

BUILDING ACTIVITY

VICTORIA

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

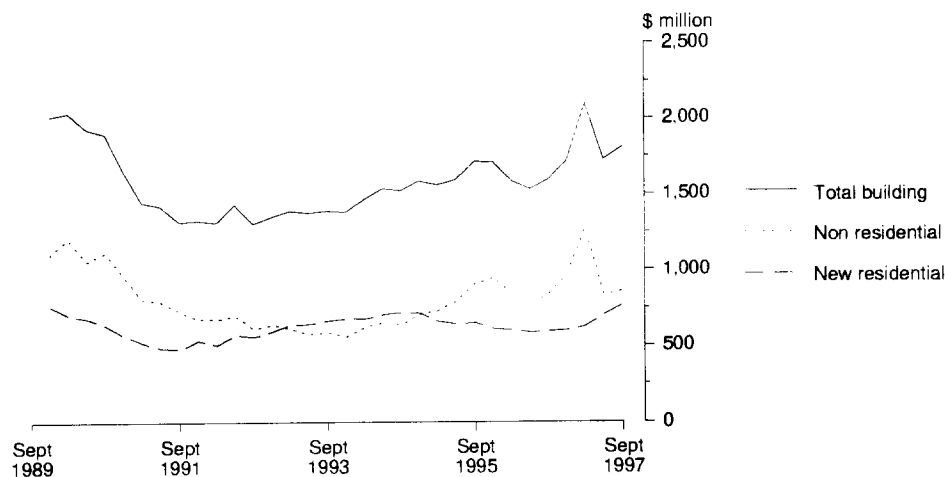
SUMMARY OF FINDINGS

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

	% change on	
	June quarter 1997	Sept quarter 1996
New residential building	10.1	29.9
Alterations and additions to residential buildings	-6.7	10.2
Non-residential building	3.4	2.6
Total building	5.0	13.6

- In seasonally adjusted average 1989-90 prices, the value of new residential building work done during the September quarter 1997 rose by 10.1% to \$770.8 million following an increase of 11.7% the previous quarter. The latest figure was the highest for 8 years, with work done on other residential buildings continuing to rise to new highs.
- Work done on non-residential building rose by 3.4% to \$862.9 million and was 2.6% above the level of a year ago.
- The total value of building work done rose by 5.0% to \$1,811.5 million which was the second highest quarter for seven years (only March quarter 1997 was higher).

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



INQUIRIES

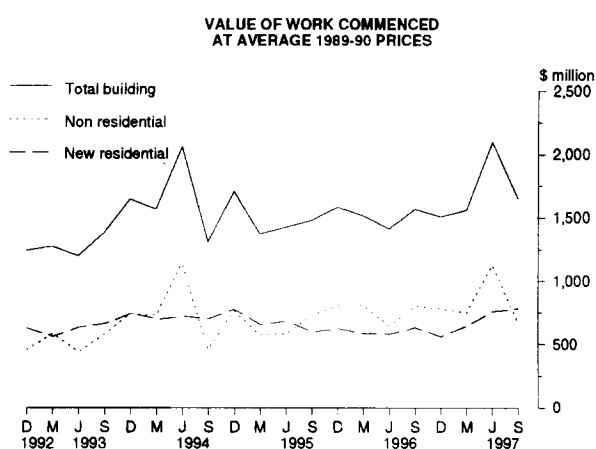
- for more information about statistics contained in this publication, the availability of related unpublished statistics and other ABS statistics and services, please contact Information Inquiries on Melbourne (03) 9615 7755 (fax (03) 9615 7798), call at 485 LaTrobe Street, Melbourne or write to Information Inquiries, ABS GPO Box 2796Y, Melbourne Vic 3001 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.

SUMMARY OF FINDINGS – continued

Value of building work commenced at average 1989–90 prices

	% change on	
	June quarter 1997	Sept quarter 1996
New residential building	3.4	23.9
Alterations and additions to residential buildings	-7.4	41.7
Non-residential building	-40.6	-15.8
Total building	-21.3	5.3

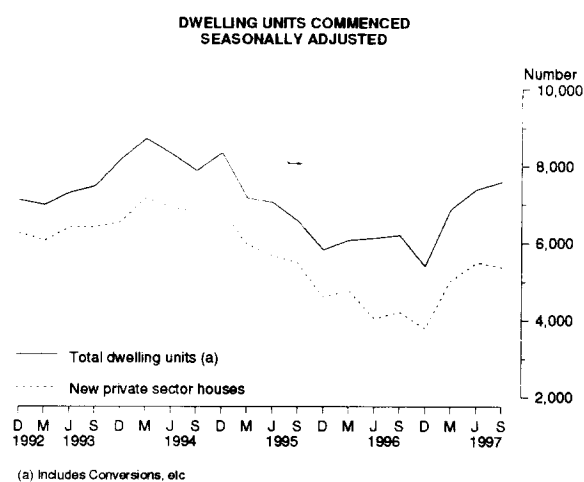
- In average 1989–90 prices, the value of new residential building work commenced during the September quarter rose by 3.4% to \$784.3 million, almost entirely due to an increase in new houses. The latest figure was the highest since the June quarter 1989 and coincides with the highest figure recorded for other residential buildings since the series began in the September quarter 1969.
- Non-residential building work commenced fell by 40.6% to \$671.6 million. Most of the fall was due to a fall in commencements of public sector buildings.
- The total value of all building work commenced during the quarter fell by 21.3% to \$1,653.9 million, still 5.3% above the September quarter 1996 level.



Number of dwelling units commenced, seasonally adjusted

	% change on	
	June quarter 1997	Sept quarter 1996
New private sector houses	-2.1	27.6
Private sector dwelling units	3.2	28.0
Total dwelling units	2.6	22.2

- In seasonally adjusted terms, the total number of dwelling units commenced during the September quarter rose by 2.6% to 7,580, continuing the recovery from the recent low in the December quarter 1996.
- Although the number of new private sector houses commenced during the quarter fell slightly to 5,380, this was still 27.6% above that of a year ago.



Original data

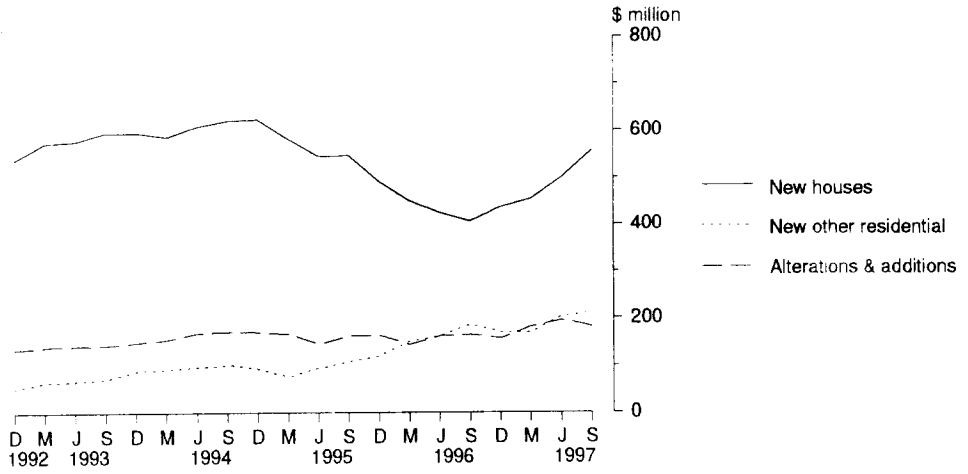
- The total value of building work commenced during the September quarter fell by 18.7% to \$1,615.4 million. Most of the decrease was attributable to a large fall in commencements of public sector non-residential buildings from the June quarter 1997 level, which had been the highest for 7 years. New residential building commenced rose by 3.9% to \$820.7 million in value and by 4.9% to 7,332 dwelling units.
- Work done during the quarter rose by 4.7% to \$1,764.4 million, the increase being largely in residential building.
- The value of work yet to be done at the end of September 1997 decreased by 2.6% to \$2,078.1 million. This is 1.18 times the value of the work done for the quarter.

Significant revisions to June quarter 1997

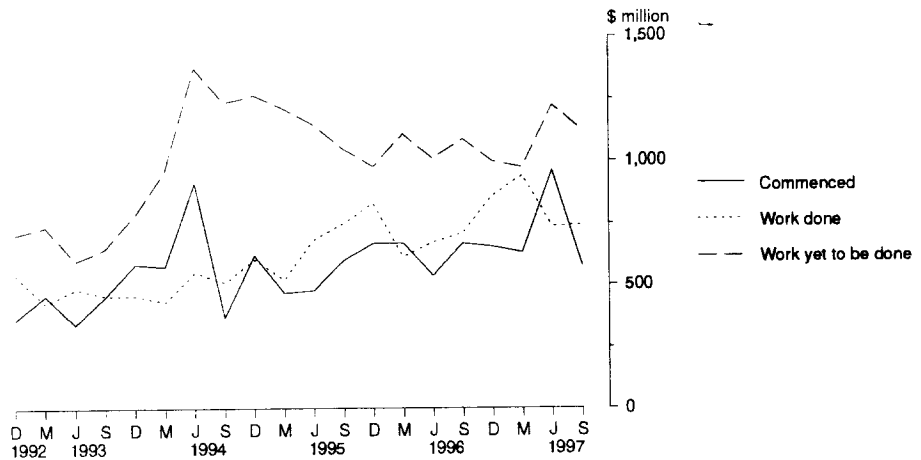
The total number of dwelling units commenced has been revised upwards by 177 (2.4%).

The total value of non-residential building work commenced has been revised upwards by \$110.0 million (12.9%), mainly in the Hotels etc. category.

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



VALUE OF NON-RESIDENTIAL BUILDING



VALUE OF NON-RESIDENTIAL WORK DONE

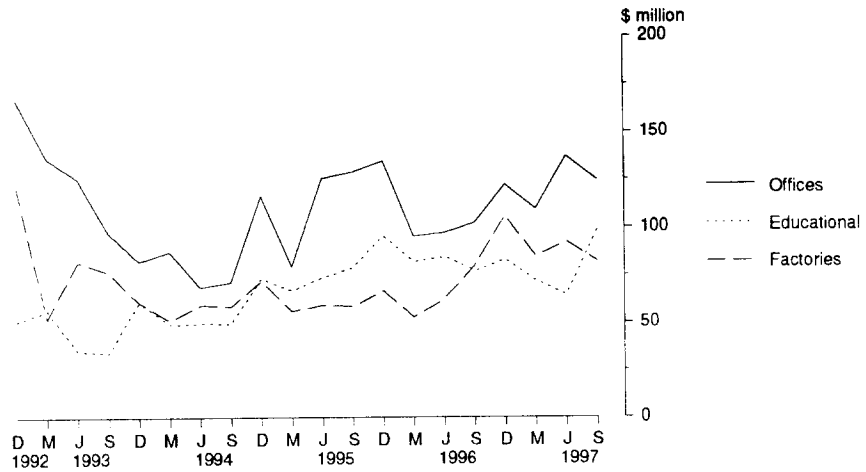


TABLE 1. VALUE OF BUILDING WORK COMMENCED, AVERAGE 1989-90 PRICES (a)
(\$ million)

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	2,295.3	516.3	2,811.6	632.0	1,571.1	2,378.1	5,821.7
1995-96	1,828.3	564.7	2,393.0	623.4	2,209.2	2,984.1	6,000.5
1996-97	1,873.4	723.4	2,596.8	694.3	2,374.3	3,453.6	6,744.7
1996 June qtr	410.7	172.1	582.8	189.3	462.7	643.8	1,415.9
Sept. qtr	433.5	199.6	633.1	139.7	516.4	797.7	1,570.5
Dec. qtr	428.8	133.6	562.4	168.6	589.6	779.3	1,510.3
1997 Mar. qtr	464.0	179.1	643.1	172.2	582.6	746.8	1,562.1
June qtr	547.1	211.1	758.2	213.8	685.7	1,129.8	2,101.8
Sept. qtr	572.4	211.9	784.3	198.0	549.4	671.6	1,653.9

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

TABLE 2. VALUE OF BUILDING WORK DONE, AVERAGE 1989-90 PRICES (a): 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	2,373.5	365.5	2,739.0	652.3	1,979.5	2,869.9	6,261.2
1995-96	1,914.7	536.4	2,451.1	632.8	2,545.8	3,463.7	6,547.6
1996-97	1,792.5	728.6	2,521.1	698.6	3,040.5	3,872.8	7,092.5
1996 June qtr	424.4	159.4	583.8	164.8	626.4	809.4	1,558.0
Sept. qtr	411.1	194.1	605.2	162.0	655.7	849.0	1,616.2
Dec. qtr	466.7	175.7	642.4	173.3	808.8	1,026.2	1,841.9
1997 Mar. qtr	416.7	159.9	576.6	164.1	906.9	1,122.0	1,862.7
June qtr	498.0	198.9	696.9	199.2	669.1	875.6	1,771.7
Sept. qtr	563.7	223.3	787.0	178.4	648.4	872.7	1,838.1
SEASONALLY ADJUSTED							
1996 June qtr	424.2	162.5	586.0	161.6	589.8	769.4	1,533.1
Sept. qtr	406.0	185.7	593.4	165.5	637.1	840.7	1,594.2
Dec. qtr	436.0	170.0	603.1	157.3	780.5	968.1	1,716.9
1997 Mar. qtr	454.2	169.8	627.0	182.4	1,037.8	1,274.1	2,098.9
June qtr	498.1	203.3	700.1	195.3	631.2	834.3	1,726.0
Sept. qtr	556.4	212.8	770.8	182.3	629.2	862.9	1,811.5

(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	469.0	137.8	606.6	178.7	492.2	642.0	1,438.6
Sept. qtr	449.8	157.8	608.3	183.4	533.0	703.4	1,489.6
Dec. qtr	482.7	144.7	625.6	174.2	654.2	811.4	1,601.6
1997 Mar. qtr	504.3	144.7	651.3	202.6	871.7	1,070.2	1,942.2
June qtr	554.1	174.2	727.8	217.3	533.2	704.8	1,642.3
Sept. qtr	620.3	184.9	805.4	203.3	535.7	734.7	1,738.9

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
1996 June qtr	4,043	4,268	4,166	4,399	5,746	5,046	6,119	5,326
Sept. qtr	4,216	3,795	4,335	3,869	5,860	5,385	6,202	5,703
Dec. qtr	3,779	4,574	3,816	4,642	5,288	5,435	5,405	5,783
1997 Mar. qtr	5,041	4,318	5,074	4,384	6,764	6,294	6,872	6,594
June qtr	5,494	4,619	5,562	4,695	7,265	6,289	7,391	6,614
Sept. qtr	5,380	4,970	5,419	5,013	7,499	7,218	7,580	7,303

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	25,338	3,077	1,044	29,459	2,445.1	389.5	2,834.6	675.6	3,510.3	1,279.7	4,790.0
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	1,119	25,149	2,048.9	592.2	2,641.1	727.7	3,368.8	2,005.6	5,374.4
1996 June qtr	3,999	1,218	636	5,853	443.6	126.0	569.7	195.4	765.1	386.3	1,151.4
Sept. qtr	4,349	1,462	55	5,866	471.2	152.7	623.9	145.6	769.5	432.4	1,201.9
Dec. qtr	4,085	1,152	221	5,458	469.5	107.6	577.2	177.6	754.8	495.9	1,250.7
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	5,560	1,665	284	7,508	634.0	180.5	814.5	212.5	1,027.0	472.0	1,499.0
PUBLIC SECTOR											
1994-95	508	535	7	1,050	36.3	36.7	73.0	3.0	76.0	657.2	733.2
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
1996 June qtr	103	209	28	340	9.4	19.7	29.1	11.4	40.5	151.2	191.7
Sept. qtr	104	260	—	364	7.6	16.6	24.2	7.2	31.4	235.5	266.9
Dec. qtr	54	86	1	141	4.4	6.0	10.4	6.7	17.1	159.5	176.6
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	89	—	107	1.8	4.4	6.2	5.2	11.4	105.0	116.4
TOTAL											
1994-95	25,846	3,612	1,051	30,509	2,481.4	426.3	2,907.7	678.6	3,586.3	1,936.9	5,523.2
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	1,132	25,830	2,073.3	618.9	2,692.2	761.0	3,453.1	2,917.9	6,371.1
1996 June qtr	4,102	1,427	664	6,193	453.1	145.7	598.8	206.8	805.6	537.6	1,343.1
Sept. qtr	4,453	1,722	55	6,230	478.8	169.4	648.1	152.8	800.9	667.9	1,468.8
Dec. qtr	4,139	1,238	222	5,599	474.0	113.6	587.6	184.3	771.9	655.3	1,427.3
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	5,578	1,754	284	7,615	635.7	184.9	820.7	217.7	1,038.4	577.0	1,615.4

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

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health recreational	Entertain- ment and	Miscel- laneous	Total non-resi- dential building
PRIVATE SECTOR											
1994-95	58.9	315.7	200.5	256.7	148.8	88.6	16.0	66.2	87.6	40.7	1,279.7
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
1996 June qtr	13.6	109.1	66.9	58.3	68.5	16.3	2.6	17.8	15.8	17.4	386.3
Sept. qtr	7.4	89.3	76.2	124.6	64.7	24.9	1.4	16.3	13.3	14.1	432.4
Dec. qtr	47.6	66.8	80.4	70.2	95.4	15.8	3.1	20.9	15.1	80.6	495.9
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	74.1	53.3	93.6	143.2	23.8	4.1	30.5	11.1	14.3	472.0
PUBLIC SECTOR											
1994-95	0.5	7.7	10.9	127.5	50.8	204.7	—	74.6	161.6	19.0	657.2
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
1996 June qtr	0.1	0.8	0.3	25.8	1.8	79.9	—	17.4	10.4	14.7	151.2
Sept. qtr	0.2	1.1	19.6	54.5	1.2	45.7	—	85.6	10.0	17.4	235.5
Dec. qtr	0.3	5.5	—	40.9	3.5	50.4	—	28.9	8.2	21.7	159.5
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	—	13.5	9.1	14.2	105.0
TOTAL											
1994-95	59.4	323.4	211.4	384.2	199.6	293.3	16.0	140.8	249.2	59.6	1,936.9
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
1996 June qtr	13.6	110.0	67.3	84.1	70.3	96.2	2.6	35.2	26.2	32.1	537.6
Sept. qtr	7.7	90.4	95.9	179.1	65.9	70.7	1.4	101.9	23.4	31.5	667.9
Dec. qtr	48.0	72.3	80.4	111.1	98.9	66.2	3.1	49.8	23.3	102.3	655.3
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	76.4	55.5	113.9	157.1	53.4	4.1	44.0	20.2	28.5	577.0

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	10,381	2,261	1,058	13,700	1,109.3	282.9	1,392.2	349.7	1,741.9	1,664.1	3,406.1
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
1996 June qtr	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
Sept. qtr	8,463	3,296	772	12,531	1,012.6	426.3	1,438.9	288.2	1,727.1	1,926.1	3,653.2
Dec. qtr	7,509	3,468	810	11,787	907.3	439.1	1,346.4	277.5	1,623.9	2,025.3	3,649.2
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	9,444	3,590	858	13,892	1,173.9	451.6	1,625.5	379.7	2,005.2	1,366.8	3,371.9
PUBLIC SECTOR											
1994-95	287	504	7	798	19.9	38.7	58.6	4.6	63.2	762.1	825.3
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
1996 June qtr	140	795	28	963	11.6	65.4	77.0	13.3	90.3	490.0	580.3
Sept. qtr	160	815	—	975	12.6	62.3	75.0	9.1	84.1	583.0	667.0
Dec. qtr	115	578	—	693	9.8	46.2	56.1	6.9	63.0	586.7	649.6
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	75	262	3	340	9.3	25.7	35.0	5.8	40.7	680.6	721.3
TOTAL											
1994-95	10,668	2,765	1,065	14,498	1,129.2	321.6	1,450.8	354.3	1,805.1	2,426.3	4,231.4
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
1996 June qtr	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
Sept. qtr	8,623	4,111	772	13,506	1,025.2	488.6	1,513.8	297.3	1,811.2	2,509.1	4,320.3
Dec. qtr	7,624	4,046	810	12,480	917.1	485.3	1,402.4	284.5	1,686.9	2,612.0	4,298.8
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	9,519	3,852	861	14,232	1,183.2	477.2	1,660.5	385.4	2,045.9	2,047.4	4,093.3

**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	189.1	476.8	91.6	182.8	160.7	52.0	18.0	108.6	358.6	26.0	1,664.1
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
1996 June qtr	313.9	235.1	141.0	77.0	261.7	49.4	11.9	82.0	533.8	83.2	1,789.0
Sept. qtr	323.0	274.4	179.8	115.4	288.9	63.0	11.0	30.9	560.5	79.2	1,926.1
Dec. qtr	404.9	244.7	164.5	106.0	295.9	55.6	11.7	36.7	576.7	128.5	2,025.3
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	437.5	163.8	174.4	121.2	185.9	45.1	14.4	117.5	52.8	54.1	1,366.8
PUBLIC SECTOR											
1994-95	0.5	3.8	51.4	59.1	149.6	165.3	—	142.4	157.8	32.2	762.1
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
1996 June qtr	—	0.4	0.4	62.2	48.7	198.7	—	41.9	79.0	58.6	490.0
Sept. qtr	0.2	1.1	19.6	83.9	48.5	199.1	—	115.3	83.6	31.6	583.0
Dec. qtr	0.3	5.2	19.1	95.8	50.3	168.7	—	121.2	84.8	41.4	586.7
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	17.4	296.5	—	127.4	16.2	136.5	680.6
TOTAL											
1994-95	189.6	480.6	142.9	241.9	310.4	217.3	18.0	251.0	516.4	58.2	2,426.3
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
1996 June qtr	313.9	235.5	141.4	139.2	310.4	248.1	11.9	123.9	612.8	141.9	2,279.0
Sept. qtr	323.2	275.5	199.4	199.4	337.4	262.2	11.0	146.2	644.1	110.7	2,509.1
Dec. qtr	405.2	249.8	183.6	201.8	346.2	224.3	11.7	157.9	661.5	169.9	2,612.0
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	438.6	175.0	176.9	193.0	203.4	341.6	14.4	244.9	69.0	190.6	2,047.4

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	26,693	2,412	884	29,989	2,566.3	234.9	2,801.2	707.8	3,509.0	1,255.7	4,764.7
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	23,267	1,933.5	592.2	2,525.7	728.9	3,254.6	2,063.0	5,317.7
1996 June qtr	4,288	471	60	4,819	455.9	44.6	500.5	140.2	640.6	490.6	1,131.2
Sept. qtr	3,764	1,246	393	5,403	403.0	176.9	579.9	193.1	772.9	413.6	1,186.5
Dec. qtr	4,983	971	182	6,136	577.3	104.1	681.4	191.6	873.0	510.5	1,383.6
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	4,926	1,928	392	7,246	545.9	205.2	751.1	191.3	942.4	1,433.7	2,376.1
PUBLIC SECTOR											
1994-95	687	480	3	1,170	44.3	37.0	81.3	1.9	83.2	739.4	822.6
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
1996 June qtr	106	158	—	264	10.6	10.4	21.0	7.5	28.5	384.9	413.4
Sept. qtr	84	234	28	346	6.6	19.6	26.2	11.0	37.1	143.8	180.9
Dec. qtr	98	323	1	422	7.0	22.1	29.1	8.9	38.0	147.9	185.9
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	54	58	1	113	5.5	3.1	8.7	6.4	15.1	184.1	199.2
TOTAL											
1994-95	27,380	2,892	887	31,159	2,610.6	271.9	2,882.5	709.8	3,592.3	1,995.0	5,587.3
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	24,556	1,956.0	661.6	2,617.6	768.5	3,386.1	2,707.8	6,093.8
1996 June qtr	4,394	629	60	5,083	466.5	55.0	521.4	147.7	669.1	875.5	1,544.6
Sept. qtr	3,848	1,480	421	5,749	409.6	196.4	606.0	204.1	810.1	557.3	1,367.4
Dec. qtr	5,081	1,294	183	6,558	584.3	126.2	710.6	200.5	911.1	658.5	1,569.5
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	4,980	1,986	393	7,359	551.5	208.3	759.8	197.7	957.5	1,617.8	2,575.3

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 recreational	Entertain- ment and	Miscel- laneous	Total non-resi- dential building
PRIVATE SECTOR											
1994-95	23.7	308.4	237.1	202.1	184.2	86.7	12.1	87.7	40.9	72.7	1,255.7
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
1996 June qtr	15.2	216.7	60.0	70.0	63.9	16.6	3.0	12.5	13.0	19.7	490.6
Sept. qtr	4.9	85.1	41.1	85.9	48.9	10.7	2.7	67.1	48.2	19.0	413.6
Dec. qtr	12.6	104.6	110.2	57.4	107.0	21.0	2.6	18.6	45.0	31.6	510.5
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	12.3	186.6	102.4	147.3	155.8	9.9	1.1	24.4	717.7	76.2	1,433.7
PUBLIC SECTOR											
1994-95	6.7	5.2	16.0	88.6	29.6	142.2	—	299.5	83.5	68.1	739.4
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
1996 June qtr	0.6	0.9	0.1	28.1	133.3	56.3	—	21.5	134.4	9.8	384.9
Sept. qtr	—	0.5	0.4	33.7	1.4	45.0	—	12.2	5.6	45.0	143.8
Dec. qtr	0.3	1.4	0.5	21.8	1.8	82.1	—	20.4	7.3	12.3	147.9
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	48.0	20.7	—	13.8	60.3	24.1	184.1
TOTAL											
1994-95	30.3	313.6	253.1	290.7	213.9	228.8	12.1	387.3	124.4	140.9	1,995.0
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
1996 June qtr	15.8	217.6	60.0	98.1	197.2	72.9	3.0	33.9	147.4	29.4	875.5
Sept. qtr	4.9	85.6	41.5	119.6	50.2	55.7	2.7	79.2	53.8	64.0	557.3
Dec. qtr	12.9	106.0	110.8	79.2	108.8	103.1	2.6	39.0	52.3	43.8	658.5
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	12.3	189.5	102.5	161.5	203.8	30.6	1.1	38.3	778.0	100.4	1,617.8

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	2,535.3	258.1	2,793.4	702.4	3,495.8	1,601.4	5,097.3
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
1996 June qtr	460.9	118.1	579.1	172.2	751.3	522.8	1,274.0
Sept. qtr	448.6	147.3	595.9	170.6	766.5	548.6	1,315.1
Dec. qtr	510.4	131.8	642.2	183.4	825.6	677.9	1,503.5
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	623.7	185.8	809.5	192.0	1,001.5	552.1	1,553.6
PUBLIC SECTOR							
1994-95	38.6	41.9	80.6	5.1	85.7	720.6	806.3
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
1996 June qtr	8.2	17.0	25.2	10.0	35.2	152.7	187.9
Sept. qtr	6.8	17.7	24.5	8.9	33.4	161.7	195.2
Dec. qtr	6.3	17.8	24.1	8.5	32.6	182.2	214.8
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	4.7	8.2	12.9	6.9	19.8	191.0	210.8
TOTAL							
1994-95	2,573.9	300.0	2,874.0	707.5	3,581.5	2,322.0	5,903.5
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
1996 June qtr	469.2	135.2	604.3	182.2	786.5	675.5	1,461.9
Sept. qtr	455.4	165.0	620.4	179.5	799.9	710.3	1,510.2
Dec. qtr	516.7	149.6	666.3	191.9	858.2	860.0	1,718.2
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	628.4	194.0	822.4	199.0	1,021.4	743.0	1,764.4

TABLE 12. VALUE OF NON-RESIDENTIAL BUILDING WORK DONE, 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	48.9	457.0	205.8	291.2	262.6	85.8	16.3	97.4	84.2	52.2	1,601.4
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
1996 June qtr	32.3	90.2	62.0	70.7	76.9	21.2	2.2	15.6	120.7	31.1	522.8
Sept. qtr	28.7	107.5	74.9	69.0	83.2	20.4	1.6	15.7	119.5	27.9	548.6
Dec. qtr	54.3	137.5	100.3	85.6	105.2	24.3	2.5	17.2	105.5	45.4	677.9
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	39.3	108.8	80.9	92.2	101.2	24.1	3.3	31.7	45.7	24.9	552.1
PUBLIC SECTOR											
1994-95	2.9	7.0	39.6	101.8	92.4	177.4	—	112.1	135.5	52.0	720.6
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
1996 June qtr	0.3	0.9	0.2	26.4	12.3	63.6	—	16.5	19.4	13.1	152.7
Sept. qtr	—	0.9	4.8	33.2	5.2	56.8	—	22.3	25.5	13.1	161.7
Dec. qtr	0.5	2.1	5.7	36.5	10.4	58.9	—	26.6	27.0	14.5	182.2
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	10.9	74.3	—	28.8	12.1	26.2	191.0
TOTAL											
1994-95	51.8	464.0	245.4	393.1	354.9	263.2	16.3	209.5	219.7	104.2	2,322.0
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
1996 June qtr	32.6	91.0	62.2	97.1	89.2	84.8	2.2	32.1	140.0	44.2	675.5
Sept. qtr	28.8	108.4	79.7	102.2	88.4	77.2	1.6	38.0	145.0	41.0	710.3
Dec. qtr	54.7	139.7	106.0	122.1	115.6	83.2	2.5	43.8	132.5	60.0	860.0
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	39.5	113.1	82.4	124.8	112.1	98.4	3.3	60.5	57.8	51.1	743.0

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

	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Total residential building</i>	<i>Total non-resi- dential building</i>	<i>Total building</i>
PRIVATE SECTOR							
1994-95	473.5	170.0	643.5	149.3	792.8	824.8	1,617.6
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
1996 June qtr	403.3	196.5	599.8	125.6	725.4	769.1	1,494.5
Sept. qtr	432.3	197.7	630.0	110.3	740.3	772.7	1,513.1
Dec. qtr	396.9	183.3	580.2	108.4	688.7	707.5	1,396.2
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	535.8	239.5	775.3	171.0	946.3	744.9	1,691.3
PUBLIC SECTOR							
1994-95	8.5	16.8	25.3	0.7	26.0	321.1	347.1
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
1996 June qtr	5.5	33.1	38.6	6.8	45.4	241.8	287.2
Sept. qtr	6.3	32.0	38.2	4.7	43.0	316.8	359.8
Dec. qtr	4.6	20.1	24.7	2.9	27.6	292.1	319.7
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	2.5	4.1	6.6	1.6	8.2	378.6	386.8
TOTAL							
1994-95	482.0	186.8	668.8	150.0	818.8	1,145.9	1,964.7
1995-96	408.7	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
1996 June qtr	408.7	229.6	638.4	132.4	770.8	1,010.9	1,781.7
Sept. qtr	438.5	229.7	668.2	115.0	783.3	1,089.6	1,872.8
Dec. qtr	401.5	203.4	604.9	111.3	716.3	999.7	1,715.9
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	538.3	243.6	781.9	172.6	954.6	1,123.5	2,078.1

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	154.5	141.4	46.1	56.8	41.3	28.2	7.5	35.6	301.5	11.9	824.8
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
1996 June qtr	199.5	125.8	70.4	22.5	81.4	22.0	5.7	16.3	190.6	35.0	769.1
Sept. qtr	184.7	142.8	74.9	77.8	74.5	27.4	5.8	16.7	146.1	22.0	772.7
Dec. qtr	225.0	81.5	69.4	41.7	83.3	16.8	6.6	24.0	101.9	57.5	707.5
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	345.8	65.2	57.8	52.6	96.5	19.9	6.6	65.5	15.2	19.8	744.9
PUBLIC SECTOR											
1994-95	0.1	1.3	15.6	32.5	72.6	94.4	—	26.5	69.7	8.5	321.1
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
1996 June qtr	—	0.1	0.2	22.6	35.4	96.4	—	16.5	56.0	14.6	241.8
Sept. qtr	0.2	0.4	15.1	44.9	31.4	85.0	—	79.8	40.7	19.4	316.8
Dec. qtr	0.1	3.8	9.4	45.1	24.6	77.8	—	82.3	22.2	27.0	292.1
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	11.4	171.2	—	61.4	6.4	100.1	378.6
TOTAL											
1994-95	154.6	142.6	61.7	89.3	113.9	122.5	7.5	62.1	371.2	20.4	1,145.9
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
1996 June qtr	199.5	125.9	70.6	45.1	116.8	118.3	5.7	32.8	246.7	49.6	1,010.9
Sept. qtr	184.9	143.2	90.0	122.7	105.9	112.4	5.8	96.5	186.8	41.4	1,089.6
Dec. qtr	225.1	85.3	78.8	86.7	107.9	94.6	6.6	106.3	124.0	84.4	999.7
1997 Mar. qtr	285.6	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	346.4	71.0	58.6	73.6	107.9	191.1	6.6	126.9	21.6	119.9	1,123.5

**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	2.7	3.0	2.1	2.4	3.4	2.0
Under construction at end of period	2.9	3.3	2.1	2.3	3.8	2.0
Completed	4.4	4.8	3.2	3.5	5.3	2.9
Value of work done	..	3.0	..	2.3	3.9	2.0
Value of work yet to be done	..	3.6	..	2.5	3.9	2.1

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 commence-

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 Melbourne (03) 9615 7755 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, Victoria (Cat. no. 8731.2) – issued monthly

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

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

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

Stuart Jackson
Regional Director
Victoria

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