



# BUILDING ACTIVITY

VICTORIA

EMBARGO: 11:30AM (CANBERRA TIME) TUES 27 OCT 1998

## JUNE QTR KEY FIGURES

SEASONALLY ADJUSTED	Jun qtr 98	Mar qtr 98 to	Jun qtr 97 to
		Jun qtr 98	Jun qtr 98
		% change	% change
Value of work done(a) (\$m)	2 014.4	1.6	14.6
New residential building (\$m)	964.7	10.2	36.6
Alterations and additions(b) (\$m)	205.6	-2.8	5.9
Non-residential building (\$m)	838.6	-6.4	-0.9
Total dwelling units commenced (no.)	9 253	8.1	25.4
New private sector houses (no.)	7 146	12.2	29.9

(a) At average 1989-90 prices. (b) To residential dwellings.

## JUNE QTR KEY POINTS

### VALUE OF WORK DONE

- In seasonally adjusted average 1989-90 prices, the value of new residential building work done in the June quarter rose by 10.2% to \$964.7m, the highest quarterly figure for nine years. Work done on new houses increased by 8.5% to \$711.0m, continuing the growth evident since the September quarter 1996 low of \$402.5m. New other residential dwellings increased by 16.4% to \$253.8m, the highest since the series began in 1980.
- Work done on non-residential building fell by 6.4% to \$838.6m, about the same level as a year ago.

### VALUE OF WORK COMMENCED

- At average 1989-90 prices the value of new residential building work commenced during the June quarter rose by 18.5% to \$978.7m, almost back to the December quarter 1997 high. New house commencements increased by 30.9% to \$775.1m, while new other residential building fell by 12.9% to \$203.6.
- Non-residential building increased by 3.7% to \$835.1m.

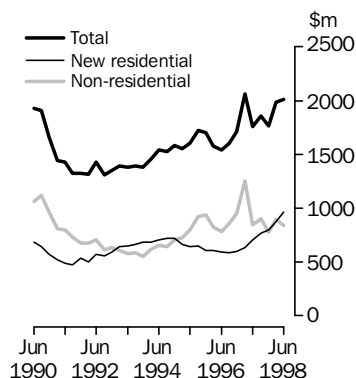
### NUMBER OF DWELLING UNITS COMMENCED

- In seasonally adjusted terms, the total number of dwelling units commenced during the June quarter increased by 8.1% to 9,253 and was 25.4% above the level of a year ago.

### VALUE OF WORK YET TO BE DONE

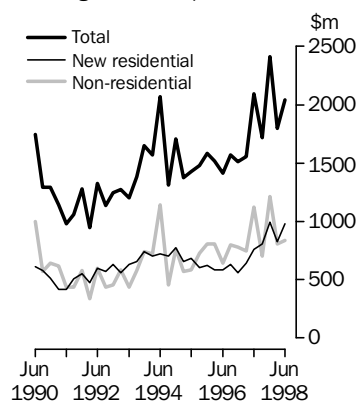
- The value of work yet to be done on jobs under construction at the end of June 1998 increased by 3.7% to \$2,826.0m. This was 1.41 times the value of work done during the quarter.

### Value of work done

At average 1989-90 prices  
Seasonally adjusted

### Value of work commenced

At average 1989-90 prices



- 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	<i>ISSUE (Quarter)</i> September 1998	<i>RELEASE DATE</i> 2 February 1999
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CHANGES IN THIS ISSUE	There are no changes in this issue.	
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SIGNIFICANT REVISIONS THIS ISSUE	The total number of dwelling units commenced during the March quarter 1998 has been revised upwards by 245 (3.1%).	
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The total value of building work commenced during the March quarter 1998 has been revised upwards by \$170.5m (10.6%) with total residential building increasing by \$26.7m (2.6%) and non-residential building increasing by \$143.8m (25.1%).



CHANGES NEXT ISSUE	The Australian Bureau of Statistics (ABS) intends to replace the existing constant price estimates with chain Laspeyres volume measures. All future issues of this publication will contain chain volume measures rather than constant price estimates. For further information, see <i>Information Paper: Introduction of Chain Volume Measures in the Australian National Accounts</i> (Cat. no. 5248.0).	
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NEW RELEASE	It is intended to release preliminary estimates for the value of work done from the Building Activity Survey to provide an indication of trends in building activity prior to the release of the quarterly <i>Australian National Accounts: National Income, Expenditure and Product</i> (Cat. no. 5206.0). A new publication, <i>Building Activity, Australia: Building Work Done, Preliminary</i> (Cat. no. 8755.0), will be introduced from the September quarter 1998. This publication will only contain data at the Australian level. The first issue is expected to be released on 26 November 1998.	
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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.

Zia Abbasi  
Regional Director  
Victoria

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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	
1995-96	1,828.5	564.8	2,393.3	623.4	2,209.1	2,984.0	6,000.7
1996-97	1,873.3	723.2	2,596.6	694.0	2,366.3	3,441.3	6,731.9
1997-98	2,690.8	917.3	3,608.1	807.2	2,897.1	3,554.7	7,970.0
1997 Mar. qtr	463.9	179.1	643.0	172.1	580.5	744.0	1,559.2
June qtr	547.1	210.9	758.0	213.7	680.5	1,121.4	2,093.1
Sept. qtr	588.9	218.5	807.4	207.8	577.8	700.7	1,715.9
Dec. qtr	734.8	261.4	996.2	202.7	972.1	1,213.7	2,412.6
1998 Mar. qtr	592.0	233.8	825.8	169.1	645.5	805.2	1,800.1
June qtr	775.1	203.6	978.7	227.6	701.7	835.1	2,041.4

(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							
1995-96	1,914.7	536.4	2,451.3	633.0	2,545.7	3,463.6	6,547.8
1996-97	1,793.1	728.7	2,521.6	698.9	3,040.6	3,872.8	7,093.3
1997-98	2,524.1	868.0	3,392.1	804.0	2,556.1	3,401.4	7,597.6
1997 Mar. qtr	416.7	159.8	576.5	164.1	907.0	1,122.1	1,862.7
June qtr	498.5	198.9	697.4	199.4	669.1	875.6	1,772.4
Sept. qtr	571.1	227.1	798.2	181.3	665.6	889.5	1,868.9
Dec. qtr	653.6	192.5	846.1	220.8	618.3	840.8	1,907.8
1998 Mar. qtr	597.0	198.4	795.4	190.7	601.4	804.8	1,791.0
June qtr	702.4	250.0	952.4	211.2	670.8	866.3	2,029.9
SEASONALLY ADJUSTED							
1997 Mar. qtr	457.0	175.2	633.4	182.1	1,012.5	1,250.2	2,062.4
June qtr	504.3	201.9	706.0	194.1	640.5	846.1	1,757.4
Sept. qtr	558.0	209.5	770.4	184.6	668.1	903.6	1,853.2
Dec. qtr	606.5	188.4	792.4	202.6	580.7	775.8	1,764.8
1998 Mar. qtr	655.5	218.1	875.1	211.6	670.7	895.9	1,983.5
June qtr	711.0	253.8	964.7	205.6	643.6	838.6	2,014.4

(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			Private sector	Total	
		Total					
1997 Mar. qtr	507.4	149.4	658.0	202.1	850.4	1,050.0	1,908.4
June qtr	560.5	173.0	733.5	215.7	541.0	714.7	1,671.5
Sept. qtr	621.7	181.9	804.6	205.7	568.8	769.3	1,777.8
Dec. qtr	676.3	163.1	838.8	225.9	495.9	662.5	1,720.6
1998 Mar. qtr	733.3	190.4	925.3	236.7	576.8	770.5	1,934.3
June qtr	782.6	221.0	1,003.6	241.2	579.9	744.1	1,991.9

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

Period	New houses				Total dwelling units (includes conversions etc)			
	Private sector		Total		Private sector		Total	
	Commenced	Completed	Commenced	Completed	Commenced	Completed	Commenced	Completed
1997 Mar. qtr	4,907	4,352	4,960	4,419	6,730	6,254	6,874	6,552
June qtr	5,502	4,736	5,555	4,793	7,281	6,408	7,379	6,724
Sept. qtr	5,451	5,142	5,457	5,216	7,922	7,248	7,999	7,392
Dec. qtr	6,715	5,104	6,798	5,117	8,791	6,622	8,957	6,802
1998 Mar. qtr	6,371	5,736	6,504	5,804	8,184	7,619	8,562	7,806
June qtr	7,146	6,096	7,237	6,225	8,998	8,295	9,253	8,514

**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>											
1995-96	18,926	3,218	884	23,028	1,967.3	396.4	2,363.7	640.3	3,004.0	1,834.9	4,838.9
1996-97	18,395	5,636	1,118	25,150	2,048.9	592.2	2,641.1	727.7	3,368.8	2,005.6	5,374.4
1997-98	25,643	6,971	1,311	33,925	2,972.4	784.7	3,757.1	833.1	4,590.2	2,562.2	7,152.4
1997 Mar. qtr	4,539	1,526	358	6,423	506.9	151.6	658.4	177.3	835.7	492.9	1,328.6
June qtr	5,422	1,496	484	7,403	601.3	180.2	781.6	227.2	1,008.8	584.4	1,593.1
Sept. qtr	5,699	1,719	524	7,942	652.4	186.4	838.8	223.2	1,062.0	502.6	1,564.7
Dec. qtr	7,009	1,833	174	9,016	812.1	224.3	1,036.5	210.8	1,247.2	855.6	2,102.8
1998 Mar. qtr	5,901	1,774	148	7,823	649.3	199.3	848.6	168.5	1,017.2	574.1	1,591.3
June qtr	7,034	1,645	465	9,144	858.6	174.6	1,033.2	230.6	1,263.8	629.9	1,893.7
<b>PUBLIC SECTOR</b>											
1995-96	473	1,058	29	1,560	42.7	79.8	122.5	39.4	161.9	644.0	805.9
1996-97	257	411	13	681	24.4	26.7	51.1	33.2	84.3	912.3	996.7
1997-98	304	538	23	865	26.1	33.8	59.9	57.5	117.4	581.3	698.7
1997 Mar. qtr	58	34	3	95	6.5	1.8	8.3	11.6	19.9	138.9	158.8
June qtr	41	31	9	81	5.9	2.2	8.1	7.8	15.9	378.5	394.4
Sept. qtr	18	103	—	121	1.8	5.2	6.9	5.2	12.1	106.9	119.0
Dec. qtr	79	125	—	204	5.9	7.9	13.8	13.1	26.9	212.7	239.6
1998 Mar. qtr	133	150	21	304	11.6	10.7	22.3	18.5	40.8	142.0	182.8
June qtr	74	160	2	236	6.7	10.1	16.8	20.7	37.6	119.7	157.3
<b>TOTAL</b>											
1995-96	19,399	4,276	913	24,588	2,010.0	476.2	2,486.2	679.7	3,165.9	2,478.9	5,644.8
1996-97	18,652	6,047	1,131	25,831	2,073.3	618.9	2,692.2	761.0	3,453.1	2,917.9	6,371.1
1997-98	25,947	7,509	1,334	34,790	2,998.5	818.5	3,817.0	890.6	4,707.6	3,143.5	7,851.1
1997 Mar. qtr	4,597	1,560	361	6,518	513.4	153.4	666.8	188.9	855.7	631.8	1,487.5
June qtr	5,463	1,527	493	7,484	607.2	182.5	789.7	235.0	1,024.6	962.9	1,987.6
Sept. qtr	5,717	1,822	524	8,063	654.2	191.6	845.8	228.4	1,074.1	609.6	1,683.7
Dec. qtr	7,088	1,958	174	9,220	818.1	232.2	1,050.3	223.9	1,274.1	1,068.2	2,342.4
1998 Mar. qtr	6,034	1,924	169	8,127	660.9	210.0	870.9	187.0	1,057.9	716.1	1,774.0
June qtr	7,108	1,805	467	9,380	865.3	184.7	1,050.0	251.4	1,301.4	749.6	2,051.0

**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>											
1995-96	157.2	435.1	246.2	281.3	285.4	82.8	10.6	57.3	163.4	115.6	1,834.9
1996-97	258.3	325.9	323.4	356.4	294.5	79.4	11.9	136.8	73.3	145.7	2,005.6
1997-98	136.5	570.4	236.7	376.6	486.5	125.8	18.3	109.9	410.9	90.6	2,562.2
1997 Mar. qtr	82.4	75.2	93.2	73.8	71.9	16.2	5.5	36.4	10.7	27.6	492.9
June qtr	120.8	94.5	73.6	87.8	62.6	22.4	1.9	63.2	34.1	23.4	584.4
Sept. qtr	23.9	78.1	56.1	103.5	155.8	25.6	4.1	30.5	11.1	13.9	502.6
Dec. qtr	53.7	121.3	83.7	79.8	66.9	27.4	8.7	18.9	377.8	17.5	855.6
1998 Mar. qtr	41.1	132.8	54.1	80.3	158.5	23.7	2.7	37.4	8.8	34.6	574.1
June qtr	17.8	238.1	42.8	113.0	105.3	49.1	2.8	23.1	13.2	24.7	629.9
<b>PUBLIC SECTOR</b>											
1995-96	1.8	9.1	3.0	112.2	66.0	247.1	—	51.1	105.0	48.7	644.0
1996-97	1.7	22.4	20.4	152.2	11.9	330.9	—	166.7	39.2	166.9	912.3
1997-98	1.7	7.4	3.2	49.6	131.3	143.3	—	137.5	42.7	64.6	581.3
1997 Mar. qtr	0.6	13.1	—	40.2	1.6	43.1	—	12.0	11.7	16.5	138.9
June qtr	0.5	2.7	0.8	16.5	5.6	191.7	—	40.2	9.2	111.3	378.5
Sept. qtr	—	2.2	2.2	20.3	13.9	29.6	—	15.5	9.1	14.1	106.9
Dec. qtr	—	3.2	0.5	14.0	61.5	43.2	—	75.0	12.0	3.3	212.7
1998 Mar. qtr	0.2	1.4	—	11.5	49.5	42.0	—	5.2	10.5	21.7	142.0
June qtr	1.5	0.6	0.5	3.7	6.5	28.5	—	41.8	11.0	25.6	119.7
<b>TOTAL</b>											
1995-96	159.1	444.3	249.2	393.5	351.3	330.0	10.6	108.4	268.3	164.2	2,478.9
1996-97	260.0	348.2	343.8	508.5	306.4	410.3	11.9	303.6	112.4	312.6	2,917.9
1997-98	138.2	577.8	240.0	426.2	617.8	269.1	18.3	247.4	453.5	155.2	3,143.5
1997 Mar. qtr	83.0	88.3	93.2	114.0	73.5	59.4	5.5	48.5	22.3	44.1	631.8
June qtr	121.4	97.2	74.4	104.3	68.2	214.1	1.9	103.4	43.4	134.7	962.9
Sept. qtr	23.9	80.4	58.3	123.8	169.6	55.2	4.1	46.1	20.2	28.0	609.6
Dec. qtr	53.7	124.6	84.3	93.8	128.4	70.6	8.7	93.9	389.8	20.7	1,068.2
1998 Mar. qtr	41.4	134.1	54.1	91.8	208.0	65.7	2.7	42.6	19.4	56.2	716.1
June qtr	19.2	238.7	43.3	116.8	111.8	77.7	2.8	64.9	24.2	50.3	749.6

**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>											
1995-96	7,926	3,111	1,111	12,148	939.7	455.8	1,395.5	326.1	1,721.6	1,789.0	3,510.7
1996-97	8,826	3,920	1,024	13,770	1,076.9	469.6	1,546.5	351.5	1,898.0	2,271.0	4,169.0
1997-98	12,359	4,773	703	17,835	1,590.1	639.9	2,230.0	401.2	2,631.2	2,104.9	4,736.1
1997 Mar. qtr	8,055	3,598	738	12,391	974.8	431.5	1,406.3	299.8	1,706.1	2,286.5	3,992.6
June qtr	8,826	3,920	1,024	13,770	1,076.9	469.6	1,546.5	351.5	1,898.0	2,271.0	4,169.0
Sept. qtr	9,463	3,612	1,097	14,172	1,179.4	455.0	1,634.4	383.1	2,017.5	1,366.3	3,383.9
Dec. qtr	10,616	3,933	1,086	15,635	1,296.6	523.1	1,819.7	388.8	2,208.5	1,740.7	3,949.2
1998 Mar. qtr	11,320	4,538	579	16,437	1,399.3	607.3	2,006.6	347.7	2,354.4	1,862.9	4,217.2
June qtr	12,359	4,773	703	17,835	1,590.1	639.9	2,230.0	401.2	2,631.2	2,104.9	4,736.1
<b>PUBLIC SECTOR</b>											
1995-96	140	795	28	963	11.6	65.4	77.0	13.3	90.3	490.0	580.3
1996-97	111	231	4	346	13.0	22.8	35.8	7.0	42.8	749.7	792.6
1997-98	144	322	23	489	12.0	21.5	33.5	19.3	52.8	724.7	777.5
1997 Mar. qtr	121	448	3	572	11.5	38.2	49.7	9.4	59.1	568.7	627.8
June qtr	111	231	4	346	13.0	22.8	35.8	7.0	42.8	749.7	792.6
Sept. qtr	74	262	3	339	9.1	25.7	34.8	5.8	40.5	679.7	720.3
Dec. qtr	104	171	—	275	8.2	9.0	17.2	10.5	27.7	773.7	801.4
1998 Mar. qtr	192	268	21	481	16.1	17.3	33.4	18.8	52.3	708.0	760.3
June qtr	144	322	23	489	12.0	21.5	33.5	19.3	52.8	724.7	777.5
<b>TOTAL</b>											
1995-96	8,066	3,906	1,139	13,111	951.3	521.3	1,472.5	339.4	1,811.9	2,279.0	4,091.0
1996-97	8,937	4,151	1,028	14,116	1,089.9	492.4	1,582.3	358.5	1,940.8	3,020.8	4,961.6
1997-98	12,503	5,095	726	18,324	1,602.1	661.4	2,263.5	420.5	2,684.0	2,829.7	5,513.7
1997 Mar. qtr	8,176	4,046	741	12,963	986.3	469.7	1,456.0	309.3	1,765.2	2,855.2	4,620.4
June qtr	8,937	4,151	1,028	14,116	1,089.9	492.4	1,582.3	358.5	1,940.8	3,020.8	4,961.6
Sept. qtr	9,537	3,874	1,100	14,511	1,188.5	480.7	1,669.2	388.8	2,058.0	2,046.1	4,104.1
Dec. qtr	10,720	4,104	1,086	15,910	1,304.8	532.1	1,836.8	399.4	2,236.2	2,514.4	4,750.6
1998 Mar. qtr	11,512	4,806	600	16,918	1,415.4	624.7	2,040.0	366.6	2,406.6	2,570.9	4,977.5
June qtr	12,503	5,095	726	18,324	1,602.1	661.4	2,263.5	420.5	2,684.0	2,829.7	5,513.7



**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>											
1995-96	313.9	235.1	141.0	77.0	261.7	49.4	11.9	82.0	533.8	83.2	1,789.0
1996-97	417.1	272.7	214.6	168.0	195.2	31.0	11.3	109.0	740.0	112.2	2,271.0
1997-98	412.2	386.8	142.6	204.9	303.6	58.3	10.6	134.2	385.7	65.8	2,104.9
1997 Mar. qtr	568.3	222.6	208.0	142.7	187.2	30.0	14.6	56.3	713.7	143.2	2,286.5
June qtr	417.1	272.7	214.6	168.0	195.2	31.0	11.3	109.0	740.0	112.2	2,271.0
Sept. qtr	437.3	164.2	165.0	122.1	197.5	46.9	12.9	117.4	49.5	53.7	1,366.3
Dec. qtr	454.2	173.7	158.6	138.3	192.1	54.6	13.3	108.8	396.0	51.1	1,740.7
1998 Mar. qtr	421.5	204.3	157.0	165.0	279.8	35.3	12.0	124.3	395.3	68.4	1,862.9
June qtr	412.2	386.8	142.6	204.9	303.6	58.3	10.6	134.2	385.7	65.8	2,104.9
<b>PUBLIC SECTOR</b>											
1995-96	—	0.4	0.4	62.2	48.7	198.7	—	41.9	79.0	58.6	490.0
1996-97	1.1	11.9	0.3	65.5	51.5	279.0	—	127.2	66.4	146.9	749.7
1997-98	0.7	6.7	0.5	35.1	106.1	260.5	—	143.2	22.8	149.1	724.7
1997 Mar. qtr	0.6	15.1	19.1	85.9	50.2	158.1	—	116.3	75.9	47.6	568.7
June qtr	1.1	11.9	0.3	65.5	51.5	279.0	—	127.2	66.4	146.9	749.7
Sept. qtr	1.1	11.2	2.4	71.8	16.1	296.3	—	128.2	16.2	136.4	679.7
Dec. qtr	—	11.8	1.5	57.2	68.5	311.1	—	194.7	16.1	112.7	773.7
1998 Mar. qtr	0.1	6.1	0.5	43.5	112.8	272.1	—	120.6	20.5	131.8	708.0
June qtr	0.7	6.7	0.5	35.1	106.1	260.5	—	143.2	22.8	149.1	724.7
<b>TOTAL</b>											
1995-96	313.9	235.5	141.4	139.2	310.4	248.1	11.9	123.9	612.8	141.9	2,279.0
1996-97	418.2	284.6	214.9	233.4	246.7	310.0	11.3	236.2	806.4	259.1	3,020.8
1997-98	413.0	393.5	143.2	240.0	409.8	318.8	10.6	277.4	408.5	215.0	2,829.7
1997 Mar. qtr	568.9	237.7	227.1	228.6	237.4	188.1	14.6	172.5	789.6	190.8	2,855.2
June qtr	418.2	284.6	214.9	233.4	246.7	310.0	11.3	236.2	806.4	259.1	3,020.8
Sept. qtr	438.4	175.4	167.4	193.9	213.6	343.2	12.9	245.6	65.7	190.1	2,046.1
Dec. qtr	454.2	185.5	160.1	195.5	260.7	365.7	13.3	303.5	412.1	163.8	2,514.4
1998 Mar. qtr	421.6	210.4	157.6	208.5	392.6	307.4	12.0	244.8	415.8	200.2	2,570.9
June qtr	413.0	393.5	143.2	240.0	409.8	318.8	10.6	277.4	408.5	215.0	2,829.7

**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>											
1995-96	21,263	2,319	710	24,292	2,145.1	240.0	2,385.0	658.5	3,043.5	1,909.6	4,953.1
1996-97	17,330	4,758	1,178	23,266	1,933.5	592.2	2,525.7	728.9	3,254.6	2,063.0	5,317.7
1997-98	22,000	6,050	1,551	29,600	2,489.5	641.6	3,131.1	815.1	3,946.2	2,849.8	6,796.0
1997 Mar. qtr	3,947	1,389	410	5,746	438.8	163.0	601.9	159.2	761.0	523.8	1,284.8
June qtr	4,636	1,152	193	5,981	514.3	148.2	662.6	185.1	847.6	615.1	1,462.7
Sept. qtr	5,047	1,964	392	7,403	558.1	207.9	766.0	196.4	962.4	1,462.3	2,424.6
Dec. qtr	5,793	1,509	184	7,486	693.8	161.1	854.9	210.9	1,065.7	511.8	1,577.5
1998 Mar. qtr	5,197	1,167	634	6,998	555.4	119.9	675.2	217.5	892.8	466.8	1,359.6
June qtr	5,963	1,410	341	7,713	682.2	152.9	835.1	190.2	1,025.3	409.0	1,434.3
<b>PUBLIC SECTOR</b>											
1995-96	620	767	8	1,395	51.3	53.3	104.6	30.5	135.1	950.7	1,085.8
1996-97	283	969	37	1,289	22.5	69.4	91.9	39.5	131.4	644.8	776.2
1997-98	271	447	4	722	27.1	36.4	63.5	45.4	108.8	625.8	734.6
1997 Mar. qtr	50	164	—	214	4.5	10.0	14.5	9.4	23.9	148.7	172.6
June qtr	51	248	8	307	4.4	17.8	22.2	10.2	32.4	204.4	236.7
Sept. qtr	55	72	1	128	5.7	3.9	9.6	6.5	16.0	186.8	202.9
Dec. qtr	49	216	3	268	6.8	24.7	31.5	8.4	39.9	129.7	169.6
1998 Mar. qtr	45	53	—	98	3.6	2.3	6.0	10.2	16.1	209.9	226.1
June qtr	122	106	—	228	11.0	5.5	16.5	20.3	36.8	99.3	136.1
<b>TOTAL</b>											
1995-96	21,883	3,086	718	25,687	2,196.4	293.2	2,489.6	689.0	3,178.6	2,860.3	6,038.9
1996-97	17,613	5,727	1,215	24,555	1,956.0	661.6	2,617.6	768.5	3,386.1	2,707.8	6,093.8
1997-98	22,271	6,497	1,555	30,322	2,516.6	678.0	3,194.6	860.4	4,055.0	3,475.6	7,530.7
1997 Mar. qtr	3,997	1,553	410	5,960	443.3	173.0	616.3	168.6	784.9	672.5	1,457.4
June qtr	4,687	1,400	201	6,288	518.7	166.0	684.7	195.3	880.0	819.4	1,699.5
Sept. qtr	5,102	2,036	393	7,531	563.8	211.7	775.5	202.9	978.4	1,649.1	2,627.5
Dec. qtr	5,842	1,725	187	7,754	700.6	185.7	886.3	219.3	1,105.6	641.5	1,747.1
1998 Mar. qtr	5,242	1,220	634	7,096	559.0	122.2	681.2	227.7	908.9	676.8	1,585.7
June qtr	6,085	1,516	341	7,941	693.2	158.3	851.6	210.5	1,062.1	508.3	1,570.4

**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>											
1995-96	79.1	702.6	195.9	391.7	217.9	84.6	15.5	83.6	83.0	55.8	1,909.6
1996-97	298.7	353.8	275.1	263.4	420.1	94.6	13.3	114.8	111.6	117.6	2,063.0
1997-98	150.0	454.7	333.2	366.2	399.1	103.3	18.4	87.0	784.6	153.5	2,849.8
1997 Mar. qtr	7.3	118.1	56.9	54.3	205.0	41.7	2.8	17.5	8.6	11.7	523.8
June qtr	274.0	46.1	66.9	65.8	59.2	21.2	5.3	11.6	9.8	55.3	615.1
Sept. qtr	12.4	190.2	114.4	155.8	156.8	9.9	1.8	24.5	720.2	76.3	1,462.3
Dec. qtr	40.8	111.9	93.3	71.5	81.1	20.8	8.5	27.7	31.2	25.0	511.8
1998 Mar. qtr	77.4	92.6	60.9	61.3	74.6	45.6	4.0	16.9	9.8	23.8	466.8
June qtr	19.5	60.0	64.6	77.6	86.6	26.9	4.1	17.9	23.4	28.4	409.0
<b>PUBLIC SECTOR</b>											
1995-96	2.3	12.5	54.0	122.4	168.5	217.6	—	151.1	194.4	27.9	950.7
1996-97	0.5	11.0	20.6	140.6	9.5	247.4	—	79.8	57.4	78.1	644.8
1997-98	2.2	12.7	3.0	82.5	74.4	179.6	—	120.9	87.9	62.5	625.8
1997 Mar. qtr	0.2	3.1	—	46.2	1.6	46.4	—	17.3	23.5	10.3	148.7
June qtr	—	5.9	19.6	38.8	4.7	73.8	—	30.0	21.0	10.5	204.4
Sept. qtr	—	2.9	0.1	14.1	49.3	20.9	—	15.1	60.3	24.1	186.8
Dec. qtr	1.2	2.7	1.5	30.6	9.2	32.9	—	11.6	12.3	27.6	129.7
1998 Mar. qtr	0.2	7.1	1.0	24.3	3.1	85.5	—	80.0	6.2	2.6	209.9
June qtr	0.8	0.1	0.5	13.4	12.8	40.3	—	14.2	9.0	8.2	99.3
<b>TOTAL</b>											
1995-96	81.5	715.1	249.9	514.1	386.4	302.2	15.5	234.7	277.3	83.7	2,860.3
1996-97	299.2	364.8	295.6	404.0	429.5	342.0	13.3	194.6	169.0	195.7	2,707.8
1997-98	152.2	467.4	336.2	448.7	473.5	282.9	18.4	207.9	872.5	216.0	3,475.6
1997 Mar. qtr	7.5	121.2	56.9	100.5	206.6	88.1	2.8	34.8	32.1	22.0	672.5
June qtr	274.0	52.0	86.5	104.6	63.9	95.0	5.3	41.5	30.8	65.9	819.4
Sept. qtr	12.4	193.1	114.5	169.9	206.0	30.8	1.8	39.6	780.5	100.4	1,649.1
Dec. qtr	42.0	114.6	94.8	102.1	90.3	53.7	8.5	39.3	43.5	52.6	641.5
1998 Mar. qtr	77.5	99.6	61.9	85.6	77.7	131.1	4.0	96.8	16.0	26.4	676.8
June qtr	20.3	60.1	65.0	91.0	99.4	67.2	4.1	32.1	32.4	36.6	508.3

**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>							
1995-96	2,065.0	388.2	2,453.2	665.0	3,118.2	2,109.7	5,227.9
1996-97	1,964.4	567.8	2,532.1	738.6	3,270.7	2,553.4	5,824.1
1997-98	2,781.4	726.5	3,507.9	859.3	4,367.2	2,216.4	6,583.6
1997 Mar. qtr	457.5	125.4	582.9	172.2	755.1	761.7	1,516.9
June qtr	547.9	163.2	711.1	212.4	923.5	565.2	1,488.7
Sept. qtr	631.8	188.3	820.1	195.0	1,015.1	566.7	1,581.8
Dec. qtr	724.9	161.3	886.2	238.0	1,124.2	528.1	1,652.3
1998 Mar. qtr	659.3	166.5	825.8	198.0	1,023.8	517.2	1,541.0
June qtr	765.4	210.5	975.8	228.3	1,204.1	604.5	1,808.6
<b>PUBLIC SECTOR</b>							
1995-96	46.0	63.8	109.8	33.1	143.0	760.4	903.3
1996-97	24.4	53.6	78.1	36.7	114.8	699.0	813.8
1997-98	25.0	28.3	53.2	50.0	103.3	719.8	823.1
1997 Mar. qtr	5.2	10.9	16.0	10.0	26.1	180.7	206.8
June qtr	6.1	7.3	13.4	9.2	22.7	174.4	197.1
Sept. qtr	4.6	8.9	13.5	6.9	20.5	190.7	211.1
Dec. qtr	4.1	5.4	9.4	8.3	17.7	190.0	207.7
1998 Mar. qtr	8.5	6.8	15.3	15.4	30.6	175.0	205.6
June qtr	7.8	7.2	15.0	19.5	34.5	164.2	198.7
<b>TOTAL</b>							
1995-96	2,111.1	452.0	2,563.1	698.1	3,261.2	2,870.0	6,131.2
1996-97	1,988.8	621.4	2,610.2	775.3	3,385.5	3,252.4	6,637.8
1997-98	2,806.4	754.7	3,561.1	909.3	4,470.4	2,936.3	7,406.7
1997 Mar. qtr	462.6	136.3	598.9	182.3	781.2	942.4	1,723.6
June qtr	554.0	170.5	724.5	221.6	946.2	739.6	1,685.8
Sept. qtr	636.4	197.2	833.6	202.0	1,035.6	757.3	1,792.9
Dec. qtr	728.9	166.7	895.6	246.3	1,141.9	718.1	1,859.9
1998 Mar. qtr	667.9	173.2	841.1	213.3	1,054.4	692.2	1,746.6
June qtr	773.2	217.6	990.8	247.8	1,238.6	768.7	2,007.3

**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>											
1995-96	156.2	476.7	222.0	321.0	279.1	92.0	11.2	76.7	384.7	90.0	2,109.7
1996-97	249.0	423.4	342.7	334.5	383.8	79.9	12.6	94.1	478.3	155.2	2,553.4
1997-98	196.5	414.3	294.5	341.7	440.3	108.8	19.4	136.5	166.7	97.6	2,216.4
1997 Mar. qtr	110.8	86.8	77.0	74.3	102.6	20.1	4.4	30.8	224.9	30.1	761.7
June qtr	55.2	91.5	90.4	105.5	92.9	15.1	4.0	30.4	28.4	51.8	565.2
Sept. qtr	40.8	112.9	85.2	95.4	106.2	24.5	3.3	30.9	42.5	24.9	566.7
Dec. qtr	57.3	99.2	72.1	71.6	97.1	30.3	7.4	27.5	43.0	22.5	528.1
1998 Mar. qtr	45.4	79.8	75.6	77.3	111.5	33.0	4.2	29.5	36.1	24.8	517.2
June qtr	52.9	122.4	61.6	97.5	125.5	21.0	4.5	48.7	45.1	25.3	604.5
<b>PUBLIC SECTOR</b>											
1995-96	2.0	10.3	18.4	135.4	104.7	249.3	—	61.5	130.5	48.2	760.4
1996-97	0.8	14.7	20.5	136.5	39.3	216.7	—	108.5	92.5	69.4	699.0
1997-98	2.3	14.8	3.0	80.3	80.8	242.4	—	151.4	40.8	104.0	719.8
1997 Mar. qtr	0.1	7.1	8.1	35.3	9.4	51.8	—	28.5	22.9	17.5	180.7
June qtr	0.2	4.6	2.0	31.5	14.3	49.3	—	31.1	17.1	24.3	174.4
Sept. qtr	0.2	4.3	1.6	32.6	11.0	72.0	—	30.8	12.1	26.1	190.7
Dec. qtr	0.7	5.9	1.0	24.4	21.1	64.1	—	42.2	8.8	21.8	190.0
1998 Mar. qtr	0.2	3.9	—	16.0	25.2	62.0	—	38.3	9.0	20.5	175.0
June qtr	1.2	0.7	0.5	7.3	23.5	44.3	—	40.1	11.0	35.6	164.2
<b>TOTAL</b>											
1995-96	158.2	487.0	240.4	456.4	383.8	341.3	11.2	138.2	515.2	138.2	2,870.0
1996-97	249.8	438.1	363.2	470.9	423.2	296.6	12.6	202.6	570.7	224.6	3,252.4
1997-98	198.8	429.1	297.5	422.0	521.1	351.2	19.4	288.0	207.5	201.6	2,936.3
1997 Mar. qtr	110.8	93.9	85.1	109.6	112.0	71.8	4.4	59.3	247.8	47.6	942.4
June qtr	55.5	96.1	92.4	137.0	107.2	64.3	4.0	61.5	45.5	76.1	739.6
Sept. qtr	41.1	117.2	86.8	127.9	117.2	96.5	3.3	61.7	54.6	51.0	757.3
Dec. qtr	58.0	105.1	73.1	96.0	118.2	94.3	7.4	69.6	51.7	44.4	718.1
1998 Mar. qtr	45.6	83.6	75.6	93.3	136.7	95.1	4.2	67.8	45.0	45.3	692.2
June qtr	54.1	123.2	62.0	104.8	148.9	65.3	4.5	88.8	56.1	60.9	768.7

**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>							
1995-96	403.3	196.5	599.8	125.6	725.4	769.1	1,494.5
1996-97	516.4	237.7	754.1	143.3	897.4	767.3	1,664.7
1997-98	743.9	324.1	1,068.0	149.9	1,217.9	1,244.3	2,462.2
1997 Mar. qtr	447.7	213.8	661.5	117.7	779.3	731.0	1,510.3
June qtr	516.4	237.7	754.1	143.3	897.4	767.3	1,664.7
Sept. qtr	546.4	243.2	789.5	176.8	966.3	759.6	1,725.9
Dec. qtr	636.4	311.3	947.7	155.6	1,103.3	1,118.0	2,221.3
1998 Mar. qtr	635.8	349.1	984.9	134.5	1,119.4	1,196.7	2,316.1
June qtr	743.9	324.1	1,068.0	149.9	1,217.9	1,244.3	2,462.2
<b>PUBLIC SECTOR</b>							
1995-96	5.5	33.1	38.6	6.8	45.4	241.8	287.2
1996-97	5.3	6.3	11.6	3.4	15.0	454.4	469.5
1997-98	6.5	13.1	19.6	11.0	30.6	333.3	363.9
1997 Mar. qtr	5.6	11.2	16.8	4.8	21.6	242.4	264.0
June qtr	5.3	6.3	11.6	3.4	15.0	454.4	469.5
Sept. qtr	2.6	4.1	6.7	1.6	8.3	380.8	389.1
Dec. qtr	4.4	6.7	11.1	6.6	17.7	412.1	429.8
1998 Mar. qtr	7.4	10.7	18.1	9.7	27.8	381.4	409.2
June qtr	6.5	13.1	19.6	11.0	30.6	333.3	363.9
<b>TOTAL</b>							
1995-96	408.8	229.6	638.4	132.4	770.8	1,010.9	1,781.7
1996-97	521.7	244.0	765.7	146.7	912.4	1,221.8	2,134.2
1997-98	750.4	337.2	1,087.6	160.9	1,248.5	1,577.5	2,826.0
1997 Mar. qtr	453.3	225.0	678.3	122.5	800.9	973.4	1,774.3
June qtr	521.7	244.0	765.7	146.7	912.4	1,221.8	2,134.2
Sept. qtr	549.0	247.3	796.2	178.4	974.6	1,140.3	2,115.0
Dec. qtr	640.8	318.1	958.8	162.1	1,121.0	1,530.1	2,651.1
1998 Mar. qtr	643.2	359.8	1,003.0	144.2	1,147.2	1,578.1	2,725.3
June qtr	750.4	337.2	1,087.6	160.9	1,248.5	1,577.5	2,826.0

**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>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
<b>PRIVATE SECTOR</b>											
1995-96	199.5	125.8	70.4	22.5	81.4	22.0	5.7	16.3	190.6	35.0	769.1
1996-97	352.4	96.3	76.4	44.3	51.1	20.0	5.8	64.2	30.3	26.6	767.3
1997-98	302.0	251.1	43.4	106.2	117.0	41.7	4.3	47.6	295.1	36.1	1,244.3
1997 Mar. qtr	285.0	90.7	92.8	58.4	76.7	12.9	7.8	30.2	22.5	54.0	731.0
June qtr	352.4	96.3	76.4	44.3	51.1	20.0	5.8	64.2	30.3	26.6	767.3
Sept. qtr	344.2	65.1	56.0	58.8	104.0	21.3	5.8	66.3	18.7	19.4	759.6
Dec. qtr	344.5	87.3	70.7	75.2	82.7	19.5	7.5	58.0	353.3	19.3	1,118.0
1998 Mar. qtr	343.8	130.8	54.8	86.1	132.0	12.6	6.0	68.5	326.4	35.5	1,196.7
June qtr	302.0	251.1	43.4	106.2	117.0	41.7	4.3	47.6	295.1	36.1	1,244.3
<b>PUBLIC SECTOR</b>											
1995-96	—	0.1	0.2	22.6	35.4	96.4	—	16.5	56.0	14.6	241.8
1996-97	0.8	7.8	0.2	33.1	8.4	207.3	—	75.9	8.4	112.5	454.4
1997-98	0.3	0.6	0.4	4.9	56.6	123.6	—	61.6	11.9	73.3	333.3
1997 Mar. qtr	0.5	9.8	1.3	46.2	16.7	61.7	—	66.2	13.9	26.0	242.4
June qtr	0.8	7.8	0.2	33.1	8.4	207.3	—	75.9	8.4	112.5	454.4
Sept. qtr	0.6	5.8	0.8	21.0	11.3	173.4	—	61.4	6.4	100.1	380.8
Dec. qtr	—	3.1	0.4	12.6	51.8	154.8	—	97.3	9.9	82.2	412.1
1998 Mar. qtr	0.1	0.6	0.4	7.2	73.9	139.4	—	64.9	11.6	83.3	381.4
June qtr	0.3	0.6	0.4	4.9	56.6	123.6	—	61.6	11.9	73.3	333.3
<b>TOTAL</b>											
1995-96	199.5	125.9	70.6	45.1	116.8	118.3	5.7	32.8	246.7	49.6	1,010.9
1996-97	353.3	104.1	76.6	77.4	59.6	227.2	5.8	140.1	38.6	139.1	1,221.8
1997-98	302.3	251.6	43.8	111.1	173.6	165.3	4.3	109.2	307.0	109.4	1,577.5
1997 Mar. qtr	285.5	100.4	94.2	104.7	93.4	74.6	7.8	96.4	36.4	79.9	973.4
June qtr	353.3	104.1	76.6	77.4	59.6	227.2	5.8	140.1	38.6	139.1	1,221.8
Sept. qtr	344.8	70.9	56.8	79.9	115.3	194.7	5.8	127.7	25.0	119.5	1,140.3
Dec. qtr	344.5	90.4	71.1	87.8	134.5	174.4	7.5	155.3	363.2	101.4	1,530.1
1998 Mar. qtr	343.9	131.5	55.2	93.4	206.0	152.0	6.0	133.4	337.9	118.9	1,578.1
June qtr	302.3	251.6	43.8	111.1	173.6	165.3	4.3	109.2	307.0	109.4	1,577.5

**TABLE 15. BUILDING ACTIVITY RELATIVE STANDARD ERRORS, JUNE QUARTER 1998  
(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	2.9	3.2	2.3	2.6	3.3	1.4
Under construction at end of period	2.7	2.8	1.9	1.9	3.9	0.9
Completed	4.7	5.0	3.8	4.1	5.3	2.3
Value of work done	..	2.9	..	2.3	3.4	1.2
Value of work yet to be done	..	3.4	..	2.4	4.3	0.9



# 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** From the September quarter 1990, only non-residential building jobs (both new and alterations and additions) with an approval value of \$50,000 (previously \$30,000) or more are included in the survey.

**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. The Northern Territory has been completely enumerated since the June quarter 1991 and small area data are available on request. 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 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 government and other reporting 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.

## EXPLANATORY NOTES *continued*

### BUILDING CLASSIFICATION *continued*

- *Other business premises.* Includes warehouses, storage depots, service stations, transport depots and terminals, car parks, electricity substation buildings, pumping station buildings, telephone exchanges, mail sorting centres, broadcasting stations, film studios.
- *Educational.* Includes schools, colleges, universities, 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 RSE, 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.

## EXPLANATORY NOTES *continued*

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### SEASONAL ADJUSTMENT

**22** Seasonally adjusted building statistics are shown in tables 2–4. In the seasonally adjusted series, account has been taken of normal seasonal factors and the effect of 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, 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.

**24** As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. For the Building Activity Survey, the results of the latest review are shown in the December quarter issue each year.

### ESTIMATES AT CONSTANT PRICES

**25** 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'.

**26** 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).

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

### ACKNOWLEDGMENT

**28** 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

**29** 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. A charge may be made for providing unpublished information in these forms. Inquiries should be made to Information Inquiries on Melbourne 03 9615 7755 or any ABS State office.

**30** 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, Victoria* (Cat. no. 8731.2) — issued monthly

*Engineering Construction Activity, Australia* (Cat. no. 8762.0) — issued quarterly

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

**31** 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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