



BUILDING ACTIVITY

NEW SOUTH WALES

EMBARGO: 11.30AM (CANBERRA TIME) THURS 29 JAN 1998

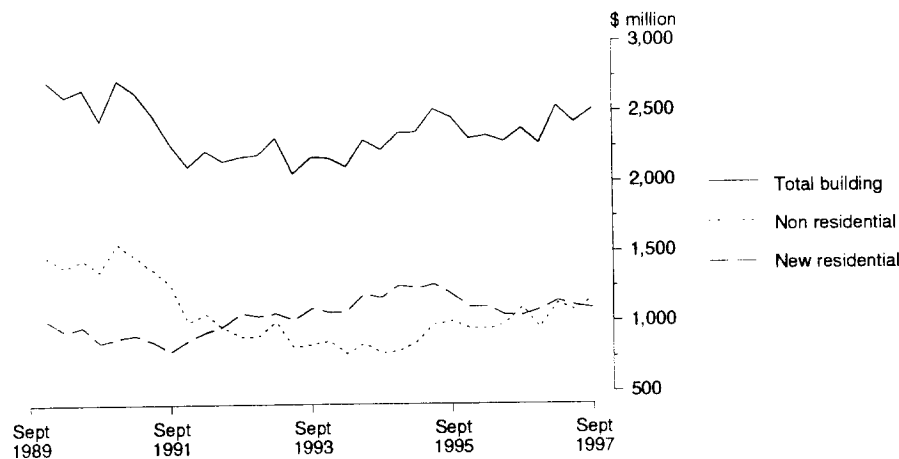
SUMMARY OF FINDINGS

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

	% change on	
	June quarter 1997	Sept quarter 1996
New residential building	-2.0	4.7
Alterations and additions to residential buildings	9.8	7.5
Non-residential building	8.3	6.2
Total building	3.7	5.6

- In seasonally adjusted average 1989-90 prices, the value of new residential building work done fell by 2.0% in the September quarter 1997 to \$1,093.4 million following a fall of 2.8% the previous quarter.
- Work done on non-residential building rose by 8.3% to \$1,167.4 million, the highest level for 6 years.
- Total building work done rose by 3.7% to \$2,516.1 million.

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



INQUIRIES

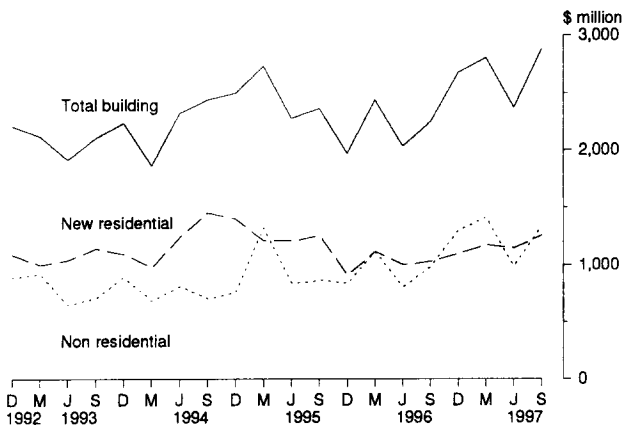
- for more information about statistics contained in this publication, the availability of related unpublished statistics and other ABS statistics and services, please contact Information Inquiries on Sydney (02) 9268 4611 (fax (02) 9268 4668), call at St Andrews House, Sydney Square, Sydney 2000 or write to Information Inquiries, ABS, GPO Box 796, Sydney NSW 2001 or any ABS State office.
- for more detailed information about these statistics, contact Martin Yard on Adelaide (08) 8237 7494 or any ABS State office.

Value of building work commenced at average 1989–90 prices

	% change on	
	June quarter 1997	Sept quarter 1996
New residential building	10.3	22.5
Alterations and additions to residential buildings	16.4	18.1
Non-residential building	34.7	35.6
Total building	21.1	27.7

- In average 1989–90 prices, the value of new residential building work commenced during the September quarter 1997 rose by 10.3% to \$1,260.1 million. Most of this increase was attributable to commencements of new other residential building which rose by 15.5% to \$580.6 million, although commencements of new houses also increased, by 6.2% to \$679.5 million. Commencements of alterations and additions to residential buildings increased by 16.4% to \$286.4 million, which, other than for the December quarter 1994, was the highest since the series began in 1973.
- The value of non-residential work commenced in the September quarter rose by 34.7% to \$1,332.6 million, returning to the high levels of the December 1996 and March 1997 quarters.
- As a result, the total value of all building work commenced during the September quarter 1997 increased by 21.1% to \$2,879.1 million, the highest level for 8 years.

VALUE OF WORK COMMENCED AT AVERAGE 1989-90 PRICES

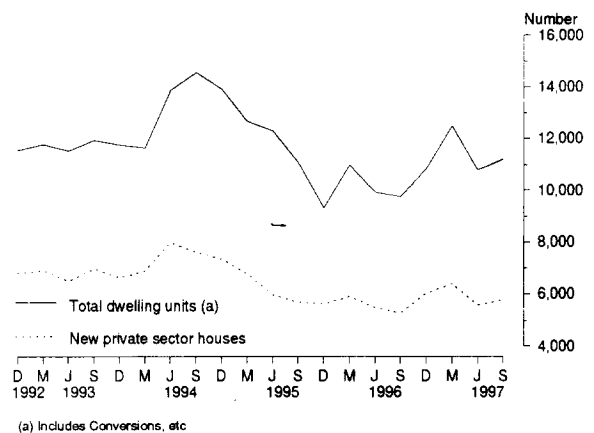


Number of dwelling units commenced, seasonally adjusted

	% change on	
	June quarter 1997	Sept quarter 1996
New private sector houses	3.4	9.6
Private sector dwelling units	3.8	19.2
Total dwelling units	3.9	14.9

- In seasonally adjusted terms, the total number of dwelling units commenced for the September quarter 1997 rose by 3.9% to 11,216.
- The number of new private sector houses commenced rose by 3.4% to 5,773.

DWELLING UNITS COMMENCED SEASONALLY ADJUSTED



Original data

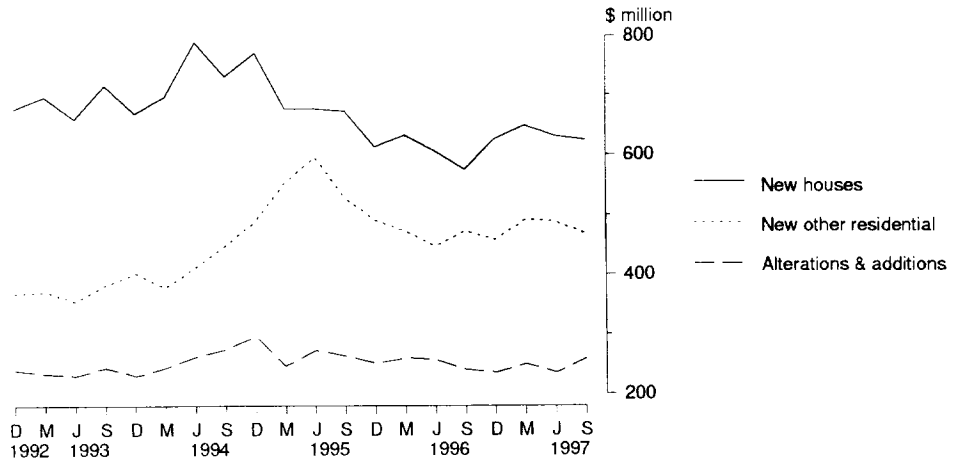
- The total value of building work commenced during the September quarter 1997 rose by 21.7% to \$3,090.6 million. Non-residential commencements rose by 36.0% to \$1,399.4 million. New residential building commencements also rose, by 10.8% to \$1,367.6 million in value and by 6.5% to 11,171 new dwelling units.
- Work done rose by 7.8% in the September quarter to \$2,818.9 million, with increases of 6.3% in residential building and 9.9% in non-residential building.
- Work yet to be done on jobs under construction at the end of September 1997 rose by 9.7% to \$5,777.3 million or 2.05 times the value of work done during the quarter.

Significant revisions to June quarter 1997

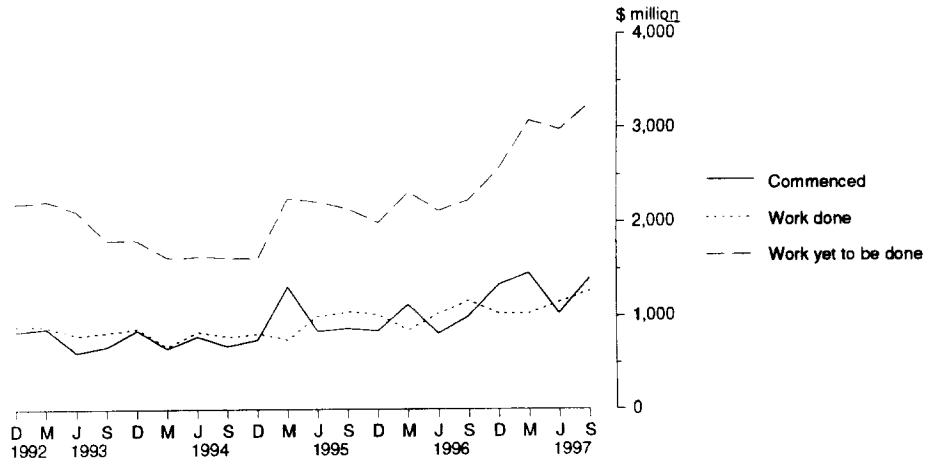
The total number of dwelling units commenced has been revised upwards by 357 (3.4%).

The value of non-residential building work commenced has been revised upwards by \$65.4 million (6.8%), mainly in the Other business premises category.

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



VALUE OF NON-RESIDENTIAL BUILDING



VALUE OF NON RESIDENTIAL WORK DONE

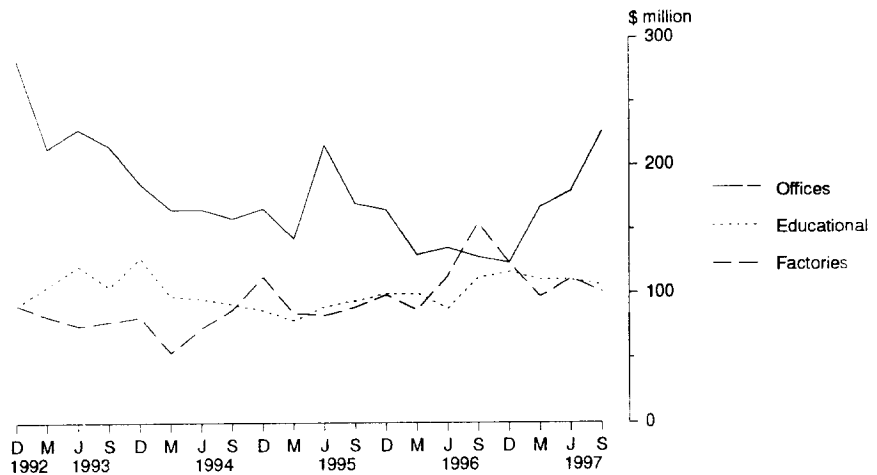


TABLE 1. VALUE OF BUILDING WORK COMMENCED, AVERAGE 1989-90 PRICES (a)
(\$ million)

Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building
	Houses	Other residential building	Total		Private sector	Total	
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	3,593.1	4,688.5	10,117.9
1996 June qtr	569.0	432.8	1,001.8	229.3	607.8	806.3	2,037.4
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	990.7	1,301.2	2,678.2
1997 Mar. qtr	625.7	548.2	1,173.9	218.5	1,176.5	1,415.8	2,808.2
June qtr	639.8	502.8	1,142.6	246.1	744.1	989.0	2,377.7
Sept. qtr	679.5	580.6	1,260.1	286.4	890.3	1,332.6	2,879.1

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

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

Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building
	Houses	Other residential building	Total		Private sector	Total	
ORIGINAL							
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	2,475.5	1,908.9	4,384.4	961.3	3,239.5	4,256.0	9,601.7
1996 June qtr	602.7	437.2	1,039.9	255.4	775.1	1,012.1	2,307.4
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	629.5	478.3	1,107.8	234.5	806.8	1,111.2	2,453.5
Sept. qtr	665.0	481.1	1,146.1	266.5	933.7	1,209.7	2,622.3
SEASONALLY ADJUSTED							
1996 June qtr	605.6	446.5	1,049.6	257.3	790.1	984.5	2,285.9
Sept. qtr	575.0	472.6	1,044.6	241.1	850.9	1,099.5	2,381.6
Dec. qtr	625.9	458.5	1,083.7	235.4	726.8	956.4	2,271.9
1997 Mar. qtr	648.5	491.4	1,148.3	250.4	848.0	1,132.3	2,543.0
June qtr	631.7	488.5	1,116.1	236.0	821.8	1,078.3	2,426.3
Sept. qtr	625.4	469.0	1,093.4	259.1	882.0	1,167.4	2,516.1

(a) See paragraphs 24 to 26 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up to date information on prices and commodity compositions becomes available.

TABLE 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 June qtr	685.2	444.3	1,127.3	291.1	803.9	1,001.6	2,412.9
Sept. qtr	651.3	471.3	1,120.8	273.1	867.9	1,121.5	2,511.7
Dec. qtr	707.2	458.5	1,164.4	266.0	743.0	977.7	2,404.6
1997 Mar. qtr	732.3	492.4	1,232.2	282.8	869.3	1,160.7	2,689.2
June qtr	715.8	494.1	1,206.1	267.3	851.4	1,117.1	2,584.9
Sept. qtr	711.1	482.7	1,193.8	294.6	922.1	1,220.4	2,704.8

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 June qtr	5,491	6,327	5,521	6,452	9,607	10,554	9,928	11,303
Sept. qtr	5,267	5,860	5,303	5,925	9,191	9,939	9,760	10,450
Dec. qtr	6,034	5,363	6,092	5,415	10,338	9,243	10,842	9,652
1997 Mar. qtr	6,396	5,998	6,453	6,045	11,727	10,002	12,498	10,581
June qtr	5,581	6,086	5,642	6,154	10,557	9,846	10,796	10,550
Sept. qtr	5,773	5,470	5,810	5,528	10,960	8,908	11,216	9,204

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

Period	Number of dwelling units				Value (\$m)						
	New houses	New other residential building	Conversions etc.	Total dwelling units	New houses	New other residential building	New residential building	Alterations and additions to residential buildings	Total residential building	Total non-residential building	Total building
PRIVATE SECTOR											
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 June qtr	5,674	3,846	172	9,692	634.6	403.1	1,037.8	249.0	1,286.7	615.1	1,901.8
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	6,128	4,601	443	11,173	766.8	557.7	1,324.5	317.9	1,642.4	934.9	2,577.3
PUBLIC SECTOR											
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 June qtr	63	339	17	419	7.0	24.7	31.7	7.7	39.3	200.9	240.3
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
TOTAL											
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 June qtr	5,737	4,185	189	10,111	641.6	427.8	1,069.4	256.6	1,326.1	816.0	2,142.1
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	6,163	5,008	448	11,620	771.3	596.4	1,367.6	323.5	1,691.2	1,399.4	3,090.6

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

<i>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertainment and recreational</i>	<i>Miscellaneous</i>	<i>Total non-residential building</i>
PRIVATE SECTOR											
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 June qtr	51.2	122.9	77.0	93.5	90.5	23.8	4.8	35.9	77.1	38.4	615.1
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	128.7	240.4	79.2	217.7	122.4	38.6	4.5	30.0	49.0	24.4	934.9
PUBLIC SECTOR											
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 June qtr	0.5	9.2	1.0	20.1	25.2	94.1	—	19.4	21.0	10.5	200.9
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
TOTAL											
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 June qtr	51.7	132.1	78.0	113.6	115.7	117.9	4.8	55.3	98.1	48.8	816.0
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	128.7	245.4	79.5	247.6	193.8	74.8	4.5	55.6	328.1	41.4	1,399.4

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

	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
PRIVATE SECTOR											
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 June qtr	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
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	11,376	16,546	1,815	29,737	1,572.8	2,349.8	3,922.6	719.9	4,642.5	4,961.5	9,604.0
PUBLIC SECTOR											
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 June qtr	120	907	1	1,028	13.9	70.2	84.1	2.5	86.6	1,077.2	1,163.8
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	1,361.4	1,443.7
TOTAL											
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 June qtr	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
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	11,446	17,314	1,821	30,581	1,581.2	2,419.4	4,000.6	724.2	4,724.8	6,322.9	11,047.7

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

	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
PRIVATE SECTOR											
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 June qtr	305.7	759.7	354.3	370.0	474.3	132.1	34.7	47.0	595.0	76.4	3,149.3
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	700.7	915.1	254.5	1,084.1	709.3	99.5	35.2	140.6	934.2	88.4	4,961.5
PUBLIC SECTOR											
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 June qtr	0.5	29.2	1.4	177.7	105.7	199.2	—	418.9	44.0	100.8	1,077.2
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	225.1	246.5	0.1	291.5	408.6	28.8	1,361.4
TOTAL											
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 June qtr	306.2	788.9	355.6	547.7	579.9	331.3	34.7	465.9	639.0	177.2	4,226.5
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	706.0	979.0	254.6	1,175.5	934.4	346.0	35.3	432.1	1,342.8	117.2	6,322.9

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

Period	Number of dwelling units				Value (\$m)						
	New houses	New other residential building	Conversions etc.	Total dwelling units	New houses	New other residential building	New residential building	Alterations and additions to residential buildings	Total residential building	Total non-residential building	Total building
PRIVATE SECTOR											
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 June qtr	6,047	4,038	330	10,415	708.2	456.3	1,164.4	336.0	1,500.4	559.5	2,059.9
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	5,539	3,336	207	9,082	683.0	374.0	1,057.0	237.7	1,294.7	537.2	1,831.9
PUBLIC SECTOR											
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 June qtr	93	393	16	502	10.3	31.6	41.9	6.1	48.0	553.9	601.9
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	293.4	337.3
TOTAL											
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 June qtr	6,140	4,431	346	10,917	718.5	487.8	1,206.3	342.1	1,548.4	1,113.4	2,661.8
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	5,601	3,741	212	9,554	690.2	406.7	1,097.0	241.7	1,338.6	830.6	2,169.2

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

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscel- laneous	Total non-resi- dential building
PRIVATE SECTOR											
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 June qtr	18.6	94.1	59.3	79.2	112.6	26.6	12.5	90.5	34.5	31.6	559.5
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	34.3	79.9	126.3	101.5	80.9	24.3	11.4	16.2	49.1	13.4	537.2
PUBLIC SECTOR											
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 June qtr	0.7	9.3	2.6	68.9	41.6	70.8	—	326.6	16.2	17.3	553.9
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	23.9	53.2	60.2	—	11.1	32.4	101.6	293.4
TOTAL											
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 June qtr	19.3	103.5	61.8	148.1	154.2	97.4	12.5	417.1	50.7	48.8	1,113.4
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	34.3	87.8	129.4	125.5	134.0	84.5	11.4	27.3	81.5	114.9	830.6

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Total residential building</i>	<i>Total non-residential building</i>	<i>Total building</i>
PRIVATE SECTOR							
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 June qtr	671.0	410.8	1,081.7	281.6	1,363.4	788.6	2,152.0
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	750.5	471.5	1,222.0	298.2	1,520.3	976.1	2,496.4
PUBLIC SECTOR							
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 June qtr	11.0	24.2	35.2	7.3	42.5	241.1	283.6
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	288.5	322.5
TOTAL							
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 June qtr	681.9	435.0	1,116.9	288.9	1,405.9	1,029.7	2,435.6
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	756.1	495.2	1,251.3	303.0	1,554.3	1,264.7	2,818.9

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

<i>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
PRIVATE SECTOR											
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 June qtr	45.6	173.7	111.7	104.6	111.4	34.2	10.6	31.4	145.5	19.9	788.6
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	79.9	229.6	100.9	195.4	119.3	27.3	7.6	39.1	152.2	25.0	976.1
PUBLIC SECTOR											
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 June qtr	0.4	13.0	1.8	30.9	29.8	54.0	—	68.6	18.9	23.6	241.1
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	30.6	51.1	79.0	—	41.2	48.3	17.0	288.5
TOTAL											
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 June qtr	46.0	186.7	113.5	135.5	141.3	88.2	10.6	100.0	164.5	43.4	1,029.7
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	80.6	249.6	101.3	226.0	170.4	106.3	7.7	80.3	200.5	42.0	1,264.7

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

	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Total residential building</i>	<i>Total non-resi- dential building</i>	<i>Total building</i>
PRIVATE SECTOR							
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 June qtr	652.1	1,106.4	1,758.5	227.3	1,985.8	1,731.2	3,717.0
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	762.2	1,368.4	2,130.5	348.0	2,478.5	2,566.7	5,045.2
PUBLIC SECTOR							
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 June qtr	5.0	32.1	37.1	0.7	37.7	394.8	432.5
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	688.8	732.1
TOTAL							
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 June qtr	657.1	1,138.4	1,795.5	228.0	2,023.5	2,126.0	4,149.5
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	765.2	1,406.7	2,171.8	350.0	2,521.8	3,255.5	5,777.3

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

	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
PRIVATE SECTOR											
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 June qtr	228.6	471.6	145.1	247.9	223.9	60.4	15.1	27.0	269.8	41.7	1,731.2
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	340.4	572.3	117.1	759.6	295.4	57.2	18.6	69.6	302.0	34.5	2,566.7
PUBLIC SECTOR											
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 June qtr	0.1	21.1	0.5	44.7	31.9	112.8	—	132.1	21.6	29.9	394.8
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	137.3	87.0	—	77.2	309.5	15.4	688.8
TOTAL											
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 June qtr	228.8	492.6	145.6	292.6	255.9	173.2	15.1	159.1	291.4	71.6	2,126.0
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	343.7	577.3	117.3	813.5	432.7	144.2	18.6	146.9	611.5	49.9	3,255.5

**TABLE 15. BUILDING ACTIVITY RELATIVE STANDARD ERRORS, SEPTEMBER 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>		
TOTAL PRIVATE AND PUBLIC SECTORS						
Commenced	3.0	3.4	1.7	1.9	4.4	1.8
Under construction at end of period	2.9	3.1	1.1	1.2	2.8	1.1
Completed	4.1	4.7	2.5	3.0	5.6	2.6
Value of work done	..	2.7	..	1.6	3.6	1.5
Value of work yet to be done	..	3.6	..	1.3	3.4	1.2

EXPLANATORY NOTES

Introduction

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

2. The statistics are compiled on the basis of returns collected from builders and other individuals and organisations engaged in building activity. The quarterly survey consists of two components.

- (a) A sample survey of private sector house building activity involving new house construction or alterations and additions valued at \$10,000 or more to houses.
- (b) A complete enumeration of jobs involving construction of new residential buildings other than private sector houses, all alterations and additions to residential buildings (other than private sector houses) with an approval value of \$10,000 or more, and all non-residential building jobs with an approval value of \$50,000 or more.

3. Prior to the September quarter 1990, the cut-off for inclusion of non-residential building jobs (both new and alterations and additions) was \$30,000 or more and prior to the September quarter 1985 it was \$10,000 or more. Care should be taken in interpreting data for specific classes of non-residential building.

4. The use of sample survey techniques in the Building Activity Survey means that reliable estimates of private sector house building activity, including alterations and additions to houses are 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/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 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) 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. From the June quarter 1996 issue of this publication, the number of dwelling units created as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building is shown separately in Tables 5, 7, and 9 under the heading of 'Conversions, etc.', and is included in the total number of dwelling units shown in these tables. Previously, such dwellings were only included as a footnote.

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

12. *Commenced.* A building job is regarded as commenced when the first physical building activity has been performed on site in the form of materials fixed in place and/or labour expended (this includes site preparation but excludes delivery of building materials, the drawing of plans and specifications and the construction of non-building infrastructures such as roads).

13. *Under construction.* A building job is regarded as being under construction at the end of a period if it has been commenced but has not been completed, and work on it has not been abandoned.

14. *Completed.* A building job is regarded as completed when building activity has progressed to the stage when the building can fulfil its intended function. In practice, the ABS regards buildings as completed when notified as such by respondents to the survey.

Valuation of building jobs

15. The value series in this publication are derived from estimates reported on survey returns as follows.

- (a) *Value of building commenced or under construction* represents the anticipated completion value based, where practicable, on estimated market or contract price of building jobs excluding the value of land and landscaping. Site preparation costs are included. Where building jobs proceed over several quarters, the anticipated completion value reported on the return for the first (commencement) quarter may be amended on returns for subsequent (under construction) quarters as the job nears completion.
- (b) *Value of building completed* represents the actual completion value based, where practicable, on the market or contract price of building jobs including site preparation costs but excluding the value of land and landscaping.
- (c) *Value of building work done during the period* represents the estimated value of building work actually carried out during the quarter on building jobs which have commenced.
- (d) *Value of building work yet to be done* represents the difference between the anticipated completion value and the estimated value of work done up to the end of the period on building jobs commenced but not completed.

Building classification

16. *Ownership.* The ownership of a building is classified as either *public sector* or *private sector* according to the sector of the intended owner of the completed building as evident at the time of approval. Residential buildings being constructed by private sector builders under government housing authority schemes whereby the authority has contracted, or intends to contract, to purchase the buildings on or before completion, are classified as public sector.

17. *Functional classification of buildings.* A building is classified according to its intended major function. Hence, a building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to Offices, a detached cafeteria building to Shops, while factory buildings would be classified to Factories. An exception to this rule is the treatment of group accommodation buildings where, for example, a student accommodation building on a university campus would be classified to Educational.

18. Examples of the types of buildings included under each main functional heading are shown in the following list.

- (a) *Houses.* Includes cottages, bungalows, detached caretakers'/managers' cottages, rectories.
- (b) *Other residential buildings.* Includes blocks of flats, home units, attached townhouses, villa units, terrace houses, semi-detached houses, maisonettes.
- (c) *Hotels, etc.* Includes motels, hostels, boarding houses, guesthouses, holiday apartment buildings.
- (d) *Shops.* Includes retail shops, restaurants, cafes, taverns, dry cleaners, laundromats, hair salons, shopping arcades.

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

Reliability of the estimates

19. Since the figures for private sector house building activity (including alterations and additions) are derived from information obtained from a sample of approved building jobs, they are subject to sampling error; that is, they may differ from the figures that would have been obtained if information for all approved jobs for the relevant period had been included in the survey. One measure of the likely difference is given by the *standard error*, which indicates the extent to which an estimate might have varied by chance because only a sample of approved jobs was included. There are about two chances in three that a sample estimate will differ by less than one standard error from the figure that would have been obtained if all approved jobs had been included, and about nineteen chances in twenty that the difference will be less than two standard errors. Another measure of sampling variability is the *relative standard error*, which is obtained by expressing the standard error as a percentage of the estimate to which it refers. The relative standard errors of estimates provide an indication of the percentage errors likely to have occurred due to sampling, and are shown in Table 15.

20. An example of the use of relative standard errors is as follows. Assume that the estimate of the number of new private sector houses commenced during the latest quarter is 2,000 (for actual estimate see Table 5) and that the associated relative standard error is 2.5 per cent (for actual percentage see Table 15). There would then be about two chances in three that the number which would have been obtained if information had been collected about all approved private sector house jobs would have been within the range 1,950 to 2,050 (2.5 per cent of 2,000 is 50) and about nineteen chances in twenty that the number would have been within the range 1,900 to 2,100.

21. The imprecision due to sampling variability, which is measured by the relative standard error, should not be confused with inaccuracies that may occur because of inadequacies in the source of building approval information, imperfections in reporting by respondents, and errors made in the coding and processing of data. Inaccuracies of this kind are referred to as

non-sampling error, and may occur in any enumeration whether it be a full count or only a sample. Every effort is made to reduce the non-sampling error to a minimum by the careful design of questionnaires, efforts to obtain responses for all selected building jobs, and efficient operating procedures.

Seasonal adjustment

22. Seasonally adjusted building statistics are shown in Tables 2 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, Canberra, on (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.

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: 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.

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

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

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

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

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

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

29. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia* (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.

Symbols and other usages

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

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

Etel Hammond-Roldan
Acting Regional Director
New South Wales

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