.2	244.6	1,499.8	1,459.7	2,959.5
June qtr	5,858	4,632	506	10,996	722.9	511.0	1,233.9	275.7	1,509.6	1,029.3	2,538.9
Sept. qtr	6,213	5,096	442	11,751	776.8	604.2	1,381.0	326.8	1,707.8	1,454.8	3,162.6
Dec. qtr	6,989	4,889	645	12,523	854.5	630.6	1,485.1	353.7	1,838.8	1,231.7	3,070.5



**TABLE 6. VALUE OF NON-RESIDENTIAL BUILDING COMMENCED: 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>											
1994-95	66.9	595.3	370.5	379.8	320.7	126.0	31.1	94.3	565.5	87.0	2,637.1
1995-96	247.6	714.4	343.0	405.5	509.7	156.3	40.3	69.5	317.0	86.8	2,890.1
1996-97	299.2	571.2	424.6	944.8	475.9	133.1	37.3	133.6	598.9	75.5	3,694.0
1996 Sept. qtr	124.4	105.7	104.8	66.1	143.4	28.5	18.1	22.0	54.3	25.9	693.2
Dec. qtr	40.3	94.5	152.3	78.6	136.5	36.7	4.4	12.0	442.3	15.8	1,013.5
1997 Mar. qtr	42.0	162.2	69.3	664.3	105.5	26.1	7.2	75.1	42.7	18.6	1,213.0
June qtr	92.4	208.7	98.2	135.7	90.5	41.8	7.5	24.5	59.7	15.2	774.4
Sept. qtr	126.2	273.2	82.4	237.5	122.9	38.6	4.5	30.0	50.6	24.4	990.3
Dec. qtr	217.6	85.0	98.7	443.3	92.4	36.8	6.5	21.3	67.6	15.4	1,084.6
<b>PUBLIC SECTOR</b>											
1994-95	2.6	15.4	24.6	146.9	131.8	216.8	—	239.2	33.9	129.8	941.1
1995-96	1.1	48.6	2.6	111.4	91.5	229.2	—	182.3	62.6	32.8	762.0
1996-97	5.4	61.7	25.3	142.4	210.0	279.8	0.1	142.5	195.8	62.0	1,124.9
1996 Sept. qtr	0.1	2.6	16.2	41.8	10.9	87.7	0.1	81.7	45.7	19.0	305.7
Dec. qtr	—	43.9	7.8	53.0	100.1	49.8	—	13.0	37.2	12.8	317.6
1997 Mar. qtr	1.3	8.0	0.4	26.8	14.8	75.8	—	11.4	96.0	12.2	246.7
June qtr	4.0	7.3	0.9	20.7	84.3	66.5	—	36.4	16.9	18.0	254.9
Sept. qtr	—	5.0	0.3	29.9	71.4	36.2	0.1	25.5	279.2	17.0	464.5
Dec. qtr	0.7	0.9	0.7	11.9	9.5	42.1	—	35.7	29.1	16.6	147.1
<b>TOTAL</b>											
1994-95	69.4	610.7	395.1	526.8	452.5	342.7	31.1	333.5	599.5	216.9	3,578.2
1995-96	248.8	763.0	345.6	516.9	601.2	385.4	40.3	251.8	379.6	119.6	3,652.1
1996-97	304.5	632.9	449.9	1,087.1	685.9	412.9	37.3	276.1	794.7	137.5	4,818.9
1996 Sept. qtr	124.5	108.3	121.0	107.9	154.3	116.2	18.2	103.7	100.0	44.9	998.9
Dec. qtr	40.3	138.4	160.1	131.7	236.6	86.5	4.4	24.9	479.5	28.6	1,331.0
1997 Mar. qtr	43.3	170.2	69.8	691.1	120.3	102.0	7.2	86.5	138.6	30.7	1,459.7
June qtr	96.4	216.0	99.1	156.5	174.8	108.3	7.5	60.9	76.6	33.2	1,029.3
Sept. qtr	126.2	278.2	82.7	267.4	194.3	74.8	4.5	55.5	329.8	41.4	1,454.8
Dec. qtr	218.3	85.8	99.4	455.2	101.9	78.9	6.5	57.0	96.7	32.0	1,231.7

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

	<i>Number of dwelling units</i>				<i>Value (\$m)</i>						
	<i>New houses</i>	<i>New other residential building</i>	<i>Conversions 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>											
1994-95	14,214	16,019	1,663	31,896	1,765.7	1,913.3	3,679.0	800.2	4,479.2	2,907.3	7,386.6
1995-96	10,961	13,738	867	25,566	1,359.9	1,865.3	3,225.3	539.4	3,764.7	3,149.3	6,914.0
1996-97	10,788	15,559	1,586	27,933	1,475.0	2,122.3	3,597.2	604.7	4,201.9	4,436.2	8,638.1
1996 Sept. qtr	10,607	13,474	674	24,755	1,395.5	1,860.6	3,256.1	533.1	3,789.2	3,507.3	7,296.5
Dec. qtr	10,643	13,637	1,233	25,513	1,416.7	1,952.6	3,369.3	542.0	3,911.3	3,533.8	7,445.0
1997 Mar. qtr	10,878	14,837	1,404	27,119	1,463.6	2,016.9	3,480.5	577.6	4,058.1	4,182.0	8,240.1
June qtr	10,788	15,559	1,586	27,933	1,475.0	2,122.3	3,597.2	604.7	4,201.9	4,436.2	8,638.1
Sept. qtr	11,300	16,527	1,797	29,624	1,567.0	2,348.0	3,915.0	716.3	4,631.3	4,962.9	9,594.2
Dec. qtr	11,545	16,991	1,953	30,489	1,587.8	2,649.7	4,237.4	736.2	4,973.6	4,860.0	9,833.6
<b>PUBLIC SECTOR</b>											
1994-95	120	1,060	15	1,195	12.9	77.3	90.2	3.7	93.9	1,404.3	1,498.2
1995-96	120	907	1	1,028	13.9	70.2	84.1	2.5	86.6	1,077.2	1,163.8
1996-97	97	766	6	869	11.3	63.7	75.0	2.6	77.5	1,181.6	1,259.1
1996 Sept. qtr	87	957	12	1,056	10.6	78.1	88.7	7.0	95.7	1,092.4	1,188.1
Dec. qtr	45	866	2	913	5.3	73.0	78.4	5.8	84.1	1,016.4	1,100.5
1997 Mar. qtr	43	958	2	1,003	5.3	82.0	87.3	3.5	90.9	1,137.3	1,228.2
June qtr	97	766	6	869	11.3	63.7	75.0	2.6	77.5	1,181.6	1,259.1
Sept. qtr	70	768	6	844	8.4	69.6	78.0	4.2	82.3	1,339.6	1,421.9
Dec. qtr	20	513	5	538	3.0	51.4	54.5	3.7	58.1	1,256.1	1,314.2
<b>TOTAL</b>											
1994-95	14,334	17,079	1,678	33,091	1,778.7	1,990.5	3,769.2	803.9	4,573.1	4,311.6	8,884.7
1995-96	11,081	14,645	868	26,594	1,373.8	1,935.5	3,309.3	541.9	3,851.3	4,226.5	8,077.8
1996-97	10,885	16,325	1,592	28,802	1,486.2	2,186.0	3,672.2	607.3	4,279.5	5,617.8	9,897.2
1996 Sept. qtr	10,694	14,431	686	25,811	1,406.0	1,938.7	3,344.7	540.1	3,884.8	4,599.8	8,484.6
Dec. qtr	10,688	14,503	1,235	26,426	1,422.0	2,025.6	3,447.7	547.7	3,995.4	4,550.2	8,545.5
1997 Mar. qtr	10,921	15,795	1,406	28,122	1,468.9	2,098.9	3,567.8	581.1	4,149.0	5,319.3	9,468.3
June qtr	10,885	16,325	1,592	28,802	1,486.2	2,186.0	3,672.2	607.3	4,279.5	5,617.8	9,897.2
Sept. qtr	11,370	17,295	1,803	30,468	1,575.5	2,417.6	3,993.1	720.5	4,713.6	6,302.5	11,016.1
Dec. qtr	11,565	17,504	1,958	31,027	1,590.8	2,701.1	4,291.9	739.8	5,031.8	6,116.1	11,147.8

**TABLE 8. VALUE OF NON-RESIDENTIAL BUILDING UNDER CONSTRUCTION AT END OF PERIOD: 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>											
1994-95	120.2	768.4	346.7	438.1	287.4	89.3	34.8	169.4	556.9	96.2	2,907.3
1995-96	305.7	759.7	354.3	370.0	474.3	132.1	34.7	47.0	595.0	76.4	3,149.3
1996-97	574.2	698.3	292.1	955.7	664.5	86.1	41.7	117.9	929.7	76.1	4,436.2
1996 Sept. qtr	460.6	705.7	364.6	355.9	661.0	139.6	49.6	60.2	625.5	84.6	3,507.3
Dec. qtr	483.3	525.9	308.1	377.4	621.2	116.5	50.3	51.2	931.3	68.5	3,533.8
1997 Mar. qtr	502.6	575.7	290.6	925.5	658.1	64.4	54.0	109.9	924.9	76.3	4,182.0
June qtr	574.2	698.3	292.1	955.7	664.5	86.1	41.7	117.9	929.7	76.1	4,436.2
Sept. qtr	661.5	950.0	252.2	1,099.6	707.9	99.5	34.9	140.6	933.3	83.3	4,962.9
Dec. qtr	714.5	870.3	242.3	1,415.8	703.9	107.2	46.7	137.7	556.6	65.0	4,860.0
<b>PUBLIC SECTOR</b>											
1994-95	0.2	6.8	22.7	239.9	116.7	225.0	—	648.3	29.2	115.3	1,404.3
1995-96	0.5	29.2	1.4	177.7	105.7	199.2	—	418.9	44.0	100.8	1,077.2
1996-97	5.3	63.3	2.9	85.2	207.0	262.9	—	281.9	161.0	112.1	1,181.6
1996 Sept. qtr	0.5	26.7	10.4	179.2	98.4	229.6	—	365.1	74.3	108.3	1,092.4
Dec. qtr	—	65.3	12.3	82.7	130.5	230.8	—	304.1	91.7	99.0	1,016.4
1997 Mar. qtr	1.3	62.3	12.3	78.7	132.3	234.1	—	330.6	181.6	104.0	1,137.3
June qtr	5.3	63.3	2.9	85.2	207.0	262.9	—	281.9	161.0	112.1	1,181.6
Sept. qtr	5.3	64.0	0.2	91.3	220.4	230.3	0.1	291.4	407.9	28.8	1,339.6
Dec. qtr	4.2	1.7	0.7	67.4	214.0	206.4	—	286.3	438.2	37.2	1,256.1
<b>TOTAL</b>											
1994-95	120.4	775.2	369.4	678.0	404.1	314.3	34.8	817.7	586.1	211.6	4,311.6
1995-96	306.2	788.9	355.6	547.7	579.9	331.3	34.7	465.9	639.0	177.2	4,226.5
1996-97	579.5	761.6	295.0	1,040.9	871.5	349.0	41.7	399.8	1,090.6	188.2	5,617.8
1996 Sept. qtr	461.0	732.4	375.0	535.1	759.4	369.2	49.6	425.2	699.8	192.9	4,599.8
Dec. qtr	483.3	591.2	320.4	460.1	751.8	347.3	50.3	355.3	1,022.9	167.5	4,550.2
1997 Mar. qtr	503.9	638.0	303.0	1,004.2	790.4	298.6	54.0	440.5	1,106.5	180.3	5,319.3
June qtr	579.5	761.6	295.0	1,040.9	871.5	349.0	41.7	399.8	1,090.6	188.2	5,617.8
Sept. qtr	666.8	1,014.0	252.4	1,190.9	928.3	329.8	35.0	432.0	1,341.2	112.1	6,302.5
Dec. qtr	718.7	872.0	243.0	1,483.2	917.9	313.6	46.7	424.0	994.8	102.2	6,116.1

**TABLE 9. NUMBER AND VALUE OF BUILDING COMPLETED: 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>											
1994-95	28,746	16,455	1,635	46,837	3,117.1	1,501.4	4,618.5	1,076.1	5,694.6	1,892.3	7,587.0
1995-96	25,658	17,738	1,756	45,152	3,034.7	1,883.9	4,918.6	1,311.1	6,229.6	2,749.0	8,978.6
1996-97	23,233	14,835	895	38,963	2,727.7	1,618.6	4,346.3	1,063.5	5,409.8	2,763.3	8,173.0
1996 Sept. qtr	5,926	3,849	345	10,120	646.7	390.9	1,037.6	279.5	1,317.1	598.4	1,915.5
Dec. qtr	5,970	3,872	162	10,004	714.7	364.3	1,078.9	312.5	1,391.4	1,028.3	2,419.8
1997 Mar. qtr	5,525	3,504	94	9,123	653.7	445.1	1,098.8	217.3	1,316.1	600.3	1,916.4
June qtr	5,812	3,610	294	9,716	712.7	418.3	1,131.0	254.2	1,385.2	536.2	1,921.4
Sept. qtr	5,652	3,429	218	9,299	690.9	379.9	1,070.8	244.6	1,315.5	597.0	1,912.4
Dec. qtr	6,704	4,230	484	11,419	843.3	472.0	1,315.4	350.9	1,666.3	1,308.6	2,974.9
<b>PUBLIC SECTOR</b>											
1994-95	549	1,599	23	2,171	51.7	107.4	159.1	5.6	164.7	1,224.8	1,389.5
1995-96	384	1,604	43	2,031	41.3	113.1	154.4	12.5	166.9	1,141.8	1,308.7
1996-97	228	1,944	24	2,196	25.6	153.9	179.5	13.8	193.3	1,036.4	1,229.7
1996 Sept. qtr	69	644	—	713	7.4	49.2	56.6	2.7	59.3	285.2	344.5
Dec. qtr	78	346	16	440	9.3	26.4	35.8	5.3	41.1	381.0	422.1
1997 Mar. qtr	40	518	2	560	4.3	38.7	43.0	3.4	46.4	165.3	211.7
June qtr	41	436	6	483	4.6	39.6	44.2	2.3	46.5	204.9	251.4
Sept. qtr	62	405	5	472	7.3	32.7	39.9	4.0	43.9	294.8	338.7
Dec. qtr	68	404	6	478	7.6	32.6	40.3	1.4	41.7	263.6	305.3
<b>TOTAL</b>											
1994-95	29,295	18,054	1,658	49,008	3,168.8	1,608.8	4,777.6	1,081.7	5,859.3	3,117.1	8,976.4
1995-96	26,042	19,342	1,799	47,183	3,076.0	1,997.0	5,073.0	1,323.5	6,396.5	3,890.7	10,287.2
1996-97	23,461	16,779	919	41,159	2,753.4	1,772.4	4,525.8	1,077.2	5,603.0	3,799.7	9,402.7
1996 Sept. qtr	5,995	4,493	345	10,833	654.1	440.0	1,094.1	282.2	1,376.4	883.6	2,260.0
Dec. qtr	6,048	4,218	178	10,444	724.0	390.7	1,114.7	317.8	1,432.5	1,409.3	2,841.8
1997 Mar. qtr	5,565	4,022	96	9,683	658.0	483.8	1,141.8	220.7	1,362.5	765.6	2,128.1
June qtr	5,853	4,046	300	10,199	717.3	457.9	1,175.2	256.5	1,431.7	741.1	2,172.8
Sept. qtr	5,714	3,834	223	9,771	698.2	412.6	1,110.8	248.6	1,359.4	891.8	2,251.2
Dec. qtr	6,772	4,634	490	11,897	851.0	504.7	1,355.6	352.4	1,708.0	1,572.3	3,280.3

**TABLE 10. VALUE OF NON-RESIDENTIAL BUILDING COMPLETED: 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>											
1994-95	109.0	387.3	282.9	387.3	198.8	71.3	33.5	126.7	228.0	67.5	1,892.3
1995-96	67.7	753.4	339.5	486.1	329.8	119.2	41.5	201.4	297.1	113.2	2,749.0
1996-97	96.4	653.0	506.6	376.7	408.3	187.7	36.8	61.8	351.4	84.6	2,763.3
1996 Sept. qtr	20.4	178.6	97.3	83.9	70.0	22.5	4.0	11.2	91.5	19.1	598.4
Dec. qtr	20.2	280.4	208.9	70.3	174.9	61.4	7.6	19.3	152.2	33.1	1,028.3
1997 Mar. qtr	34.3	104.9	100.4	117.7	73.5	82.8	3.5	17.0	52.5	13.8	600.3
June qtr	21.4	89.1	100.1	104.8	90.0	21.0	21.7	14.3	55.2	18.6	536.2
Sept. qtr	71.7	81.8	132.6	105.8	82.9	24.3	11.7	16.2	51.3	18.6	597.0
Dec. qtr	219.8	209.4	107.0	134.0	92.5	30.2	3.0	26.8	452.4	33.4	1,308.6
<b>PUBLIC SECTOR</b>											
1994-95	4.7	24.2	11.7	333.0	38.5	318.7	—	185.3	224.3	84.5	1,224.8
1995-96	0.9	23.1	25.0	232.2	124.3	261.0	—	378.0	49.3	48.0	1,141.8
1996-97	0.6	29.5	24.1	205.5	117.0	239.4	0.1	314.0	53.3	52.9	1,036.4
1996 Sept. qtr	0.1	5.1	7.1	34.0	20.4	59.0	0.1	132.2	15.7	11.5	285.2
Dec. qtr	0.5	5.2	5.9	126.1	70.7	52.7	—	77.5	19.8	22.5	381.0
1997 Mar. qtr	—	12.1	0.4	30.3	16.1	74.6	—	18.0	6.1	7.6	165.3
June qtr	—	7.0	10.7	15.0	9.8	53.1	—	86.4	11.7	11.3	204.9
Sept. qtr	—	7.9	3.2	24.0	53.5	60.4	—	11.2	33.0	101.6	294.8
Dec. qtr	1.8	67.0	0.2	33.7	16.7	76.2	0.1	44.1	14.8	9.1	263.6
<b>TOTAL</b>											
1994-95	113.7	411.6	294.6	720.2	237.3	389.9	33.5	312.1	452.3	152.0	3,117.1
1995-96	68.6	776.5	364.5	718.4	454.1	380.1	41.5	579.4	346.4	161.2	3,890.7
1996-97	97.0	682.5	530.7	582.2	525.3	427.1	36.8	375.9	404.7	137.5	3,799.7
1996 Sept. qtr	20.5	183.7	104.4	118.0	90.4	81.5	4.0	143.3	107.2	30.6	883.6
Dec. qtr	20.8	285.6	214.8	196.5	245.5	114.2	7.6	96.8	172.0	55.6	1,409.3
1997 Mar. qtr	34.3	117.1	100.8	148.0	89.6	157.4	3.5	35.1	58.6	21.4	765.6
June qtr	21.4	96.1	110.7	119.8	99.8	74.1	21.7	100.7	66.9	29.9	741.1
Sept. qtr	71.7	89.7	135.8	129.8	136.4	84.7	11.7	27.3	84.4	120.2	891.8
Dec. qtr	221.6	276.4	107.2	167.6	109.2	106.4	3.1	71.0	467.2	42.5	1,572.3

**TABLE 11. VALUE OF BUILDING WORK DONE: 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>							
1994-95	3,099.8	1,872.0	4,971.8	1,200.4	6,172.2	2,370.9	8,543.1
1995-96	2,795.5	1,804.5	4,600.0	1,146.7	5,746.8	2,982.2	8,729.0
1996-97	2,776.4	1,758.0	4,534.4	1,074.1	5,608.5	3,322.9	8,931.4
1996 Sept. qtr	686.4	444.2	1,130.6	277.6	1,408.2	917.6	2,325.9
Dec. qtr	724.2	443.4	1,167.6	284.8	1,452.5	801.0	2,253.5
1997 Mar. qtr	661.7	432.7	1,094.4	248.3	1,342.7	768.3	2,111.1
June qtr	704.0	437.7	1,141.8	263.3	1,405.0	835.9	2,240.9
Sept. qtr	749.3	475.3	1,224.6	298.8	1,523.5	1,024.3	2,547.8
Dec. qtr	818.5	544.4	1,362.9	365.4	1,728.3	1,090.2	2,818.5
<b>PUBLIC SECTOR</b>							
1994-95	51.6	117.3	168.9	6.9	175.8	972.4	1,148.2
1995-96	43.3	115.4	158.7	11.8	170.5	958.6	1,129.1
1996-97	24.0	156.0	180.0	13.4	193.4	1,043.5	1,236.9
1996 Sept. qtr	6.1	39.1	45.2	3.4	48.6	243.6	292.2
Dec. qtr	4.7	36.4	41.2	5.0	46.2	228.2	274.4
1997 Mar. qtr	3.8	34.4	38.3	2.6	40.8	256.4	297.2
June qtr	9.3	46.1	55.4	2.4	57.7	315.4	373.1
Sept. qtr	5.6	23.7	29.2	4.8	34.0	294.3	328.3
Dec. qtr	3.8	25.4	29.2	1.6	30.8	298.0	328.8
<b>TOTAL</b>							
1994-95	3,151.5	1,989.3	5,140.7	1,207.3	6,348.0	3,343.3	9,691.3
1995-96	2,838.8	1,919.9	4,758.8	1,158.5	5,917.3	3,940.8	9,858.1
1996-97	2,800.4	1,914.0	4,714.4	1,087.5	5,801.8	4,366.4	10,168.3
1996 Sept. qtr	692.6	483.2	1,175.8	281.1	1,456.8	1,161.2	2,618.1
Dec. qtr	728.9	479.9	1,208.8	289.9	1,498.7	1,029.2	2,527.9
1997 Mar. qtr	665.5	467.1	1,132.7	250.9	1,383.6	1,024.7	2,408.3
June qtr	713.3	483.8	1,197.1	265.6	1,462.8	1,151.2	2,614.0
Sept. qtr	754.8	499.0	1,253.9	303.6	1,557.5	1,318.6	2,876.0
Dec. qtr	822.3	569.8	1,392.0	367.0	1,759.1	1,388.2	3,147.3

**TABLE 12. VALUE OF NON-RESIDENTIAL BUILDING WORK DONE: 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>											
1994-95	91.2	559.0	339.0	483.4	236.2	89.2	32.1	151.9	303.0	86.0	2,370.9
1995-96	111.3	733.1	383.8	420.6	471.0	157.0	43.0	108.3	463.0	91.2	2,982.2
1996-97	336.6	560.5	461.6	491.0	534.7	155.7	44.5	90.4	555.7	92.1	3,322.9
1996 Sept. qtr	84.3	161.0	143.5	100.9	142.3	43.2	13.9	16.3	186.3	26.1	917.6
Dec. qtr	55.7	144.2	118.2	95.0	138.4	45.6	11.0	17.1	151.2	24.6	801.0
1997 Mar. qtr	123.7	127.6	93.8	139.8	118.5	40.3	8.5	26.9	67.8	21.4	768.3
June qtr	72.9	127.7	106.0	155.3	135.6	26.7	11.1	30.2	150.4	20.1	835.9
Sept. qtr	82.3	252.8	102.4	214.1	119.4	27.6	7.6	39.1	153.6	25.4	1,024.3
Dec. qtr	101.2	270.0	112.9	233.1	136.3	45.4	12.8	34.0	124.5	20.2	1,090.2
<b>PUBLIC SECTOR</b>											
1994-95	3.8	20.1	28.4	199.6	82.0	257.4	—	240.9	49.2	90.9	972.4
1995-96	1.1	34.3	4.8	180.7	147.0	225.8	—	233.1	52.0	79.8	958.6
1996-97	1.5	68.1	26.0	108.1	134.7	294.2	0.1	212.8	116.1	82.0	1,043.5
1996 Sept. qtr	0.1	5.1	11.6	27.6	33.9	69.4	0.1	57.9	21.2	16.6	243.6
Dec. qtr	0.1	15.1	5.4	28.8	28.2	71.0	—	49.2	12.6	17.8	228.2
1997 Mar. qtr	0.3	24.0	3.5	27.3	23.6	70.6	—	50.8	29.5	26.9	256.4
June qtr	0.9	23.9	5.5	24.4	49.0	83.2	—	54.8	52.8	20.7	315.4
Sept. qtr	0.8	20.1	0.4	30.7	51.1	83.1	—	41.4	49.7	17.1	294.3
Dec. qtr	1.2	8.4	0.8	32.9	52.0	63.3	—	38.3	85.6	15.4	298.0
<b>TOTAL</b>											
1994-95	95.1	579.0	367.4	682.9	318.1	346.6	32.1	392.8	352.2	176.9	3,343.3
1995-96	112.3	767.4	388.6	601.3	618.0	382.8	43.0	341.4	514.9	171.0	3,940.8
1996-97	338.1	628.7	487.6	599.1	669.4	449.9	44.6	303.2	671.8	174.1	4,366.4
1996 Sept. qtr	84.5	166.1	155.2	128.4	176.2	112.5	14.0	74.2	207.5	42.6	1,161.2
Dec. qtr	55.8	159.4	123.6	123.8	166.6	116.6	11.0	66.2	163.8	42.5	1,029.2
1997 Mar. qtr	124.0	151.6	97.3	167.1	142.1	110.8	8.5	77.7	97.3	48.3	1,024.7
June qtr	73.8	151.6	111.5	179.7	184.6	110.0	11.1	85.0	203.2	40.7	1,151.2
Sept. qtr	83.1	272.9	102.8	244.7	170.5	110.6	7.7	80.5	203.3	42.4	1,318.6
Dec. qtr	102.4	278.4	113.7	265.9	188.4	108.7	12.8	72.3	210.1	35.6	1,388.2

**TABLE 13. VALUE OF BUILDING WORK YET TO BE DONE AT END OF PERIOD: 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-residential building</i>	<i>Total building</i>
<b>PRIVATE SECTOR</b>							
1994-95	800.6	1,053.0	1,853.7	320.1	2,173.8	1,692.0	3,865.8
1995-96	652.1	1,106.4	1,758.5	227.3	1,985.8	1,731.2	3,717.0
1996-97	731.1	1,233.2	1,964.3	292.9	2,257.2	2,476.3	4,733.6
1996 Sept. qtr	651.4	1,049.0	1,700.3	230.1	1,930.5	1,774.5	3,704.9
Dec. qtr	662.8	1,064.4	1,727.3	268.0	1,995.3	2,029.8	4,025.1
1997 Mar. qtr	705.9	1,144.4	1,850.3	273.2	2,123.5	2,509.6	4,633.1
June qtr	731.1	1,233.2	1,964.3	292.9	2,257.2	2,476.3	4,733.6
Sept. qtr	766.4	1,369.9	2,136.3	350.8	2,487.1	2,581.8	5,068.9
Dec. qtr	812.6	1,599.6	2,412.3	356.2	2,768.5	2,697.5	5,465.9
<b>PUBLIC SECTOR</b>							
1994-95	6.1	40.5	46.6	1.1	47.7	524.0	571.7
1995-96	5.0	32.1	37.1	0.7	37.7	394.8	432.5
1996-97	4.1	23.4	27.5	1.1	28.6	504.1	532.7
1996 Sept. qtr	3.0	50.0	53.1	4.4	57.5	458.1	515.6
Dec. qtr	2.4	35.0	37.4	3.5	40.9	535.6	576.4
1997 Mar. qtr	2.8	48.2	51.0	2.1	53.2	565.3	618.5
June qtr	4.1	23.4	27.5	1.1	28.6	504.1	532.7
Sept. qtr	3.0	38.3	41.3	2.0	43.3	671.9	715.2
Dec. qtr	1.4	27.4	28.8	1.3	30.1	554.1	584.1
<b>TOTAL</b>							
1994-95	806.8	1,093.5	1,900.3	321.2	2,221.5	2,216.0	4,437.5
1995-96	657.1	1,138.4	1,795.5	228.0	2,023.5	2,126.0	4,149.5
1996-97	735.2	1,256.6	1,991.8	294.0	2,285.9	2,980.4	5,266.3
1996 Sept. qtr	654.4	1,099.0	1,753.4	234.6	1,988.0	2,232.6	4,220.5
Dec. qtr	665.2	1,099.4	1,764.7	271.5	2,036.2	2,565.3	4,601.5
1997 Mar. qtr	708.7	1,192.6	1,901.3	275.3	2,176.6	3,074.9	5,251.6
June qtr	735.2	1,256.6	1,991.8	294.0	2,285.9	2,980.4	5,266.3
Sept. qtr	769.4	1,408.2	2,177.6	352.8	2,530.4	3,253.7	5,784.1
Dec. qtr	814.0	1,627.0	2,441.1	357.5	2,798.5	3,251.6	6,050.1



**TABLE 14. VALUE OF NON-RESIDENTIAL BUILDING WORK YET TO BE DONE AT END OF PERIOD: 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>Entertainment and recreational</i>	<i>Miscellaneous</i>	<i>Total non-residential building</i>
<b>PRIVATE SECTOR</b>											
1994-95	85.4	446.5	180.2	242.6	175.8	54.4	16.6	55.3	395.9	39.2	1,692.0
1995-96	228.6	471.6	145.1	247.9	223.9	60.4	15.1	27.0	269.8	41.7	1,731.2
1996-97	259.6	505.0	129.3	721.9	289.0	46.2	21.2	69.8	400.5	33.8	2,476.3
1996 Sept. qtr	319.7	437.0	109.8	218.5	338.4	47.2	20.1	35.1	205.7	42.9	1,774.5
Dec. qtr	307.1	393.2	144.1	216.0	336.1	39.8	17.4	28.4	512.4	35.3	2,029.8
1997 Mar. qtr	235.5	420.9	133.5	741.8	328.2	30.3	16.0	77.3	490.7	35.5	2,509.6
June qtr	259.6	505.0	129.3	721.9	289.0	46.2	21.2	69.8	400.5	33.8	2,476.3
Sept. qtr	336.3	586.0	120.1	760.8	297.6	56.9	18.6	69.6	301.8	34.3	2,581.8
Dec. qtr	507.9	445.9	104.3	977.9	249.8	49.4	20.6	59.5	253.1	29.3	2,697.5
<b>PUBLIC SECTOR</b>											
1994-95	—	2.4	1.7	56.4	66.0	103.9	—	208.3	9.0	76.2	524.0
1995-96	0.1	21.1	0.5	44.7	31.9	112.8	—	132.1	21.6	29.9	394.8
1996-97	4.1	16.6	0.1	54.3	117.1	122.2	—	97.7	77.8	14.2	504.1
1996 Sept. qtr	—	18.6	5.1	57.0	11.1	132.9	—	152.5	46.4	34.5	458.1
Dec. qtr	—	47.4	7.5	58.3	85.7	116.2	—	119.8	71.0	29.8	535.6
1997 Mar. qtr	1.0	32.5	4.4	57.3	80.1	123.5	—	113.5	137.5	15.5	565.3
June qtr	4.1	16.6	0.1	54.3	117.1	122.2	—	97.7	77.8	14.2	504.1
Sept. qtr	3.3	5.0	0.2	53.8	132.9	76.0	—	77.0	308.1	15.7	671.9
Dec. qtr	2.8	1.3	0.1	30.7	91.2	65.0	—	77.7	267.5	17.8	554.1
<b>TOTAL</b>											
1994-95	85.5	448.9	181.9	298.9	241.8	158.3	16.6	263.7	404.9	115.5	2,216.0
1995-96	228.8	492.6	145.6	292.6	255.9	173.2	15.1	159.1	291.4	71.6	2,126.0
1996-97	263.7	521.6	129.4	776.2	406.1	168.4	21.2	167.5	478.3	48.0	2,980.4
1996 Sept. qtr	319.8	455.7	114.9	275.5	349.4	180.1	20.1	187.6	252.1	77.4	2,232.6
Dec. qtr	307.1	440.5	151.5	274.3	421.9	155.9	17.4	148.2	583.4	65.1	2,565.3
1997 Mar. qtr	236.4	453.4	138.0	799.1	408.2	153.8	16.0	190.8	628.2	50.9	3,074.9
June qtr	263.7	521.6	129.4	776.2	406.1	168.4	21.2	167.5	478.3	48.0	2,980.4
Sept. qtr	339.6	590.9	120.2	814.6	430.5	132.8	18.6	146.6	609.9	49.9	3,253.7
Dec. qtr	510.7	447.1	104.4	1,008.6	340.9	114.4	20.6	137.2	520.6	47.1	3,251.6

**TABLE 15. BUILDING ACTIVITY RELATIVE STANDARD ERRORS, DECEMBER QUARTER 1997  
(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>		
<b>TOTAL PRIVATE AND PUBLIC SECTORS</b>						
Commenced	3.6	4.1	2.1	2.3	5.5	2.1
Under construction at end of period	3.1	3.2	1.2	1.2	3.1	1.1
Completed	3.8	4.5	2.3	2.8	5.5	2.5
Value of work done	..	3.0	..	1.7	4.8	1.7
Value of work yet to be done	..	3.8	..	1.2	3.1	1.1

# EXPLANATORY NOTES

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## INTRODUCTION

**1** 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 sample survey of private sector house building activity involving new house construction or alterations and additions valued at \$10,000 or more to houses; and
- 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, while 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 generally only available at the State, Territory and Australia levels. However, estimates for capital city Statistical Divisions can be made available. Also, data for regions below State and Territory level are available from the building approvals series and from the monthly series of dwelling unit commencements compiled for South Australia and Western Australia by the Australian Bureau of Statistics (ABS). Unlike data in this publication compiled from the Building Activity Survey, the series for smaller geographic areas 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 *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.
- 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** 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.

- *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.
- *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.
- *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.
- *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.

- *Houses*. Includes cottages, bungalows, detached caretakers'/managers' cottages, rectories.
- *Other residential buildings*. Includes blocks of flats, home units, attached townhouses, villa units, terrace houses, semi-detached houses, maisonettes.
- *Hotels, etc.* Includes motels, hostels, boarding houses, guesthouses, holiday apartment buildings.
- *Shops*. Includes retail shops, restaurants, cafes, taverns, dry cleaners, laundromats, hair salons, shopping arcades.
- *Factories*. Includes paper mills, oil refinery buildings, brickworks, foundries, powerhouses, manufacturing laboratories, workshops as part of a manufacturing process.
- *Offices*. Includes banks, post offices, council chambers, head and regional offices.

### BUILDING CLASSIFICATION *continued*

- *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.
- *Educational.* Includes schools, colleges, kindergartens, libraries, museums, art galleries, research and teaching laboratories, theological colleges.
- *Religious.* Includes churches, chapels, temples.
- *Health.* Includes hospitals, nursing homes, surgeries, clinics, medical centres.
- *Entertainment and recreational.* Includes clubs, theatres, cinemas, public halls, gymnasiums, grandstands, squash courts, sports and recreation centres.
- *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 (SE), 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 SE 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 SEs. Another measure of sampling variability is the relative standard error (RSE), which is obtained by expressing the SE as a percentage of the estimate to which it refers. The RSEs 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 RSEs 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 RSE 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 to 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 on Canberra 02 6252 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* (Cat. no. 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.

### ACKNOWLEDGMENT

**27** ABS publications draw extensively on information provided freely by individuals, businesses, governments and other organisations. Their continued cooperation is very much appreciated: without it, the wide range of statistics published by the ABS would not be available. Information received by the ABS is treated in strict confidence as required by the *Census and Statistics Act 1905*.

### UNPUBLISHED DATA AND RELATED PUBLICATIONS

**28** 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: photocopy, computer printout, floppy disk and clerically extracted tabulation. Inquiries should be made to Information Inquiries on Sydney 02 9268 4611 or any ABS State office.

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

*Building Activity, Australia* (Cat. no. 8752.0) — issued quarterly

*Building Activity, Australia: Dwelling Unit Commencements, Preliminary* (Cat. no. 8750.0) — issued quarterly

*Building Approvals, Australia* (Cat. no. 8731.0) — issued monthly

*Building Approvals, New South Wales and Australian Capital Territory* (Cat. no. 8731.1) — issued monthly

*Housing Finance for Owner Occupation, Australia* (Cat. no. 5609.0) — issued monthly

**30** Current publications produced by the ABS are listed in the *Catalogue of Publications and Products* (Cat. no. 1101.0). The ABS also issues, on Tuesdays and Fridays, a *Release Advice* (Cat. no. 1105.0) which lists publications to be released in the next few days. The Catalogue and Release Advice are available from any ABS office.









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