

CATALOGUE NO. 8752.1

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## BUILDING ACTIVITY, NEW SOUTH WALES SEPTEMBER QUARTER 1994

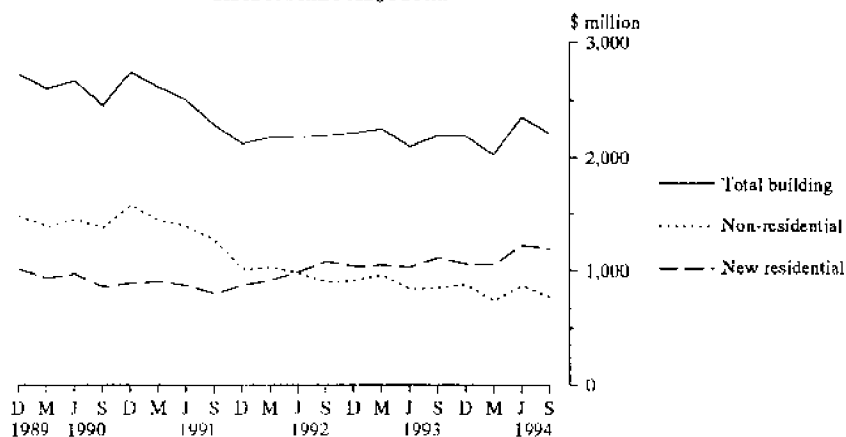
### SUMMARY OF FINDINGS

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

	Percentage change on	
	June quarter 1994	Sept. quarter 1993
New residential building	-2.3	7.0
Alterations and additions to residential buildings	0.3	8.6
Non-residential building	-12.1	-9.9
<b>Total building</b>	<b>-6.1</b>	<b>0.7</b>

- Expressed in seasonally adjusted average 1989-90 prices, the total value of building work done for the September quarter 1994 was \$2,207.1 million. This was down \$143.3 million or 6.1% on the previous quarter's 3-year high.
- The value of work done on new residential building fell by \$28.3 million to \$1,190.9 million, a decrease of 2.3% on the previous quarter but still the second highest value recorded since the series began with the September quarter 1974.
- Work done on residential alterations and additions, at \$266.9 million for the September quarter, was not significantly different from last quarter's 3<sup>1</sup>/<sub>2</sub>-year high.
- Work done on non-residential building fell by 12.1% to \$767.8 million, only \$34.1 million above the 9-year low of the March quarter 1994.

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



### INQUIRIES

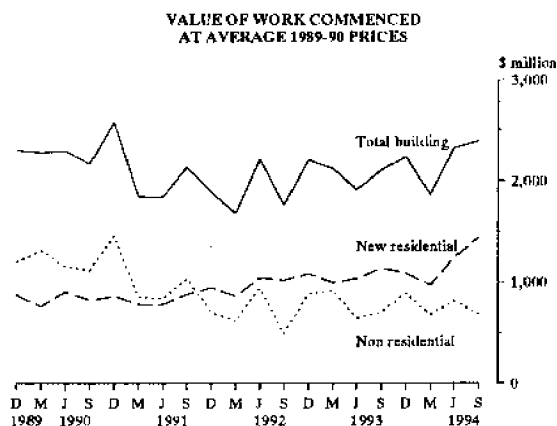
- for more information about statistics in this publication and the availability of related unpublished statistics, contact Colin Speechley on Adelaide (08) 237 7495 or any ABS State Office.
- for information about other ABS statistics and services please refer to the back of this publication.

## SUMMARY OF FINDINGS - continued

## Value of building work commenced at average 1989-90 prices

	Percentage change on	
	June quarter 1994	Sept. quarter 1993
New residential building	16.3	26.4
Alterations and additions to residential buildings	-1.4	4.2
Non-residential building	-16.0	-3.6
<b>Total building</b>	<b>2.9</b>	<b>13.6</b>

- Expressed in average 1989-90 prices (but not seasonally adjusted) the total value of building work commenced during the September quarter 1994 was \$2,395.2 million. This was an increase of \$67.2 million or 2.9% on the previous quarter and the highest since the December quarter 1990.
- The value of new residential building commenced was up \$201.9 million or 16.3% for the September quarter 1994, a record since the series began with the September quarter 1969. An increase of 56.6% or \$230.5 million in commencements of other residential buildings accounted for this increase, this being partly offset by a drop in the value of new houses of 3.4% or \$28.6 million.

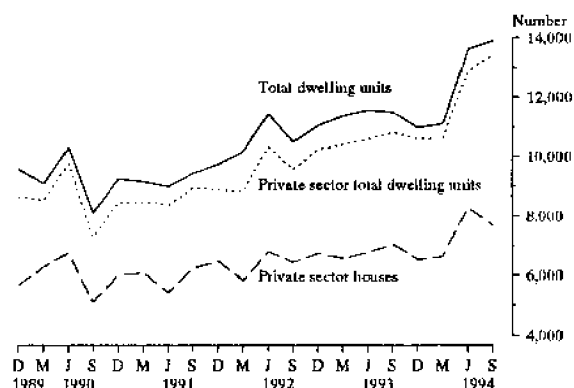


## Number of dwelling units commenced, seasonally adjusted

	Percentage change on	
	June quarter 1994	Sept. quarter 1993
Private sector houses	-7.0	9.1
Private sector dwelling units	4.0	24.0
<b>Total dwelling units</b>	<b>2.1</b>	<b>21.0</b>

- In seasonally adjusted terms, the estimate of the total number of dwelling units commenced during the September quarter 1994 was 13,905 which was 2.1% more than the June quarter and the most since the March quarter 1981.
- The total number of dwelling units commenced for the private sector rose by 4.0% during the September quarter 1994 to 13,431, the highest since the December quarter 1980. However, the number of private sector houses commenced fell by 7.0% from the 5 $\frac{1}{4}$ -year high established last quarter.

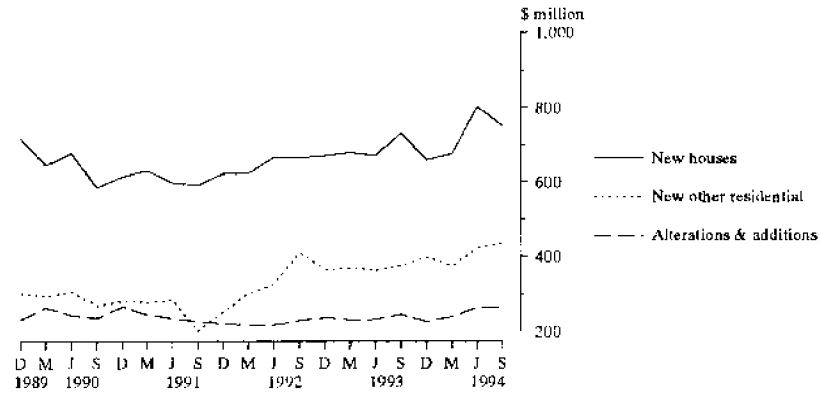
NEW DWELLING UNITS COMMENCED SEASONALLY ADJUSTED



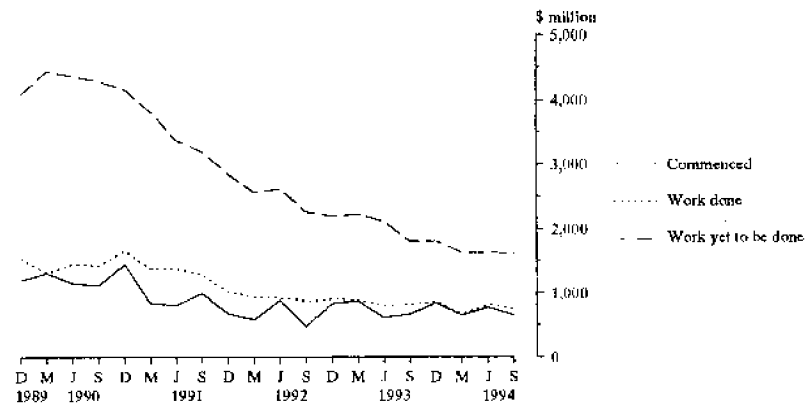
## Original unadjusted data

- The total value of building work commenced (unadjusted, at current prices) during the September quarter 1994 was \$2,423.1 million. Of this, \$1,473.6 million was for new residential building resulting in 14,643 units.
- The total value of work done during the September quarter 1994 was \$2,322.8 million (not significantly different from the previous quarter) while the value of work yet to be done on jobs under construction at the end of September 1994 rose by \$220.2 million to \$3,618.2 million.

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



VALUE OF NON RESIDENTIAL BUILDING



VALUE OF NON-RESIDENTIAL WORK DONE

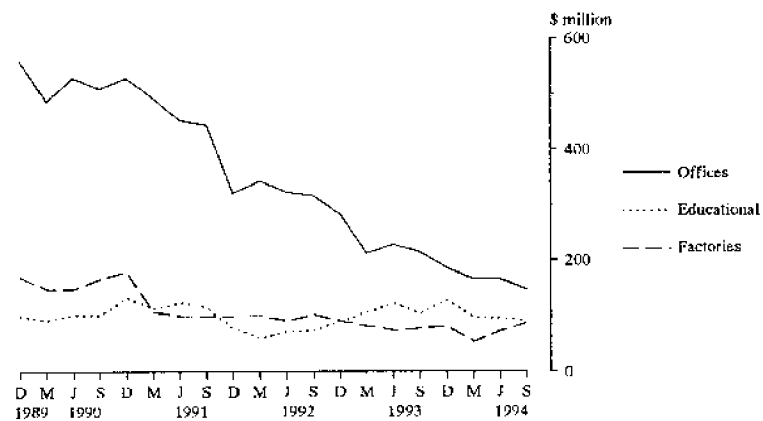


TABLE 1. SUMMARY OF BUILDING ACTIVITY, NSW

TABLE 1. SUMMARY OF BUILDING ACTIVITY, 1991-1994																			
Period	New residential building				Value (\$m)														
	Houses		Other residential buildings		Total		Non-residential building								Total building				
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Alterations and additions to residential buildings	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreation			Miscellaneous		
COMPLETED																			
1991-92	26,387	2,664.2	14,351	1,142.4	40,738	3,806.7	898.8	146.5	276.3	317.0	1,141.4	226.7	306.1	33.0	140.1	426.7	132.8	3,146.6	7,852.1
1992-93	27,397	2,815.7	17,064	1,366.8	44,461	4,182.6	944.6	109.9	415.8	294.4	518.3	243.9	432.7	38.0	474.5	175.2	96.1	2,798.7	7,925.8
1993-94 r	29,162	3,062.9	18,019	1,479.3	47,181	4,542.2	1,057.0	92.6	453.2	256.8	603.2	313.7	377.8	39.1	410.4	247.0	168.9	2,962.7	8,561.9
1993 June qtr	7,120	718.5	4,142	335.3	11,262	1,053.8	237.7	15.6	77.4	84.1	113.5	48.8	121.6	21.0	63.1	47.9	22.1	615.0	1,906.6
Sept. qtr	7,603	786.4	4,521	369.4	12,124	1,155.8	273.1	21.4	85.4	48.3	131.1	95.7	101.3	12.8	76.4	72.9	28.1	673.5	2,102.3
Dec. qtr	6,786	711.7	4,815	397.6	11,601	1,109.3	271.0	38.2	108.0	56.7	225.8	98.3	108.1	11.2	68.8	62.7	74.8	852.7	2,233.0
1994 Mar. qtr	6,247	665.1	3,922	331.5	10,169	996.5	219.4	14.2	49.0	35.2	147.1	46.2	61.5	7.9	190.5	75.1	27.9	654.7	1,870.6
June qtr r	8,526	899.8	4,761	380.9	13,287	1,280.6	293.5	18.8	210.8	116.5	99.2	73.5	106.9	7.1	74.7	36.3	38.0	781.8	2,355.9
Sept. qtr	8,254	874.6	6,389	599.0	14,643	1,473.6	291.1	9.8	140.7	102.2	87.5	52.2	60.0	5.6	113.0	46.9	40.6	658.5	2,423.1
UNDER CONSTRUCTION AT END OF PERIOD																			
1991-92	15,974	1,792.7	11,343	1,101.1	27,317	2,893.8	589.1	709.1	689.1	406.8	2,352.7	494.5	299.0	28.8	252.2	454.1	174.6	5,860.7	9,343.6
1992-93	15,716	1,767.0	12,198	1,147.3	27,914	2,914.3	595.9	348.6	701.4	349.5	1,676.9	185.0	370.4	22.3	541.0	363.7	145.6	4,704.6	8,214.7
1993-94 r	15,925	1,845.1	12,692	1,245.1	28,617	3,090.2	664.1	165.1	463.7	233.0	834.2	174.9	357.0	35.6	771.7	375.2	145.4	3,555.8	7,310.1
1993 June qtr	15,716	1,767.0	12,198	1,147.3	27,914	2,914.3	595.9	348.6	701.4	349.5	1,676.9	185.0	370.4	22.3	541.0	363.7	145.6	4,704.6	8,214.7
Sept. qtr	16,360	1,841.6	12,058	1,150.2	28,418	2,991.7	632.3	311.3	427.8	336.4	851.8	209.7	409.3	29.7	605.7	380.9	148.6	3,711.2	7,355.3
Dec. qtr	14,578	1,674.7	11,616	1,139.3	26,194	2,814.0	612.1	328.6	342.7	198.7	884.7	225.0	400.3	32.9	628.0	377.4	141.9	3,563.1	6,986.1
1994 Mar. qtr	13,896	1,627.0	11,440	1,124.4	25,336	2,751.4	606.9	161.5	317.7	161.5	914.5	191.0	316.3	33.3	753.6	390.2	129.8	3,369.4	6,727.6
June qtr r	15,925	1,845.1	12,692	1,245.1	28,617	3,090.2	664.1	165.1	463.7	233.0	834.2	174.9	357.0	35.6	771.7	375.2	145.4	3,555.8	7,310.1
Sept. qtr	16,723	1,935.9	14,858	1,507.0	31,581	3,442.9	739.4	163.2	494.0	260.0	663.9	169.0	331.6	32.0	839.7	217.6	164.0	3,334.9	7,517.2
COMPLETED																			
1991-92	25,254	2,575.7	12,586	1,057.4	37,840	3,633.1	973.1	741.7	287.4	308.9	1,719.4	560.3	487.6	33.1	214.1	304.3	279.9	4,936.7	9,542.9
1992-93	27,182	2,826.4	15,840	1,332.8	43,022	4,159.1	964.9	471.1	414.8	400.8	1,204.3	595.8	362.0	45.0	208.8	189.6	123.4	4,012.5	9,136.6
1993-94 r	28,630	3,014.7	17,230	1,405.7	45,860	4,420.4	1,018.5	60.0	683.5	375.8	1,325.0	306.1	401.6	27.0	189.8	233.7	175.0	3,777.5	9,216.4
1993 June qtr	6,419	655.3	3,853	318.9	10,272	974.2	236.1	15.0	51.7	49.9	190.2	341.3	97.1	24.3	43.4	50.5	33.5	896.9	2,107.1
Sept. qtr	6,884	723.2	4,541	367.9	11,425	1,091.1	234.3	11.3	357.7	54.6	842.0	60.5	62.3	5.9	15.3	55.6	28.8	1,494.2	2,809.6
Dec. qtr	8,479	884.2	5,190	415.2	13,669	1,299.5	314.0	22.2	186.9	199.5	193.3	88.5	126.5	7.4	45.6	67.4	82.6	1,020.0	2,633.5
1994 Mar. qtr	6,847	718.6	4,063	347.9	10,910	1,066.5	237.8	9.1	73.5	72.8	119.5	72.5	145.2	9.4	65.6	58.2	35.9	661.6	1,965.9
June qtr r	6,420	688.6	3,436	274.6	9,856	963.3	242.3	17.3	65.4	48.9	170.2	84.5	67.6	4.3	63.2	52.4	27.7	601.7	1,807.3
Sept. qtr	7,378	791.2	4,187	349.2	11,565	1,140.4	234.3	12.6	114.7	75.8	299.0	59.7	88.7	9.3	47.7	224.7	23.1	955.4	2,330.1

TABLE 1. SUMMARY OF BUILDING ACTIVITY, NSW—continued

New residential building					Value (\$m)															
Houses			Other residential buildings		Total	Non-residential building														
Period	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Alterations and additions to residential buildings										Enter-tainment and recrea-tional			
							Hotels etc.	Shops	Factories	Offices	Other business premises	Educa-tional	Reli-gious	Health	Miscel-laneous	Total				
VALUE OF WORK DONE DURING PERIOD																				
1991-92	..	2,660.7	..	1,028.3	..	3,689.0	941.8	391.6	456.6	391.4	1,433.1	461.8	326.5	31.3	212.9	266.8	195.4	4,167.5		
1992-93	..	2,850.2	..	1,403.9	..	4,254.1	990.9	133.0	450.9	350.1	1,041.8	295.8	393.3	44.5	322.7	260.3	148.6	3,450.0		
1993-94 r	..	3,092.2	..	1,466.3	..	4,558.6	1,055.5	95.2	450.1	286.7	732.9	314.2	425.7	35.2	377.8	347.7	137.8	3,203.2		
1993 June qtr	..	693.9	..	322.5	..	1,016.4	241.1	15.3	95.2	75.1	228.1	65.6	121.3	22.2	64.6	76.4	31.9	795.7		
Sept. qtr	..	805.2	..	361.2	..	1,166.4	268.3	20.5	135.2	77.9	214.9	65.9	104.6	6.9	77.4	97.2	25.2	825.8		
Dec. qtr	..	749.2	..	394.4	..	1,143.6	271.7	23.4	125.5	81.7	186.3	92.5	127.7	9.1	87.6	98.4	38.2	870.4		
1994 Mar. qtr	..	690.6	..	333.0	..	1,023.5	234.7	19.3	64.5	53.9	165.7	69.7	97.4	10.6	87.4	77.5	30.0	676.2		
June qtr r	..	847.3	..	377.7	..	1,225.1	280.8	32.0	124.8	73.2	165.9	86.0	95.9	8.6	125.3	74.6	44.4	830.9		
Sept. qtr	..	842.6	..	426.7	..	1,269.3	297.9	33.9	123.7	87.0	147.2	62.9	90.6	9.3	74.7	85.3	41.2	755.6		
2,322.8																				
VALUE OF WORK YET TO BE DONE																				
1991-92	..	791.6	..	618.9	..	1,410.5	251.6	331.0	326.4	137.2	1,075.0	102.7	142.9	16.4	75.9	328.0	87.0	2,622.6		
1992-93	..	780.7	..	609.3	..	1,390.0	246.9	308.8	305.2	134.0	593.9	95.7	188.2	10.8	254.4	190.7	34.4	2,116.0		
1993-94 r	..	814.8	..	667.5	..	1,482.3	285.4	110.6	302.9	114.2	378.1	91.9	153.1	16.6	297.3	93.3	72.4	1,630.3		
1993 June qtr	..	780.7	..	609.3	..	1,390.0	246.9	308.8	305.2	134.0	593.9	95.7	188.2	10.8	254.4	190.7	34.4	2,116.0		
Sept. qtr	..	780.6	..	623.2	..	1,403.8	261.8	265.3	254.1	103.6	396.2	121.7	185.0	17.2	257.2	167.7	41.7	1,809.7		
Dec. qtr	..	757.4	..	638.2	..	1,395.6	265.0	281.4	230.7	84.0	436.1	132.5	176.1	19.3	237.5	134.8	79.6	1,812.0		
1994 Mar. qtr	..	741.6	..	641.7	..	1,383.2	264.1	121.7	216.1	66.4	419.6	101.8	140.3	18.5	341.2	128.6	73.4	1,627.6		
June qtr r	..	814.8	..	667.5	..	1,482.3	285.4	110.6	302.9	114.2	378.1	91.9	153.1	16.6	297.3	93.3	72.4	1,630.3		
Sept. qtr	..	838.6	..	852.8	..	1,711.4	297.0	87.4	324.7	130.0	359.6	82.9	125.8	13.0	338.2	75.2	72.9	1,609.8		
3,618.2																				

NOTE: The number of self-contained dwelling units commenced as part of the construction of non-residential building and alterations and additions to existing buildings (including conversions to dwelling units) are excluded from this table. There were 296 such dwelling units commenced in the September quarter 1994.

**TABLE 2. SUMMARY OF PRIVATE SECTOR BUILDING ACTIVITY, NSW**

New residential building										Non-residential building									
Houses			Other residential buildings			Total				Other business premises							Total		
Period	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Alterations and additions to residential buildings		Hotels etc.	Shops	Factories	Offices	Religious	Health	Miscellaneous	Total			
COMMENCED																			
1991-92	25,412	2,583.9	11,542	911.3	36,954	3,495.1	893.5	145.8	265.4	305.3	711.3	168.4	84.2	32.8	214.5	80.5	2,079.0	6,467.6	
1992-93	26,554	2,734.1	14,225	1,163.3	40,779	3,897.4	939.1	107.9	378.7	290.8	349.3	189.7	124.4	38.0	134.5	54.1	1,734.8	6,571.2	
1993-94 r	28,547	3,003.6	16,385	1,374.8	44,932	4,378.4	1,050.4	89.2	433.2	250.6	379.7	228.5	85.0	39.1	205.6	84.3	2,020.3	7,449.1	
1993 June qtr	6,779	686.9	3,562	296.1	10,341	982.9	234.8	14.2	72.1	83.8	62.5	31.7	40.6	21.0	22.4	10.0	398.2	1,616.0	
Sept. qtr	7,403	766.9	3,840	330.7	11,243	1,097.6	269.7	20.8	83.4	48.1	102.8	76.3	25.4	12.8	66.2	59.4	514.4	1,881.7	
Dec. qtr	6,699	703.0	4,571	379.5	11,270	1,082.5	269.8	37.6	96.1	54.8	84.9	57.7	28.9	11.2	16.3	20.0	454.3	1,806.6	
1994 Mar. qtr	6,153	655.5	3,642	313.2	9,795	968.6	218.7	13.7	48.1	34.0	117.0	33.7	13.2	7.9	80.0	67.9	21.3	436.7	1,624.0
June qtr r	8,292	878.3	4,332	351.5	12,624	1,229.8	292.1	17.1	205.7	113.8	75.0	60.8	17.5	7.1	62.4	31.7	23.8	614.9	2,136.7
Sept. qtr	8,071	856.5	5,855	563.7	13,926	1,420.3	289.2	9.8	138.4	85.6	65.4	46.2	24.0	5.6	19.6	38.5	17.8	450.8	2,160.2
UNDER CONSTRUCTION AT END OF PERIOD																			
1991-92	15,764	1,775.2	9,069	904.1	24,833	2,679.3	586.4	708.4	686.3	398.6	1,391.8	194.9	47.5	28.6	253.3	83.0	3,847.1	7,112.9	
1992-93	15,326	1,729.9	10,377	1,017.8	25,703	2,747.7	592.7	347.3	672.8	346.8	973.1	150.2	67.3	22.3	50.8	58.3	2,825.2	6,165.6	
1993-94 r	15,727	1,827.5	11,762	1,181.0	27,489	3,008.5	662.0	162.9	447.7	227.7	419.6	162.7	37.3	35.6	196.1	158.8	71.6	1,920.0	5,590.5
1993 June qtr	15,326	1,729.9	10,377	1,017.8	25,703	2,747.7	592.7	347.3	672.8	346.8	973.1	150.2	67.3	22.3	50.8	58.3	2,825.2	6,165.6	
Sept. qtr	16,094	1,815.4	10,449	1,047.9	26,543	2,863.3	646.6	309.7	424.0	333.7	478.7	176.1	74.7	29.7	112.2	151.4	55.9	2,146.2	5,656.0
Dec. qtr	14,497	1,865.6	11,058	1,099.5	25,555	2,765.1	609.3	327.3	338.0	194.3	426.0	170.4	77.4	32.9	101.8	150.8	63.0	1,872.0	5,246.4
1994 Mar. qtr	13,807	1,617.3	10,800	1,081.9	24,607	2,699.2	605.0	160.9	304.1	156.0	458.8	161.0	45.7	33.3	161.0	166.5	62.7	1,710.1	5,014.3
June qtr r	15,727	1,827.5	11,762	1,181.0	27,489	3,008.5	662.0	162.9	447.7	227.7	419.6	162.7	37.3	35.6	196.1	158.8	71.6	1,920.0	5,590.5
Sept. qtr	16,468	1,910.8	13,693	1,426.5	30,161	3,337.4	737.1	161.8	479.1	241.1	414.1	158.8	53.0	32.0	203.3	188.8	73.5	2,005.4	6,080.0
COMPLETED																			
1991-92	24,303	2,493.7	10,230	797.6	34,533	3,291.3	947.5	741.7	278.0	296.6	1,253.3	326.8	152.9	33.1	68.9	252.0	116.6	3,520.0	7,758.9
1992-93	26,519	2,764.2	12,548	1,089.9	39,067	3,824.1	959.9	469.9	402.9	390.1	775.7	237.6	106.2	44.8	77.3	161.9	75.4	2,741.8	7,525.8
1993-94 r	27,823	2,935.8	14,709	1,233.0	42,532	4,168.8	1,010.6	57.5	651.0	372.0	834.7	214.1	106.9	27.0	89.0	181.7	73.3	2,607.2	7,786.7
1993 June qtr	6,218	635.3	3,223	268.2	9,441	903.5	234.5	15.0	49.3	46.8	162.1	45.4	35.9	24.3	32.7	42.2	18.5	472.1	1,610.2
Sept. qtr	6,560	692.8	3,652	303.0	10,212	995.9	223.5	11.1	330.8	54.2	489.8	40.2	12.5	5.9	7.6	44.1	21.6	1,077.9	2,237.3
Dec. qtr	8,207	858.4	3,895	334.0	12,102	1,192.4	309.8	21.2	185.9	199.2	138.5	66.3	24.9	7.4	28.9	47.6	13.7	733.6	2,235.8
1994 Mar. qtr	6,761	709.5	3,865	331.6	10,626	1,041.2	236.1	7.9	71.6	72.6	86.6	44.8	44.0	9.4	19.8	47.6	19.5	423.8	1,701.1
June qtr r	6,295	675.0	3,297	264.4	9,592	939.4	241.2	17.2	62.7	46.0	119.8	62.8	25.5	4.3	32.6	42.4	18.5	431.9	1,612.5
Sept. qtr	7,252	780.5	3,888	330.2	11,140	1,110.8	232.5	11.8	111.4	73.1	73.5	51.3	8.7	9.3	14.3	28.2	16.7	398.4	1,741.7



TABLE 3. SUMMARY OF PUBLIC SECTOR BUILDING ACTIVITY, NSW

New residential building										Non-residential building										Value (\$m)	
Houses				Other residential buildings				Total		Non-residential building										Total	
Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Alterations and additions to residential buildings	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Miscellaneous	Total	Total building				
COMMENCED																					
1991-92	975	80.4	2,809	231.2	3,784	311.5	5.3	0.7	10.9	11.6	430.1	58.3	222.0	0.2	69.3	212.2	52.3	1,067.7	1,384.6		
1992-93	843	81.6	2,839	203.6	3,682	285.1	5.5	1.9	37.1	3.6	169.0	54.1	308.4	—	407.1	40.8	41.9	1,064.0	1,354.6		
1993-94 r	615	59.3	1,634	104.5	2,249	163.8	6.6	3.3	19.9	6.2	223.5	85.2	292.9	—	185.5	41.4	84.6	942.4	1,112.8		
1993 June qtr	341	31.7	580	39.2	921	70.9	2.9	1.4	5.3	0.4	51.0	17.1	81.0	—	40.7	7.9	12.1	216.8	290.6		
Sept. qtr	200	19.5	681	38.7	881	58.2	3.3	0.5	2.0	0.2	28.3	19.5	76.0	—	10.2	13.5	9.0	159.1	220.6		
Dec. qtr	87	8.7	244	18.1	331	26.8	1.2	0.6	11.9	1.9	140.9	40.5	79.2	—	52.5	16.1	54.8	398.4	426.4		
1994 Mar. qtr	94	9.6	280	18.3	374	27.9	0.7	0.4	0.9	1.3	30.2	12.5	48.3	—	110.5	7.2	6.7	218.0	246.6		
June qtr r	234	21.5	429	29.4	663	50.9	1.4	1.8	5.1	2.8	24.1	12.7	89.4	—	12.3	4.5	14.2	167.0	219.2		
Sept. qtr	183	18.1	534	35.2	717	53.3	1.9	—	2.3	16.5	22.1	6.1	36.0	—	93.5	8.4	22.8	207.7	262.9		
UNDER CONSTRUCTION AT END OF PERIOD																					
1991-92	210	17.5	2,274	197.0	2,484	214.4	2.7	0.7	2.8	8.3	960.9	299.6	251.5	0.2	197.2	200.8	91.6	2,013.6	2,230.8		
1992-93	390	37.1	1,821	129.4	2,211	166.5	3.2	1.3	28.7	2.7	703.8	34.7	303.1	—	490.2	227.5	87.4	1,879.4	2,049.1		
1993-94 r	198	17.6	930	64.1	1,128	81.7	2.1	2.2	16.0	5.4	414.6	12.1	319.7	—	575.7	216.4	73.8	1,635.8	1,719.6		
1993 June qtr	390	37.1	1,821	129.4	2,211	166.5	3.2	1.3	28.7	2.7	703.8	34.7	303.1	—	490.2	227.5	87.4	1,879.4	2,049.1		
Sept. qtr	266	26.2	1,609	102.2	1,875	128.5	5.7	1.6	3.8	2.7	373.1	33.6	334.6	—	493.6	229.5	92.7	1,565.1	1,699.3		
Dec. qtr	81	9.1	558	39.8	639	48.9	2.8	1.2	14.7	4.4	458.7	54.6	322.8	—	526.2	226.6	78.9	1,688.1	1,739.7		
1994 Mar. qtr	89	9.7	640	42.5	729	52.1	1.9	0.5	13.6	5.5	455.7	30.0	270.6	—	592.6	223.7	67.1	1,659.3	1,713.3		
June qtr r	198	17.6	930	64.1	1,128	81.7	2.1	2.2	16.0	5.4	414.6	12.1	319.7	—	575.7	216.4	73.8	1,635.8	1,719.6		
Sept. qtr	255	25.0	1,165	80.5	1,420	105.5	2.3	1.4	15.0	18.9	249.8	10.2	278.6	—	636.4	28.8	90.5	1,329.5	1,437.3		
COMPLETED																					
1991-92	951	82.0	2,356	259.8	3,307	341.8	25.6	—	9.4	12.3	466.1	233.5	334.7	—	145.2	52.3	163.2	1,416.7	1,784.1		
1992-93	663	62.2	3,292	272.9	3,955	335.1	5.0	1.2	11.9	10.7	428.6	358.2	255.8	0.2	128.5	27.7	47.9	1,270.7	1,610.8		
1993-94 r	807	78.8	2,521	172.7	3,328	251.5	7.9	2.5	32.5	3.8	490.3	92.0	294.7	—	100.8	52.0	101.7	1,170.3	1,429.7		
1993 June qtr	201	19.9	630	50.7	831	70.6	1.6	0.1	2.4	3.1	28.1	295.9	61.1	—	10.7	8.3	15.1	424.7	496.9		
Sept. qtr	324	30.4	889	64.9	1,213	95.3	0.8	0.2	26.9	0.4	352.2	20.3	49.8	—	7.7	11.6	7.1	476.3	572.4		
Dec. qtr	272	25.8	1,295	81.2	1,567	107.1	4.2	1.0	1.0	0.3	54.8	22.2	101.6	—	16.7	19.8	69.0	286.4	397.7		
1994 Mar. qtr	86	9.0	198	16.3	284	25.3	1.7	1.2	1.9	0.2	32.9	27.7	101.2	—	45.8	10.6	16.4	237.8	264.8		
June qtr r	125	13.6	139	10.2	264	23.9	1.2	0.1	2.6	2.9	50.4	21.7	42.1	—	30.6	10.0	9.2	169.8	194.8		
Sept. qtr	126	10.7	299	19.0	425	29.7	1.7	0.8	3.4	2.6	225.4	8.4	80.0	—	33.4	196.5	6.5	557.0	588.4		



TABLE 3. SUMMARY OF PUBLIC SECTOR BUILDING ACTIVITY, NSW—continued

VALUE OF WORK DONE DURING PERIOD																			
Period	New residential building				Non-residential building														
	Houses	Other residential buildings			Total	Value (\$m)													
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Alterations and additions to residential buildings (\$m)	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Recreation and entertainment	Miscellaneous	Total	Total building		
1991-92	..	81.1	..	205.3	..	286.4	8.7	0.5	9.7	12.4	481.3	234.0	224.1	—	151.0	55.3	100.5	1,268.9	1,564.0
1992-93	..	73.5	..	261.2	..	334.7	4.4	1.2	32.6	6.4	417.9	89.6	288.1	0.2	242.8	100.1	74.4	1,253.3	1,592.4
1993-94 r	..	65.2	..	117.8	..	183.0	7.9	3.1	19.0	6.2	347.1	88.0	324.4	—	220.3	151.2	65.5	1,224.6	1,415.5
1993 June qtr	..	27.5	..	48.8	..	76.3	1.9	0.5	6.8	1.7	103.2	20.5	93.1	—	46.5	33.6	15.5	321.4	399.6
Sept. qtr	..	27.1	..	48.8	..	76.0	3.2	0.7	6.4	0.7	89.6	24.5	79.9	—	49.0	47.0	14.4	312.3	391.4
Dec. qtr	..	14.1	..	38.8	..	52.9	2.6	1.2	1.7	1.1	86.2	27.1	89.6	—	55.4	46.1	20.2	328.5	384.0
1994 Mar. qtr	..	8.2	..	12.7	..	20.9	0.9	0.3	4.1	1.1	89.1	20.6	72.5	—	52.1	31.7	12.2	283.6	305.4
June qtr r	..	15.8	..	17.5	..	33.3	1.2	0.9	6.8	3.2	82.2	15.8	82.4	—	63.8	26.4	18.8	300.2	334.7
Sept. qtr	..	18.5	..	34.7	..	53.1	1.7	0.3	5.4	1.2	59.0	7.2	75.8	—	48.0	19.3	21.6	237.8	292.7
VALUE OF WORK YET TO BE DONE																			
1991-92	..	8.0	..	102.9	..	110.8	0.8	0.3	1.4	2.0	434.6	11.2	121.0	0.2	45.6	176.3	48.6	841.2	952.8
1992-93	..	16.3	..	47.2	..	63.4	1.9	0.9	6.5	0.8	213.8	14.9	145.4	—	224.3	130.8	17.9	755.3	830.6
1993-94 r	..	10.4	..	36.9	..	47.3	0.8	1.2	7.5	1.0	95.7	4.5	133.1	—	190.3	20.6	40.8	494.7	542.8
1993 June qtr	..	16.3	..	47.2	..	63.4	1.9	0.9	6.5	0.8	213.8	14.9	145.4	—	224.3	130.8	17.9	755.3	830.6
Sept. qtr	..	8.6	..	36.2	..	44.9	2.1	0.7	2.2	0.5	146.0	10.2	146.9	—	186.3	97.3	16.0	606.1	653.1
Dec. qtr	..	3.2	..	16.3	..	19.5	0.8	0.1	12.4	1.3	200.2	25.8	147.9	—	180.3	68.1	51.1	687.2	707.5
1994 Mar. qtr	..	4.6	..	22.5	..	27.1	0.6	0.3	9.2	1.5	141.0	8.9	124.4	—	240.4	44.3	43.7	613.4	641.2
June qtr r	..	10.4	..	36.9	..	47.3	0.8	1.2	7.5	1.0	95.7	4.5	133.1	—	190.3	20.6	40.8	494.7	542.8
Sept. qtr	..	10.0	..	37.6	..	47.6	1.0	0.9	4.4	1.5	97.3	3.8	96.3	—	236.4	10.3	42.4	507.7	556.2



TABLE 4. VALUE OF BUILDING ACTIVITY BY CLASS OF BUILDING AND STAGE OF CONSTRUCTION, SYDNEY STATISTICAL DIVISION - continued  
(\$m)

Period	Non-residential building										Total
	Other residential buildings (a)	Hotels, etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous
VALUE OF WORK DONE DURING PERIOD											
1991-92	734.2	347.7	390.3	261.2	1,305.6	379.8	204.1	23.3	146.3	149.1	121.1
1992-93	1,031.3	104.4	377.3	252.6	947.3	198.7	233.0	19.6	271.4	185.9	82.5
1993-94 r	1,141.7	58.7	360.6	209.0	647.3	232.2	265.1	24.4	256.0	278.2	89.3
1993 -											
June	232.7	8.4	76.2	55.0	205.3	41.2	68.4	5.4	52.6	55.5	18.1
September	280.2	9.9	105.8	56.1	195.4	45.0	68.4	4.3	55.8	74.0	18.5
December	304.9	13.5	100.5	61.2	166.5	73.6	85.5	5.6	56.2	74.7	26.8
1994 -											
March	259.7	13.1	50.5	35.6	144.6	47.0	61.7	7.4	58.7	65.9	19.1
June r	296.8	22.3	103.7	56.0	140.9	66.6	49.4	7.0	85.2	63.5	24.9
September	341.8	25.2	97.7	67.2	129.6	37.3	50.3	7.5	55.5	70.4	27.0
VALUE OF WORK YET TO BE DONE											
1991-92	505.3	319.2	310.9	104.8	1,050.1	80.3	95.1	12.1	57.0	290.9	55.0
1992-93	494.5	299.7	273.2	108.7	575.6	74.6	132.7	5.6	208.7	165.1	22.2
1993-94 r	594.8	96.3	277.7	97.7	364.2	75.7	90.7	13.7	251.4	70.6	53.0
1993 -											
June	494.5	299.7	273.2	108.7	575.6	74.6	132.7	5.6	208.7	165.1	22.2
September	518.8	255.2	225.5	84.9	380.5	104.5	117.4	11.5	178.5	149.5	26.0
December	570.7	271.9	207.2	59.7	426.6	112.1	96.2	15.2	180.7	125.1	60.6
1994 -											
March	564.6	109.0	194.6	45.6	402.5	85.4	65.2	16.2	277.7	115.7	55.1
June r	594.8	96.3	277.7	97.7	364.2	75.7	90.7	13.7	251.4	70.6	53.0
September	751.8	73.1	299.0	81.3	344.9	62.3	74.6	9.8	289.1	51.7	45.0

(a) Includes alterations and additions to other residential buildings but excludes all work on houses. For definitions, see Explanatory Note 9.

**TABLE 5. NUMBER OF DWELLING UNITS BY STAGE OF CONSTRUCTION, NSW  
SEASONALLY ADJUSTED SERIES**

<i>Period</i>	<i>Houses</i>				<i>Total</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>
1993 June qtr	6,778	6,201	7,100	6,456	10,595	9,581	11,564	10,527
Sept. qtr	7,055	6,593	7,277	6,944	10,831	10,244	11,495	11,503
Dec. qtr	6,536	7,557	6,569	7,762	10,596	11,055	10,990	12,310
1994 Mar. qtr	6,655	7,378	6,804	7,420	10,630	11,516	11,116	11,836
June qtr	8,277	6,280	8,487	6,462	12,912	9,734	13,623	10,113
Sept. qtr	7,700	7,293	7,913	7,444	13,431	11,183	13,905	11,644

**TABLE 6. VALUE OF BUILDING WORK DONE, NSW  
SEASONALLY ADJUSTED SERIES  
(\$ million)**

(\$ million)							
Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building
	Houses	Other residential buildings	Total		Private sector	Total	
1993 June qtr	713.9	337.8	1,046.9	248.1	488.1	803.2	2,091.9
Sept. qtr	782.2	350.4	1,136.7	262.6	495.3	812.7	2,193.0
Dec. qtr	709.9	370.8	1,082.6	245.1	503.8	842.9	2,190.4
1994 Mar. qtr	731.9	350.2	1,080.2	261.0	429.0	702.3	2,046.0
June qtr	872.2	395.7	1,263.0	289.3	545.6	839.8	2,383.0
Sept. qtr	818.8	413.9	1,236.3	291.4	500.0	743.2	2,252.3

TABLE 7. VALUE OF BUILDING WORK COMMENCED, AT AVERAGE 1989-90 PRICES (a), NSW  
(\$ million)

Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building
	Houses	Other residential buildings	Total		Private sector	Total	
1991-92	2,518.3	1,223.3	3,741.6	857.6	2,189.0	3,315.1	7,914.3
1992-93	2,664.1	1,482.9	4,147.0	901.5	1,634.9	2,959.9	8,008.4
1993-94 r	2,851.2	1,594.4	4,445.6	989.8	2,117.2	3,105.5	8,540.9
1993 June qtr	677.3	364.1	1,041.4	226.6	420.5	649.4	1,917.4
Sept. qtr	739.7	400.7	1,140.4	258.3	542.0	709.7	2,108.4
Dec. qtr	662.7	429.9	1,092.6	253.0	477.2	695.7	2,241.3
1994 Mar. qtr	616.4	356.5	972.9	205.5	456.8	684.8	1,863.2
June qtr r	832.4	407.3	1,239.7	273.0	641.2	815.3	2,328.0
Sept. qtr	803.8	637.8	1,441.6	269.1	468.6	684.5	2,395.2

(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 8. VALUE OF BUILDING WORK DONE, AT AVERAGE 1989-90 PRICES (a), NSW  
ORIGINAL AND SEASONALLY ADJUSTED SERIES  
(\$ million)

(₹ million)							
Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building
	Houses	Other residential buildings	Total		Private sector	Total	
ORIGINAL							
1991-92	2,498.0	1,077.0	3,575.0	884.1	2,992.9	4,304.2	8,763.3
1992-93	2,680.3	1,509.1	4,189.4	932.0	2,307.8	3,624.1	8,745.5
1993-94 r	2,865.4	1,572.9	4,438.3	978.0	2,066.9	3,346.3	8,762.6
1993 June qtr	650.4	347.5	997.9	226.0	497.7	835.0	2,058.9
Sept. qtr	753.3	368.8	1,142.1	251.0	538.3	865.7	2,258.8
Dec. qtr	694.9	423.8	1,118.7	252.0	566.8	910.4	2,281.1
1994 Mar. qtr	637.7	357.2	994.9	216.7	410.1	706.4	1,918.0
June qtr r	779.5	403.1	1,182.6	258.3	551.7	863.8	2,304.7
Sept. qtr	771.6	451.1	1,222.7	272.8	534.9	780.6	2,276.1
SEASONALLY ADJUSTED							
1993 June qtr	669.1	364.0	1,027.9	232.5	512.1	842.9	2,097.8
Sept. qtr	731.8	377.1	1,113.0	245.7	519.2	852.0	2,191.4
Dec. qtr	658.5	398.4	1,059.0	227.3	527.0	881.7	2,186.0
1994 Mar. qtr	675.8	375.7	1,050.0	241.0	448.2	733.7	2,028.7
June qtr r	802.3	422.3	1,219.2	266.1	567.2	873.0	2,350.4
Sept. qtr	749.8	437.5	1,190.9	266.9	516.5	767.8	2,207.1

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

**TABLE 9. NUMBER OF DWELLING UNITS BY OWNERSHIP,  
CLASS OF BUILDER AND STAGE OF CONSTRUCTION, NSW**

CLASS OF BUILDER AND STAGE OF CONSTRUCTION, NEW											
Period	Private sector					Public sector			Total		
	Houses			Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
	Contractor-built	Other	Total								
COMMENCED											
1991-92	17,541	7,871	25,412	11,542	36,954	975	2,809	3,784	26,387	14,351	40,738
1992-93	19,193	7,361	26,554	14,225	40,779	843	2,839	3,682	27,397	17,064	44,461
1993-94 r	22,289	6,257	28,547	16,385	44,932	615	1,634	2,249	29,162	18,019	47,181
1993 June qtr	5,041	1,738	6,779	3,562	10,341	341	580	921	7,120	4,142	11,262
Sept. qtr	5,938	1,465	7,403	3,840	11,243	200	681	881	7,603	4,521	12,124
Dec. qtr	5,093	1,606	6,699	4,571	11,270	87	244	331	6,786	4,815	11,601
1994 Mar. qtr	4,891	1,262	6,153	3,642	9,795	94	280	374	6,247	3,922	10,169
June qtr r	6,367	1,925	8,292	4,332	12,624	234	429	663	8,526	4,761	13,287
Sept. qtr	6,268	1,803	8,071	5,855	13,926	183	534	717	8,254	6,389	14,643
UNDER CONSTRUCTION AT END OF PERIOD											
1991-92	5,905	9,859	15,764	9,069	24,833	210	2,274	2,484	15,974	11,343	27,317
1992-93	6,194	9,133	15,326	10,377	25,703	390	1,821	2,211	15,716	12,198	27,914
1993-94 r	7,507	8,220	15,727	11,762	27,489	198	930	1,128	15,925	12,692	28,617
1993 June qtr	6,194	9,133	15,326	10,377	25,703	390	1,821	2,211	15,716	12,198	27,914
Sept. qtr	7,018	9,075	16,094	10,449	26,543	266	1,609	1,875	16,360	12,058	28,418
Dec. qtr	5,755	8,742	14,497	11,058	25,555	81	558	639	14,578	11,616	26,194
1994 Mar. qtr	5,900	7,907	13,807	10,800	24,607	89	640	729	13,896	11,440	25,336
June qtr r	7,507	8,220	15,727	11,762	27,489	198	930	1,128	15,925	12,692	28,617
Sept. qtr	8,248	8,220	16,468	13,693	30,161	255	1,165	1,420	16,723	14,858	31,581
COMPLETED											
1991-92	16,533	7,770	24,303	10,230	34,533	951	2,356	3,307	25,254	12,586	37,840
1992-93	18,906	7,612	26,519	12,548	39,067	663	3,292	3,955	27,182	15,840	43,022
1993-94 r	21,129	6,694	27,823	14,709	42,532	807	2,521	3,328	28,630	17,230	45,860
1993 June qtr	4,422	1,795	6,218	3,223	9,441	201	630	831	6,419	3,853	10,272
Sept. qtr	5,202	1,358	6,560	3,652	10,212	324	889	1,213	6,884	4,541	11,425
Dec. qtr	6,319	1,888	8,207	3,895	12,102	272	1,295	1,567	8,479	5,190	13,669
1994 Mar. qtr	4,749	2,011	6,761	3,865	10,626	86	198	284	6,847	4,063	10,910
June qtr r	4,858	1,437	6,295	3,297	9,592	125	139	264	6,420	3,436	9,856
Sept. qtr	5,469	1,783	7,252	3,888	11,140	126	299	425	7,378	4,187	11,565

**TABLE 10. NUMBER AND VALUE OF NEW HOUSES BUILT BY CONTRACT BUILDERS FOR PRIVATE OWNERSHIP, BY COMPLETION VALUE RANGE AND STAGE OF CONSTRUCTION, NSW**

Period	Commenced				Under construction at end of period				Completed			
	Less than \$40,000	\$40,000 to \$59,999	\$60,000 and over	Total	Less than \$40,000	\$40,000 to \$59,999	\$60,000 and over	Total	Less than \$40,000	\$40,000 to \$59,999	\$60,000 and over	Total
<b>NUMBER</b>												
1991-92	244	2,287	15,010	17,541	108	465	5,331	5,905	231	2,462	13,840	16,533
1992-93	301	2,541	16,351	19,193	66	593	5,535	6,194	379	2,342	16,185	18,906
1993-94	377	2,168	19,745	22,289	110	479	6,918	7,507	370	2,248	18,511	21,129
1993 June qtr	60	637	4,344	5,041	66	593	5,535	6,194	60	515	3,847	4,422
Sept. qtr	79	635	5,224	5,938	123	664	6,232	7,018	40	592	4,571	5,202
Dec. qtr	100	599	4,395	5,093	123	565	5,067	5,755	119	656	5,544	6,319
1994 Mar. qtr	59	497	4,335	4,891	63	475	5,362	5,900	99	589	4,061	4,749
June qtr	139	437	5,791	6,367	110	479	6,918	7,507	112	411	4,335	4,858
Sept. qtr	40	516	5,712	6,268	97	547	7,604	8,248	53	448	4,968	5,469
<b>VALUE (\$m)</b>												
1991-92	7.6	117.7	1,620.1	1,745.4	3.4	23.7	722.7	749.8	6.9	127.1	1,529.9	1,663.9
1992-93	8.5	132.8	1,788.2	1,929.6	2.0	30.8	726.5	759.2	11.1	122.1	1,820.3	1,953.5
1993-94	11.7	113.5	2,199.7	2,324.9	3.3	25.2	906.4	934.8	11.9	116.8	2,068.3	2,197.1
1993 June qtr	1.4	33.5	484.1	519.1	2.0	30.8	726.5	759.2	1.2	26.9	415.7	443.8
Sept. qtr	2.2	33.7	564.8	600.7	3.5	34.7	800.5	838.6	1.2	31.1	504.4	536.8
Dec. qtr	3.5	30.2	488.7	522.4	3.6	28.5	676.7	708.9	4.2	33.6	613.6	651.3
1994 Mar. qtr	1.5	26.7	491.9	520.1	1.7	24.3	718.4	744.4	2.8	30.6	459.1	492.5
June qtr	4.5	22.9	654.4	681.8	3.3	25.2	906.4	934.8	3.7	21.5	491.3	516.5
Sept. qtr	1.2	27.1	619.0	647.2	2.9	28.9	985.3	1,017.1	1.6	23.6	540.9	566.0

**TABLE 11. SUMMARY OF BUILDING ACTIVITY, NSW  
RELATIVE STANDARD ERRORS, SEPTEMBER QUARTER 1994  
(per cent)**

Ownership and stage of construction	(per cent)				Alterations and additions to residential buildings	Total building
	New residential building			Value		
	Houses		Total			
	Number	Value	Number of dwelling units	Value		
PRIVATE SECTOR						
Commenced	3.1	3.6	1.8	2.2	4.2	1.5
Under construction at end of period	2.8	3.1	1.5	1.7	2.9	1.0
Completed	4.5	5.2	2.9	3.6	6.4	2.5
Value of work done	..	2.9	..	2.0	3.3	1.3
Value of work yet to be done	..	3.7	..	1.9	3.6	1.1
TOTAL PRIVATE AND PUBLIC SECTORS						
Commenced	3.1	3.5	1.7	2.1	4.1	1.4
Under construction at end of period	2.8	3.0	1.4	1.7	2.9	0.8
Completed	4.4	5.1	2.8	3.5	6.4	1.8
Value of work done	..	2.9	..	1.9	3.3	1.1
Value of work yet to be done	..	3.7	..	1.8	3.6	0.9

## EXPLANATORY NOTES

### Introduction

This publication contains detailed results from the quarterly Building Activity Survey. Users should note that data for the latest quarter is subject to revision.

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 available only at the State/Territory and Australia levels with the exception of the Northern Territory. However, dwelling unit commencement data for regions below State level are shown in the monthly series of dwelling unit commencements compiled by State offices of the ABS. Data from this series, unlike those compiled from the Building Activity Survey, are based on information reported by local and other government authorities.

### Scope and coverage

5. The statistics relate to *building* activity which includes construction of new buildings and alterations and additions to existing buildings. Construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks, etc.) is excluded.

6. Building jobs included in each quarter in the Building Activity Survey comprise those building jobs selected in previous quarters which have not been completed (or commenced) by the end of the previous quarter and those building jobs newly selected in the current quarter. The population list from which building jobs are selected for inclusion comprises all approved building jobs which were notified to the ABS up to but not including the last month of the reference quarter (e.g. up to the end of August in respect of the September quarter survey). This introduces a lag to the statistics in respect of those building jobs notified and commenced in the last month of the reference quarter (e.g. for the month of September in respect of the September quarter survey). For example, building jobs which were notified as approved in the month of June and which actually commenced in that month are shown as commencements in the September quarter. Similarly, building jobs which were notified in the month of September and which actually commenced in that month are shown as commencements in the December quarter.

### Definitions

7. A *building* is defined as a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design, to satisfy its intended use, is the provision for regular access by persons.

8. A *dwelling unit* is defined as a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Units (whether self-contained or not) within buildings offering institutional care, such as hospitals, or temporary accommodation such as motels, hostels and holiday apartments, are not defined as dwelling units. The value of units of this type is included in the appropriate category of non-residential building.

9. A *residential building* is defined as a building predominantly consisting of one or more dwelling units. Residential buildings can be either *houses* or *other residential buildings*.

(a) A *house* is defined as a detached building predominantly used for long-term residential purposes and consisting of only one dwelling unit. Thus, detached 'granny flats' and detached dwelling units (such as caretakers' residences) associated with non-residential buildings are defined as houses for the purpose of these statistics.

(b) An *other residential building* is defined as a building which is predominantly used for long-term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes townhouses, duplexes, apartment buildings, etc.).

10. The number of dwelling units created by alterations and additions to existing buildings, and through the construction of new non-residential buildings, is not included in the tables but is shown as a footnote to Table 1.

11. *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).

12. *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.

13. *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

14. 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

15. *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.

16. *Builder type.* Houses are classified according to the type of builder as follows.

- (a) *Contractor-built houses* are those constructed by a private recognised building contractor, either under contract, or in anticipation of sale or rental.
- (b) *Houses built by other than contract builders* are those constructed by an owner (other than a recognised building contractor) or under the owner's direction, without the services of a single contractor responsible for the whole job. Houses built by businesses (other than recognised building contractors) and public sector organisations are also included in this category.

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 11.

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 2) and that the associated relative standard error is 2.5 per cent (for actual percentage see Table 11). 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 5, 6 and 8. 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. Details of the methods used in seasonally adjusting the series are given in *Seasonally Adjusted Indicators, Australia* (1308.0).

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 7 and 8. 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* (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: microfiche, photocopy, computer printout, floppy disk and clerically extracted tabulation. Inquiries should be made to the contact shown at the front of this publication.

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

*Building Approvals, Australia* (8731.0) – monthly (\$13.50)  
*Building Approvals, New South Wales* (8731.1) – monthly (\$11.00)  
*Dwelling Unit Commencements Reported by Approving Authorities, New South Wales* (8741.1) – monthly (\$11.00)  
*Building Activity, Australia : Dwelling Unit Commencements, Preliminary* (8750.0) – quarterly (\$11.00)  
*Engineering Construction Activity, Australia* (8762.0) – quarterly (\$11.00)  
*Housing Finance for Owner Occupation, Australia* (5609.0) – monthly (\$11.00)

29. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia* (1101.0). The ABS also issues, on Tuesdays and Fridays, a *Publications Advice* (1105.0) which lists publications to be released in the next few days. The Catalogue and Publications Advice are available from any ABS office.

### Symbols and other usages

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

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

**B. FINEGAN**  
 Acting Deputy Commonwealth Statistician





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