

BUILDING ACTIVITY

**AUSTRALIAN
CAPITAL
TERRITORY**

EMBARGO: 11:30AM (CANBERRA TIME) WED 27 OCT 1999

JUNE QTR KEY FIGURES

SEASONALLY ADJUSTED	Jun qtr 99	Mar qtr 99 to Jun qtr 99 % change	Jun qtr 98 to Jun qtr 99 % change
Value of work done(a) (\$m)	148.2	-24.8	-9.9
New residential building (\$m)	64.9	23.2	52.7
Alterations and additions(b) (\$m)	18.3	13.0	30.7
Non-residential building (\$m)	66.7	-47.0	-37.3
Total dwelling units commenced (no.)	433	-45.3	78.2
New private sector houses (no.)	309	-5.0	36.1

(a) Chain volume measures, reference year 1997-98. (b) To residential buildings.

JUNE QTR KEY POINTS

VALUE OF WORK DONE, VOLUME TERMS

- In seasonally adjusted terms, total building work done fell by 24.8% in the June quarter to \$148.2m and was 9.9% below the level of a year earlier.
- The fall was due to a decrease in work done on non-residential building, down by 47.0% to \$66.7m. This was the lowest level since the September quarter 1993.
- Work done on new residential building rose by 23.2% to \$64.9m. This was up by 52.7% compared with a year earlier. Alterations and additions to residential buildings rose by 13.0% to \$18.3m, a high for the series.

VALUE OF WORK COMMENCED, VOLUME TERMS

- Total building work commenced fell by 34.5% to \$147.0m, still up by 8.3% compared with a year earlier.
- The fall was mainly due to a decrease in non-residential building commencements, down by 53.0% to \$67.0m.
- New residential building commencements rose by 6.0% to \$63.4m. Commencements of houses were up by 26.5% but other residential buildings were down by 30.5%.

NUMBER OF DWELLING UNITS COMMENCED

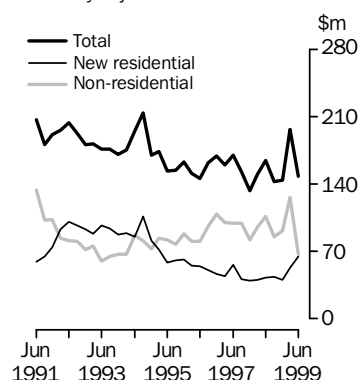
- In seasonally adjusted terms, the total number of dwelling units commenced during the June quarter was 433, which was a fall of 45.3% from a peak in the March quarter 1999.

VALUE OF WORK YET TO BE DONE

- Work yet to be done on jobs under construction at the end of June 1999 remained steady at \$250.9m. This was 1.59 times the value of work done for the quarter (0.93 for residential building and 2.33 for non-residential).

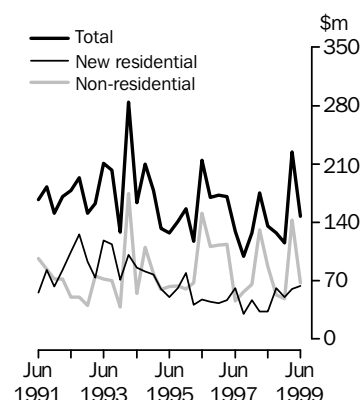
Value of work done

Volume terms
Seasonally adjusted



Value of work commenced

Volume terms



- For further information about these and related statistics, contact Roger Mables on Adelaide 08 8237 7494, or Client Services in any ABS office as shown on the back cover of this publication.

NOTES

FORTHCOMING ISSUES

ISSUE (Quarter)

RELEASE DATE

September 1999

2 February 2000

December 1999

3 May 2000

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CHANGES IN THIS ISSUE

Improvements have been made to the price indexes used to derive volume estimates in buildings, resulting in minor revisions to non-residential building growth rates in this issue.

Quarterly chain volume data incorporate a new base year, 1997–98, which has resulted in revisions to growth rates, small in most cases, for the latest year. The revised base year has also resulted in revisions to levels, but not growth rates, for some earlier periods (see paragraph 26 of the Explanatory Notes).

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SIGNIFICANT REVISIONS THIS ISSUE

The value of non-residential building work commenced during the March quarter has been revised upwards by \$14.7m (11.3%).

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BUILDING CLASSIFICATION REVIEW

For information about the building classification review see *Building Approvals, Australia* (Cat. no. 8731.0) July 1999 issue, page 26.

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SYMBOLS AND OTHER USAGES

ABS	Australian Bureau of Statistics
n.a.	not available
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.

Dalma Jacobs
Regional Director
Australian Capital Territory

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TABLE 1. VALUE OF BUILDING WORK COMMENCED, CHAIN VOLUME MEASURES(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	
1996-97	130.8	66.0	195.5	62.4	117.4	383.3	641.3
1997-98	123.1	19.6	142.7	54.2	180.9	341.1	537.9
1998-99	172.4	62.4	234.8	68.4	181.6	310.9	614.0
1998 Mar. qtr	29.5	3.2	32.8	12.0	82.3	131.2	175.6
June qtr	30.7	2.3	33.1	15.5	24.0	87.3	135.7
Sept. qtr	50.2	10.8	61.0	12.8	37.5	53.2	127.0
Dec. qtr	35.4	15.2	50.6	16.9	34.1	48.0	115.4
1999 Mar. qtr	38.3	21.5	59.8	22.1	47.5	142.7	224.6
June qtr	48.5	14.9	63.4	16.6	62.5	67.0	147.0

(a) Reference year for chain volume measures is 1997-98. See paragraphs 25 and 26 of the Explanatory Notes.

TABLE 2. VALUE OF BUILDING WORK DONE, CHAIN VOLUME MEASURES(a)
(\$ million)

(\$ 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							
1996-97	133.2	65.9	198.2	59.0	148.9	404.7	662.1
1997-98	120.8	42.5	163.2	54.8	158.1	382.6	600.6
1998-99	151.6	49.7	201.1	61.8	186.8	369.4	632.4
1998 Mar. qtr	30.0	5.0	35.2	10.8	40.9	78.4	124.4
June qtr	29.8	9.2	39.0	14.7	34.2	114.3	167.9
Sept. qtr	34.8	12.8	47.5	13.1	42.3	87.7	148.4
Dec. qtr	39.9	6.5	46.4	16.7	53.2	102.7	165.8
1999 Mar. qtr	36.2	10.4	46.5	12.7	41.3	106.0	165.2
June qtr	40.7	20.0	60.7	19.3	50.0	73.0	153.0
SEASONALLY ADJUSTED							
1998 Mar. qtr	35.1	n.a.	40.4	13.9	n.a.	95.2	150.1
June qtr	28.6	n.a.	42.5	14.0	n.a.	106.3	164.5
Sept. qtr	34.2	n.a.	43.5	13.3	n.a.	85.5	142.5
Dec. qtr	35.6	n.a.	40.1	14.0	n.a.	91.2	144.3
1999 Mar. qtr	42.5	n.a.	52.7	16.2	n.a.	125.9	197.2
June qtr	39.2	n.a.	64.9	18.3	n.a.	66.7	148.2

(a) Reference year for chain volume measures is 1997-98. See paragraphs 25 to 27 of the Explanatory Notes.

TABLE 3. VALUE OF BUILDING WORK DONE: SEASONALLY ADJUSTED SERIES
(\$ million)

<i>Period</i>	<i>New residential building</i>		<i>Alterations and additions to residential buildings</i>	<i>Non-residential building</i>	<i>Total building</i>
	<i>Houses</i>	<i>Total</i>			
1998 Mar. qtr	35.3	40.1	13.9	95.2	150.0
June qtr	28.7	42.6	13.9	107.7	166.2
Sept. qtr	35.2	44.9	13.6	87.3	145.9
Dec. qtr	36.6	41.7	14.4	94.3	148.8
1999 Mar. qtr	44.9	56.2	17.1	131.4	206.1
June qtr	41.4	69.2	19.3	69.7	155.6

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

<i>Period</i>	<i>New houses</i>				<i>Total dwelling units (includes conversions etc)</i>			
	<i>Private sector</i>		<i>Total</i>		<i>Private sector</i>		<i>Total</i>	
	<i>Commenced</i>	<i>Completed</i>	<i>Commenced</i>	<i>Completed</i>	<i>Commenced</i>	<i>Completed</i>	<i>Commenced</i>	<i>Completed</i>
1998 Mar. qtr	298	330	279	331	321	356	349	362
June qtr	227	263	233	261	290	359	243	353
Sept. qtr	421	239	424	236	467	386	559	407
Dec. qtr	247	257	256	264	409	317	381	307
1999 Mar. qtr	325	375	321	376	706	478	793	486
June qtr	309	295	362	296	471	371	433	369

TABLE 5. NUMBER AND VALUE OF BUILDING COMMENCED: ORIGINAL

TABLE 3. 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	Total residential building	Total non-residential building	Total building
								residential buildings			
PRIVATE SECTOR											
1996-97	1,116	711	5	1,832	127.4	62.5	189.8	54.4	244.3	116.4	360.7
1997-98	1,020	228	2	1,250	123.0	18.9	141.9	54.3	196.2	180.9	377.0
1998-99	1,294	601	133	2,028	167.4	63.5	230.9	68.7	299.6	184.1	483.8
1998 Mar. qtr	249	40	2	291	29.5	3.2	32.7	12.0	44.7	82.4	127.1
June qtr	239	27	—	266	30.8	2.3	33.1	15.6	48.6	24.1	72.7
Sept. qtr	423	116	—	539	50.3	11.0	61.3	12.8	74.1	37.8	111.9
Dec. qtr	273	145	—	418	35.2	15.6	50.8	16.9	67.7	34.6	102.3
1999 Mar. qtr	271	236	133	640	37.3	21.6	59.0	22.3	81.3	48.2	129.5
June qtr	327	104	—	431	44.6	15.3	59.8	16.7	76.5	63.5	140.1
PUBLIC SECTOR											
1996-97	41	18	60	119	3.9	1.4	5.3	8.3	13.6	263.5	277.2
1997-98	2	8	—	10	0.2	0.6	0.8	—	0.8	160.2	160.9
1998-99	64	4	—	68	5.9	0.3	6.2	—	6.2	131.1	137.3
1998 Mar. qtr	—	—	—	—	—	—	—	—	—	48.8	48.8
June qtr	—	—	—	—	—	—	—	—	—	63.7	63.7
Sept. qtr	1	—	—	1	0.1	—	0.1	—	0.1	15.9	16.0
Dec. qtr	3	—	—	3	0.3	—	0.3	—	0.3	14.0	14.3
1999 Mar. qtr	14	4	—	18	1.2	0.3	1.5	—	1.5	96.6	98.1
June qtr	46	—	—	46	4.3	—	4.3	—	4.4	4.5	8.9
TOTAL											
1996-97	1,157	729	65	1,951	131.3	63.9	195.2	62.7	257.9	379.9	637.8
1997-98	1,022	236	2	1,260	123.2	19.5	142.7	54.3	196.9	341.0	538.0
1998-99	1,358	605	133	2,096	173.3	63.8	237.1	68.8	305.9	315.2	621.1
1998 Mar. qtr	249	40	2	291	29.5	3.2	32.7	12.0	44.7	131.2	175.9
June qtr	239	27	—	266	30.8	2.3	33.1	15.6	48.6	87.8	136.4
Sept. qtr	424	116	—	540	50.3	11.0	61.4	12.8	74.2	53.7	127.9
Dec. qtr	276	145	—	421	35.5	15.6	51.1	16.9	68.0	48.6	116.5
1999 Mar. qtr	285	240	133	658	38.6	22.0	60.5	22.3	82.8	144.8	227.7
June qtr	373	104	—	477	48.9	15.3	64.1	16.8	80.9	68.1	149.0

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>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
PRIVATE SECTOR											
1996-97	0.4	16.1	1.2	47.3	11.0	7.2	1.7	11.7	18.7	1.1	116.4
1997-98	10.0	91.7	0.2	34.8	7.0	6.7	3.2	16.3	10.2	0.9	180.9
1998-99	20.9	76.4	0.6	38.3	20.2	4.1	0.4	1.9	13.2	8.2	184.1
1998 Mar. qtr	5.2	63.2	—	4.1	0.4	0.1	1.5	0.8	6.8	0.3	82.4
June qtr	1.2	4.3	0.2	14.7	1.9	0.9	0.3	—	0.7	—	24.1
Sept. qtr	—	4.1	—	8.9	9.9	1.7	0.2	0.8	7.5	4.7	37.8
Dec. qtr	0.1	15.4	—	17.2	—	1.1	0.2	—	0.4	—	34.6
1999 Mar. qtr	0.1	33.8	0.4	0.9	9.1	0.8	—	0.7	1.4	1.0	48.2
June qtr	20.6	23.1	0.2	11.2	1.2	0.4	—	0.3	3.9	2.6	63.5
PUBLIC SECTOR											
1996-97	—	0.3	—	181.6	2.0	49.2	—	5.4	17.1	7.9	263.5
1997-98	—	0.3	—	69.0	0.9	49.9	—	14.9	16.4	8.7	160.2
1998-99	—	0.1	—	11.6	0.1	105.8	—	2.6	9.8	1.0	131.1
1998 Mar. qtr	—	—	—	6.7	0.5	25.2	—	0.4	15.9	0.1	48.8
June qtr	—	—	—	45.4	—	1.7	—	14.4	0.5	1.6	63.7
Sept. qtr	—	—	—	1.2	—	14.0	—	—	0.6	0.2	15.9
Dec. qtr	—	—	—	3.3	0.1	10.3	—	—	—	0.4	14.0
1999 Mar. qtr	—	—	—	4.6	—	80.6	—	2.1	9.0	0.2	96.6
June qtr	—	0.1	—	2.6	0.1	0.9	—	0.5	0.2	0.2	4.5
TOTAL											
1996-97	0.4	16.4	1.2	228.9	13.1	56.4	1.7	17.2	35.8	9.0	379.9
1997-98	10.0	92.0	0.2	103.8	7.9	56.6	3.2	31.2	26.6	9.6	341.0
1998-99	20.9	76.5	0.6	49.9	20.3	109.9	0.4	4.5	23.0	9.3	315.2
1998 Mar. qtr	5.2	63.2	—	10.8	0.9	25.3	1.5	1.2	22.7	0.3	131.2
June qtr	1.2	4.3	0.2	60.1	1.9	2.5	0.3	14.4	1.2	1.6	87.8
Sept. qtr	—	4.1	—	10.0	9.9	15.7	0.2	0.8	8.1	4.9	53.7
Dec. qtr	0.1	15.4	—	20.5	0.1	11.4	0.2	—	0.4	0.4	48.6
1999 Mar. qtr	0.1	33.8	0.4	5.5	9.1	81.5	—	2.9	10.4	1.2	144.8
June qtr	20.6	23.2	0.2	13.8	1.3	1.3	—	0.8	4.1	2.8	68.1

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

	Number of dwelling units				Value (\$m)						
	New houses	New other residential building	Con-versions 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											
1996-97	375	422	4	801	47.3	43.9	91.2	17.3	108.4	103.4	211.8
1997-98	306	245	5	556	46.0	28.3	74.3	20.5	94.8	124.4	219.2
1998-99	433	480	133	1,046	64.2	53.4	117.7	32.4	150.0	192.5	342.5
1998 Mar. qtr	311	284	5	600	44.1	31.4	75.6	17.2	92.8	131.1	223.8
June qtr	306	245	5	556	46.0	28.3	74.3	20.5	94.8	124.4	219.2
Sept. qtr	479	218	2	699	64.2	19.7	84.0	19.4	103.3	129.2	232.5
Dec. qtr	418	258	—	676	59.1	25.1	84.2	20.3	104.4	131.3	235.7
1999 Mar. qtr	380	425	133	938	56.3	40.0	96.2	30.9	127.2	162.2	289.4
June qtr	433	480	133	1,046	64.2	53.4	117.7	32.4	150.0	192.5	342.5
PUBLIC SECTOR											
1996-97	8	2	130	140	0.8	0.2	1.0	16.8	17.8	380.4	398.2
1997-98	—	—	—	—	—	—	—	—	—	289.7	289.7
1998-99	57	4	—	61	5.2	0.3	5.5	—	5.5	157.5	162.9
1998 Mar. qtr	—	—	—	—	—	—	—	—	—	302.7	302.7
June qtr	—	—	—	—	—	—	—	—	—	289.7	289.7
Sept. qtr	1	—	—	1	0.1	—	0.1	—	0.1	239.4	239.5
Dec. qtr	2	—	—	2	0.2	—	0.2	—	0.2	193.6	193.8
1999 Mar. qtr	14	4	—	18	1.2	0.3	1.5	—	1.5	196.1	197.7
June qtr	57	4	—	61	5.2	0.3	5.5	—	5.5	157.5	162.9
TOTAL											
1996-97	383	424	134	941	48.1	44.0	92.2	34.1	126.2	483.8	610.0
1997-98	306	245	5	556	46.0	28.3	74.3	20.5	94.8	414.0	508.9
1998-99	490	484	133	1,107	69.4	53.8	123.1	32.4	155.5	349.9	505.4
1998 Mar. qtr	311	284	5	600	44.1	31.4	75.6	17.2	92.8	433.8	526.6
June qtr	306	245	5	556	46.0	28.3	74.3	20.5	94.8	414.0	508.9
Sept. qtr	480	218	2	700	64.3	19.7	84.0	19.4	103.4	368.6	472.0
Dec. qtr	420	258	—	678	59.2	25.1	84.3	20.3	104.6	324.9	429.5
1999 Mar. qtr	394	429	133	956	57.5	40.3	97.7	30.9	128.7	358.4	487.0
June qtr	490	484	133	1,107	69.4	53.8	123.1	32.4	155.5	349.9	505.4

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>
PRIVATE SECTOR											
1996-97	—	8.4	0.1	64.1	4.3	3.5	1.3	11.4	10.1	0.1	103.4
1997-98	6.4	84.4	0.1	19.0	2.1	0.8	3.9	—	7.8	—	124.4
1998-99	20.6	108.5	0.2	40.1	9.0	—	1.4	0.8	5.1	6.8	192.5
1998 Mar. qtr	9.0	82.8	—	10.9	0.2	2.2	3.6	15.3	7.1	—	131.1
June qtr	6.4	84.4	0.1	19.0	2.1	0.8	3.9	—	7.8	—	124.4
Sept. qtr	1.2	68.1	—	23.1	10.6	2.7	3.4	0.8	14.7	4.6	129.2
Dec. qtr	0.1	78.7	—	34.9	0.9	2.3	2.6	0.8	6.3	4.6	131.3
1999 Mar. qtr	0.1	109.9	0.4	32.7	9.2	0.5	3.0	0.4	1.6	4.3	162.2
June qtr	20.6	108.5	0.2	40.1	9.0	—	1.4	0.8	5.1	6.8	192.5
PUBLIC SECTOR											
1996-97	—	—	—	296.8	—	43.6	—	22.0	12.2	5.8	380.4
1997-98	—	—	—	224.1	—	37.9	—	15.4	10.7	1.6	289.7
1998-99	—	—	—	24.0	—	123.3	—	9.6	0.2	0.3	157.5
1998 Mar. qtr	—	—	—	241.5	—	39.6	—	1.2	15.9	4.5	302.7
June qtr	—	—	—	224.1	—	37.9	—	15.4	10.7	1.6	289.7
Sept. qtr	—	—	—	163.7	—	49.9	—	14.4	10.6	0.7	239.4
Dec. qtr	—	—	—	106.3	—	60.5	—	14.4	12.2	0.3	193.6
1999 Mar. qtr	—	—	—	51.2	—	126.5	—	9.1	9.0	0.3	196.1
June qtr	—	—	—	24.0	—	123.3	—	9.6	0.2	0.3	157.5
TOTAL											
1996-97	—	8.4	0.1	360.9	4.3	47.1	1.3	33.4	22.3	5.8	483.8
1997-98	6.4	84.4	0.1	243.1	2.1	38.7	3.9	15.4	18.5	1.6	414.0
1998-99	20.6	108.5	0.2	64.1	9.0	123.3	1.4	10.4	5.2	7.2	349.9
1998 Mar. qtr	9.0	82.8	—	252.4	0.2	41.9	3.6	16.5	23.0	4.5	433.8
June qtr	6.4	84.4	0.1	243.1	2.1	38.7	3.9	15.4	18.5	1.6	414.0
Sept. qtr	1.2	68.1	—	186.9	10.6	52.6	3.4	15.2	25.3	5.3	368.6
Dec. qtr	0.1	78.7	—	141.2	0.9	62.8	2.6	15.2	18.4	4.9	324.9
1999 Mar. qtr	0.1	109.9	0.4	83.9	9.2	127.0	3.0	9.5	10.6	4.6	358.4
June qtr	20.6	108.5	0.2	64.1	9.0	123.3	1.4	10.4	5.2	7.2	349.9

TABLE 9. NUMBER AND VALUE OF BUILDING COMPLETED: ORIGINAL

Period	Number of dwelling units				Value (\$m)						
	New houses	New other residential building	Con-versions 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											
1996-97	1,160	762	3	1,925	137.7	65.4	203.0	52.0	255.0	153.9	408.9
1997-98	1,089	405	1	1,495	122.8	38.4	161.2	52.2	213.4	172.8	386.2
1998-99	1,138	366	5	1,509	145.5	40.9	186.5	59.1	245.6	122.3	367.9
1998 Mar. qtr	258	12	1	271	29.2	0.8	30.0	10.5	40.4	25.4	65.9
June qtr	244	66	—	310	28.3	5.4	33.7	12.4	46.1	32.0	78.0
Sept. qtr	251	143	3	397	31.9	19.5	51.5	14.6	66.1	34.5	100.6
Dec. qtr	319	105	2	426	39.6	10.2	49.8	16.2	66.0	34.0	100.0
1999 Mar. qtr	294	69	—	363	37.5	6.6	44.1	12.8	56.9	19.9	76.8
June qtr	274	49	—	323	36.5	4.5	41.0	15.6	56.6	33.9	90.4
PUBLIC SECTOR											
1996-97	70	53	—	123	6.5	3.9	10.4	0.1	10.6	258.0	268.5
1997-98	10	10	130	150	1.0	0.7	1.7	8.5	10.2	250.4	260.6
1998-99	7	—	—	7	0.7	—	0.7	—	0.8	270.7	271.5
1998 Mar. qtr	2	—	—	2	0.2	—	0.2	—	0.2	42.5	42.7
June qtr	—	—	—	—	—	—	—	—	—	63.2	63.2
Sept. qtr	—	—	—	—	—	—	—	—	—	66.2	66.2
Dec. qtr	2	—	—	2	0.2	—	0.2	—	0.2	60.9	61.1
1999 Mar. qtr	2	—	—	2	0.2	—	0.2	—	0.2	94.8	95.0
June qtr	3	—	—	3	0.4	—	0.4	—	0.4	48.8	49.2
TOTAL											
1996-97	1,230	815	3	2,048	144.2	69.3	213.5	52.1	265.5	411.9	677.4
1997-98	1,099	415	131	1,645	123.8	39.1	162.9	60.7	223.6	423.2	646.9
1998-99	1,145	366	5	1,516	146.3	40.9	187.2	59.2	246.4	393.0	639.3
1998 Mar. qtr	260	12	1	273	29.4	0.8	30.1	10.5	40.6	68.0	108.6
June qtr	244	66	—	310	28.3	5.4	33.7	12.4	46.1	95.2	141.2
Sept. qtr	251	143	3	397	31.9	19.5	51.5	14.6	66.1	100.7	166.8
Dec. qtr	321	105	2	428	39.8	10.2	50.0	16.2	66.2	94.9	161.1
1999 Mar. qtr	296	69	—	365	37.7	6.6	44.3	12.8	57.1	114.7	171.8
June qtr	277	49	—	326	36.8	4.5	41.4	15.6	57.0	82.7	139.6

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>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
PRIVATE SECTOR											
1996-97	0.4	8.9	6.0	81.8	8.1	5.4	0.7	3.7	33.1	5.9	153.9
1997-98	4.2	17.8	0.2	90.4	9.3	8.4	0.6	27.5	13.4	0.9	172.8
1998-99	6.6	52.5	0.5	19.6	16.4	5.2	3.8	1.2	15.2	1.2	122.3
1998 Mar. qtr	—	2.1	0.1	13.2	5.8	2.6	—	0.6	0.2	0.9	25.4
June qtr	4.2	3.7	0.1	7.3	—	1.4	—	15.2	—	—	32.0
Sept. qtr	5.2	20.7	0.1	5.5	1.5	0.1	0.8	—	0.6	0.1	34.5
Dec. qtr	1.2	3.9	—	5.6	12.8	1.5	1.0	—	8.1	—	34.0
1999 Mar. qtr	0.1	3.2	—	4.6	0.8	2.7	0.1	1.2	6.0	1.1	19.9
June qtr	0.1	24.7	0.4	3.9	1.4	0.9	2.0	—	0.5	—	33.9
PUBLIC SECTOR											
1996-97	—	0.5	—	136.6	8.5	61.1	—	7.9	11.5	31.9	258.0
1997-98	—	0.3	—	137.6	0.9	58.1	—	21.6	19.2	12.8	250.4
1998-99	—	0.1	—	214.6	0.1	22.6	—	9.1	22.0	2.1	270.7
1998 Mar. qtr	—	—	—	0.9	0.5	27.3	—	0.2	11.3	2.5	42.5
June qtr	—	—	—	49.4	—	3.3	—	0.2	5.7	4.5	63.2
Sept. qtr	—	—	—	61.6	—	2.2	—	0.9	0.7	0.8	66.2
Dec. qtr	—	—	—	59.4	0.1	0.5	—	—	—	0.9	60.9
1999 Mar. qtr	—	—	—	58.9	—	15.2	—	8.2	12.3	0.2	94.8
June qtr	—	0.1	—	34.7	0.1	4.7	—	—	9.0	0.2	48.8
TOTAL											
1996-97	0.4	9.4	6.0	218.3	16.6	66.5	0.7	11.6	44.6	37.8	411.9
1997-98	4.2	18.1	0.2	228.0	10.2	66.5	0.6	49.1	32.6	13.7	423.2
1998-99	6.6	52.6	0.5	234.2	16.6	27.8	3.8	10.4	37.2	3.3	393.0
1998 Mar. qtr	—	2.1	0.1	14.0	6.3	29.8	—	0.7	11.5	3.3	68.0
June qtr	4.2	3.8	0.1	56.8	—	4.7	—	15.4	5.7	4.5	95.2
Sept. qtr	5.2	20.7	0.1	67.0	1.5	2.3	0.8	0.9	1.4	0.9	100.7
Dec. qtr	1.2	3.9	—	65.1	12.8	2.0	1.0	—	8.1	0.9	94.9
1999 Mar. qtr	0.1	3.2	—	63.5	0.8	17.9	0.1	9.4	18.3	1.3	114.7
June qtr	0.1	24.8	0.4	38.6	1.5	5.6	2.0	—	9.5	0.2	82.7

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>
PRIVATE SECTOR							
1996-97	131.2	60.4	191.6	54.6	246.2	147.9	394.1
1997-98	120.4	41.7	162.1	53.3	215.5	158.1	373.6
1998-99	154.1	50.8	204.9	64.0	268.9	189.4	458.3
1998 Mar. qtr	29.7	5.0	34.7	10.8	45.5	40.8	86.3
June qtr	29.6	9.3	38.9	14.7	53.6	34.4	88.0
Sept. qtr	35.5	13.0	48.5	13.4	61.9	42.6	104.5
Dec. qtr	40.6	6.7	47.3	17.1	64.3	53.9	118.2
1999 Mar. qtr	37.6	10.7	48.2	13.3	61.5	42.0	103.5
June qtr	40.5	20.4	60.9	20.2	81.1	50.9	132.1
PUBLIC SECTOR							
1996-97	5.6	3.2	8.8	5.9	14.8	253.9	268.7
1997-98	0.3	0.7	1.1	1.5	2.6	224.5	227.0
1998-99	2.8	0.2	3.0	—	3.1	185.1	188.1
1998 Mar. qtr	0.2	—	0.2	—	0.2	37.4	37.6
June qtr	—	—	—	—	—	80.4	80.4
Sept. qtr	—	—	—	—	—	45.6	45.6
Dec. qtr	0.2	—	0.2	—	0.2	50.2	50.4
1999 Mar. qtr	0.4	—	0.4	—	0.4	65.9	66.3
June qtr	2.2	0.2	2.4	—	2.4	23.4	25.8
TOTAL							
1996-97	136.8	63.6	200.4	60.5	260.9	401.8	662.8
1997-98	120.7	42.4	163.2	54.9	218.0	382.6	600.6
1998-99	157.0	51.0	207.9	64.1	272.0	374.5	646.5
1998 Mar. qtr	29.9	5.0	34.9	10.8	45.7	78.2	123.9
June qtr	29.6	9.3	38.9	14.7	53.6	114.9	168.4
Sept. qtr	35.5	13.0	48.5	13.4	61.9	88.2	150.1
Dec. qtr	40.8	6.7	47.4	17.1	64.5	104.0	168.6
1999 Mar. qtr	38.0	10.7	48.7	13.3	61.9	107.9	169.9
June qtr	42.8	20.6	63.3	20.3	83.6	74.3	157.9

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>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
PRIVATE SECTOR											
1996-97	0.4	9.2	3.6	83.9	8.0	7.1	0.7	9.4	21.3	4.2	147.9
1997-98	8.9	48.2	0.2	52.9	9.7	6.2	1.8	19.5	9.9	0.9	158.1
1998-99	6.6	89.7	0.5	43.5	18.9	5.1	3.5	1.7	14.7	5.1	189.4
1998 Mar. qtr	3.3	18.7	—	7.4	1.7	0.6	0.5	7.2	0.8	0.5	40.8
June qtr	3.8	16.2	0.2	4.5	0.6	0.3	0.4	6.6	1.8	—	34.4
Sept. qtr	1.5	20.2	—	8.2	4.9	1.3	0.9	0.4	4.7	0.6	42.6
Dec. qtr	0.3	25.0	—	9.4	9.1	2.0	0.9	0.4	5.5	1.2	53.9
1999 Mar. qtr	—	23.7	0.4	8.0	2.5	1.4	1.5	0.8	2.6	1.1	42.0
June qtr	4.8	20.8	0.1	17.8	2.4	0.5	0.3	0.1	1.9	2.2	50.9
PUBLIC SECTOR											
1996-97	—	0.3	—	165.2	7.8	55.4	—	10.0	10.0	5.1	253.9
1997-98	—	0.3	—	139.5	0.9	49.1	—	3.2	19.7	11.9	224.5
1998-99	—	0.1	—	104.9	0.1	51.3	—	9.5	17.4	1.8	185.1
1998 Mar. qtr	—	—	—	16.3	0.5	11.6	—	0.3	6.7	2.1	37.4
June qtr	—	—	—	61.9	—	10.9	—	0.8	5.9	0.8	80.4
Sept. qtr	—	—	—	27.0	—	12.1	—	1.8	3.9	0.7	45.6
Dec. qtr	—	—	—	26.7	0.1	15.8	—	2.7	4.3	0.7	50.2
1999 Mar. qtr	—	—	—	41.3	—	12.9	—	4.1	7.4	0.2	65.9
June qtr	—	0.1	—	9.9	0.1	10.4	—	0.9	1.8	0.2	23.4
TOTAL											
1996-97	0.4	9.6	3.6	249.1	15.8	62.5	0.7	19.4	31.3	9.3	401.8
1997-98	8.9	48.5	0.2	192.3	10.6	55.3	1.8	22.7	29.6	12.8	382.6
1998-99	6.6	89.8	0.5	148.3	19.0	56.5	3.5	11.2	32.1	6.9	374.5
1998 Mar. qtr	3.3	18.7	—	23.7	2.2	12.2	0.5	7.5	7.5	2.6	78.2
June qtr	3.8	16.3	0.2	66.4	0.6	11.3	0.4	7.5	7.6	0.8	114.9
Sept. qtr	1.5	20.2	—	35.2	4.9	13.4	0.9	2.2	8.7	1.3	88.2
Dec. qtr	0.3	25.0	—	36.1	9.2	17.8	0.9	3.0	9.7	1.9	104.0
1999 Mar. qtr	—	23.7	0.4	49.3	2.5	14.4	1.5	4.9	10.0	1.4	107.9
June qtr	4.8	20.9	0.1	27.7	2.4	10.9	0.3	1.0	3.7	2.4	74.3

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-resi- dential building</i>	<i>Total building</i>
PRIVATE SECTOR							
1996-97	20.6	31.2	51.8	5.7	57.5	41.5	99.0
1997-98	21.7	12.3	34.0	7.9	41.9	77.3	119.2
1998-99	32.3	27.5	59.9	14.9	74.7	78.3	153.0
1998 Mar. qtr	21.1	19.4	40.5	6.8	47.3	86.5	133.8
June qtr	21.7	12.3	34.0	7.9	41.9	77.3	119.2
Sept. qtr	36.4	10.2	46.6	7.9	54.6	74.1	128.7
Dec. qtr	30.3	19.1	49.4	7.9	57.3	56.3	113.6
1999 Mar. qtr	28.4	29.9	58.3	18.1	76.4	65.2	141.6
June qtr	32.3	27.5	59.9	14.9	74.7	78.3	153.0
PUBLIC SECTOR							
1996-97	0.2	0.1	0.3	9.8	10.2	196.7	206.8
1997-98	—	—	—	—	—	131.9	131.9
1998-99	3.1	0.1	3.2	—	3.2	94.6	97.8
1998 Mar. qtr	—	—	—	—	—	162.2	162.2
June qtr	—	—	—	—	—	131.9	131.9
Sept. qtr	0.1	—	0.1	—	0.1	111.0	111.0
Dec. qtr	0.1	—	0.1	—	0.1	75.9	76.1
1999 Mar. qtr	1.0	0.3	1.3	—	1.3	107.9	109.1
June qtr	3.1	0.1	3.2	—	3.2	94.6	97.8
TOTAL							
1996-97	20.7	31.4	52.1	15.5	67.6	238.2	305.8
1997-98	21.7	12.3	34.0	7.9	41.9	209.2	251.1
1998-99	35.4	27.7	63.0	14.9	77.9	172.9	250.9
1998 Mar. qtr	21.1	19.4	40.5	6.8	47.3	248.6	295.9
June qtr	21.7	12.3	34.0	7.9	41.9	209.2	251.1
Sept. qtr	36.5	10.2	46.7	7.9	54.6	185.1	239.7
Dec. qtr	30.5	19.1	49.5	7.9	57.5	132.3	189.7
1999 Mar. qtr	29.4	30.2	59.6	18.1	77.7	173.1	250.7
June qtr	35.4	27.7	63.0	14.9	77.9	172.9	250.9

**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>
PRIVATE SECTOR											
1996-97	—	7.3	—	20.6	3.9	1.1	1.0	3.5	4.0	—	41.5
1997-98	1.7	52.9	—	13.0	1.3	0.7	2.4	—	5.2	—	77.3
1998-99	15.9	39.8	0.1	10.3	5.8	—	0.3	0.3	3.0	2.9	78.3
1998 Mar. qtr	3.8	63.8	—	2.1	—	1.1	2.6	6.8	6.2	—	86.5
June qtr	1.7	52.9	—	13.0	1.3	0.7	2.4	—	5.2	—	77.3
Sept. qtr	0.2	37.2	—	14.5	6.5	1.5	1.8	0.4	8.0	4.1	74.1
Dec. qtr	—	26.6	—	22.5	0.3	0.6	1.1	—	2.2	2.9	56.3
1999 Mar. qtr	0.1	37.3	—	16.9	7.0	—	0.2	0.1	1.0	2.6	65.2
June qtr	15.9	39.8	0.1	10.3	5.8	—	0.3	0.3	3.0	2.9	78.3
PUBLIC SECTOR											
1996-97	—	—	—	164.8	—	17.5	—	2.1	8.0	4.3	196.7
1997-98	—	—	—	90.2	—	20.8	—	13.8	6.1	1.0	131.9
1998-99	—	—	—	9.2	—	77.5	—	7.7	0.2	0.1	94.6
1998 Mar. qtr	—	—	—	120.1	—	30.2	—	0.2	11.5	0.2	162.2
June qtr	—	—	—	90.2	—	20.8	—	13.8	6.1	1.0	131.9
Sept. qtr	—	—	—	73.1	—	22.8	—	12.0	2.7	0.3	111.0
Dec. qtr	—	—	—	48.4	—	18.1	—	9.3	0.1	0.1	75.9
1999 Mar. qtr	—	—	—	11.5	—	86.4	—	8.1	1.8	0.1	107.9
June qtr	—	—	—	9.2	—	77.5	—	7.7	0.2	0.1	94.6
TOTAL											
1996-97	—	7.3	—	185.4	3.9	18.6	1.0	5.5	12.1	4.3	238.2
1997-98	1.7	52.9	—	103.2	1.3	21.5	2.4	13.8	11.3	1.0	209.2
1998-99	15.9	39.8	0.1	19.5	5.8	77.5	0.3	8.0	3.1	3.0	172.9
1998 Mar. qtr	3.8	63.8	—	122.2	—	31.3	2.6	7.0	17.7	0.2	248.6
June qtr	1.7	52.9	—	103.2	1.3	21.5	2.4	13.8	11.3	1.0	209.2
Sept. qtr	0.2	37.2	—	87.6	6.5	24.3	1.8	12.4	10.7	4.4	185.1
Dec. qtr	—	26.6	—	70.9	0.3	18.7	1.1	9.3	2.3	2.9	132.3
1999 Mar. qtr	0.1	37.3	—	28.4	7.0	86.4	0.2	8.2	2.8	2.6	173.1
June qtr	15.9	39.8	0.1	19.5	5.8	77.5	0.3	8.0	3.1	3.0	172.9

TABLE 15. BUILDING ACTIVITY RELATIVE STANDARD ERRORS, JUNE QUARTER 1999
(Percentage)

(Percentage)						
Ownership and stage of construction	New residential building				Value	
	Houses		Total		Alterations and additions to residential buildings	Total building
	Number	Value	Number of dwelling units	Value		
TOTAL PRIVATE AND PUBLIC SECTORS						
Commenced	0.5	0.6	0.4	0.4	4.1	0.5
Under construction at end of period	1.2	1.4	0.6	0.8	3.5	0.3
Completed	2.2	2.5	1.9	2.2	6.0	0.9
Value of work done	..	1.1	..	0.7	2.8	0.5
Value of work yet to be done	..	1.3	..	0.7	4.3	0.3

EXPLANATORY NOTES

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 compiled by the ABS and 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 jobs selected in previous quarters which have not been completed (or commenced) by the end of the previous quarter and those jobs newly selected in the current quarter. The population list from which jobs are selected for inclusion comprises all approved jobs which were notified to the ABS (refer paragraph 2) 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 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, 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 town houses, 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 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 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 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 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, guest houses, 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.

EXPLANATORY NOTES *continued*

BUILDING CLASSIFICATION *continued*

- *Offices*. Includes banks, post offices, council chambers, head and regional offices.
- *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 to private sector houses) 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 standard error as a percentage of the estimate to which it refers. The RSE 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 jobs, and efficient operating procedures.

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 of Time Series Analysis on Canberra 02 6252 6345.

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

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.

CHAIN VOLUME MEASURES

25 Chain volume estimates of the value of commencements and work done are shown in tables 1 and 2. While current price estimates of the value of commencements and work done reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and therefore only reflect volume changes. 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 new other building components of the national accounts aggregate 'Gross fixed capital formation'.

26 The chain volume measures of commencements and work done appearing in this publication are annually reweighted chain Laspeyres indexes referenced to current price values in a chosen reference year (currently 1997–98). The reference year will be updated annually in the June quarter publication. Each year's data in the value of commencements and work done series are based on the prices of the previous year, except for the quarters of the latest incomplete year which are based upon the current reference year (i.e. 1997–98). Comparability with previous years is achieved by linking (or chaining) the series together to form a continuous time series. Further information on the nature and concepts of chain volume measures is contained in the *ABS Information Paper: Introduction of Chain Volume Measures in the Australian National Accounts* (Cat. no. 5248.0).

27 The factors used to seasonally adjust the chain volume measures 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, it can be provided via fax, photocopy, computer printout, floppy disk and email. A charge may be made for providing unpublished information in these forms. Inquiries should be made to Information Inquiries on Canberra 02 6207 0326 or any ABS State office.

30 Users may also wish to refer to the following publications which are available on request:

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

Building Activity, Australia: Building Work Done, Preliminary
(Cat. no. 8755.0) — issued quarterly

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

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

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

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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