

**BUILDING ACTIVITY, QUEENSLAND
DECEMBER QUARTER 1994**

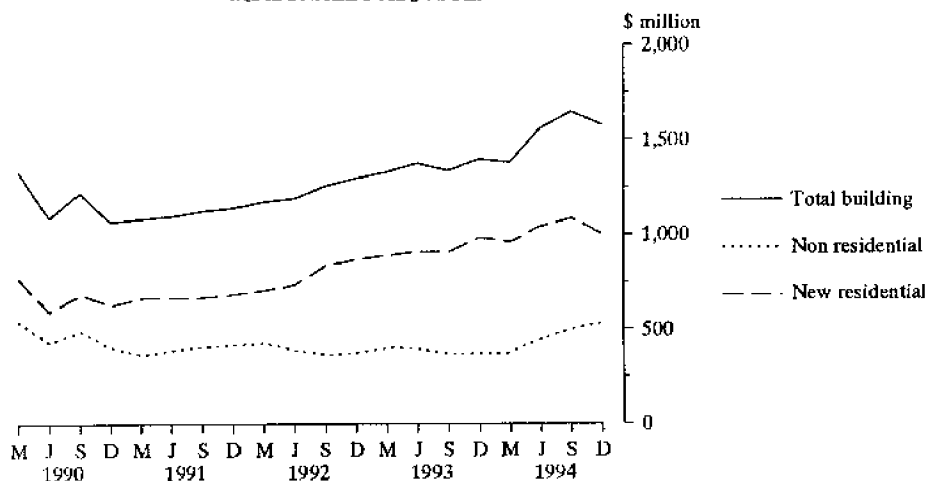
SUMMARY OF FINDINGS

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

	Percentage change on	
	Sept. quarter 1994	Dec. quarter 1993
New residential building	-7.7	1.8
Non-residential building	6.8	42.6
Total building	-4.1	13.1

- Expressed in seasonally adjusted 1989-90 prices the total value of building work done for the December quarter 1994 fell 4.1% from the previous quarter. However, that quarter had recorded the highest level since the statistical series began with the September quarter 1980 and the December quarter level of \$1,578.8 million was still 13.1% above that of a year earlier.
- The value of work done on new residential building fell 7.7% from the previous quarters' record high to \$1,000.5 million in the December quarter 1994. This was close to the level of a year earlier.
- On the other hand, the latest quarterly figure for the value of non-residential building work done was 6.8% up on the previous quarter at \$535.9 million. This was the highest value since the March quarter 1990 and 42.6% up on a year earlier.

**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- for more information about statistics in this publication and the availability of related unpublished statistics, contact Rex Porter on Adelaide (08) 237 7496 or any ABS State Office.
- for information about other ABS statistics and services please contact Information Inquiries on Brisbane (07) 222 6351 (fax (07) 229 6042), call at 313 Adelaide Street, Brisbane, or write to Information Inquiries, ABS, GPO Box 9817, Brisbane Qld 4001.

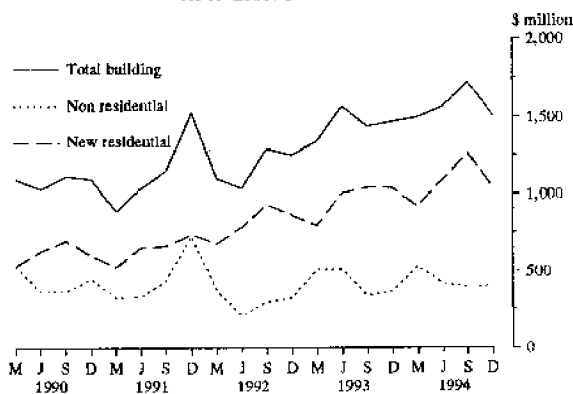
SUMMARY OF FINDINGS – continued

Value of building work commenced at average 1989–90 prices

	Percentage change on	
	Sept. quarter 1994	Dec. quarter 1993
New residential building	-17.6	-0.1
Alterations and additions to residential buildings	4.6	9.8
Non-residential building	3.1	9.7
Total building	-12.0	2.8

- Expressed in average 1989–90 prices (but not seasonally adjusted) the total value of building work commenced during the December quarter 1994 fell 12.0% from the previous quarters' record high to \$1,512.4 million. However, this was still 2.8% up on the level of a year earlier.
- Similarly, the value of new residential building commenced during the December quarter fell by 17.6% from the previous quarters' record high to \$1,041.6 million, about the same level as a year earlier. However, commencements of residential alterations and additions were estimated to have risen 4.6% in the December quarter and were 9.8% higher than the December quarter 1993.
- Also, commencements of non-residential building work rose by 3.1% to \$408.9 million during the December quarter, 9.7% above that of a year earlier.

VALUE OF WORK COMMENCED AT AVERAGE 1989-90 PRICES

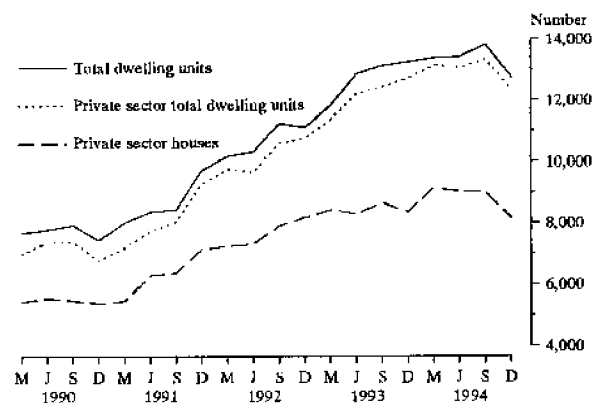


Number of dwelling units commenced, seasonally adjusted

	Percentage change on	
	Sept. quarter 1994	Dec. quarter 1993
Private sector houses	-9.3	-2.4
Private sector dwelling units	-7.1	-2.8
Total dwelling units	-7.8	-3.7

- In seasonally adjusted terms, the estimate of the total number of dwelling units commenced during the December quarter 1994 was 12,743. This was a fall of 7.8%, the first for 7 quarters, from the record high of 13,826 recorded for the previous quarter.
- The fall in the number of private sector houses commenced for the December quarter was slightly more marked at 9.3%. The 8,164 commenced was the lowest since the September quarter 1992.

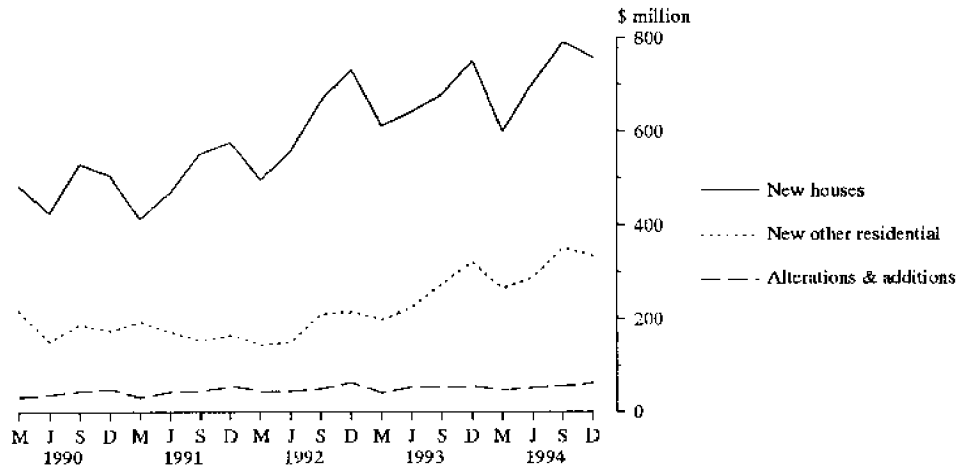
NEW DWELLING UNITS COMMENCED SEASONALLY ADJUSTED



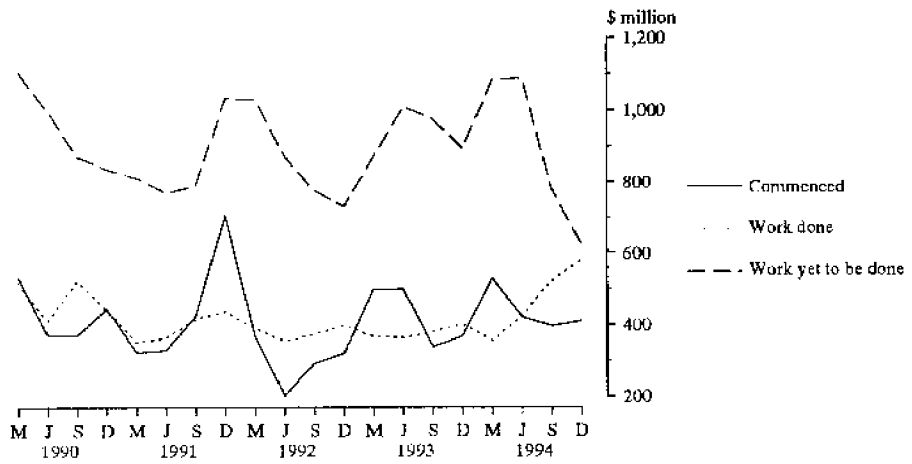
Original unadjusted data

- The total value of building work commenced (unadjusted, at current prices) during the December quarter 1994 was \$1,620.8 million, a decrease of \$207.6 million. This was attributable to a fall of 11.6% to 13,117 dwelling units commenced for the quarter.
- The total value of work done during the December quarter rose slightly by \$23.2 million to \$1,850.9 million. However, the total value of work yet to be done on jobs under construction at the end of the quarter fell by \$215.4 million or 12.3% to \$1,533.7 million.

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



VALUE OF NON-RESIDENTIAL BUILDING



VALUE OF NON-RESIDENTIAL WORK DONE

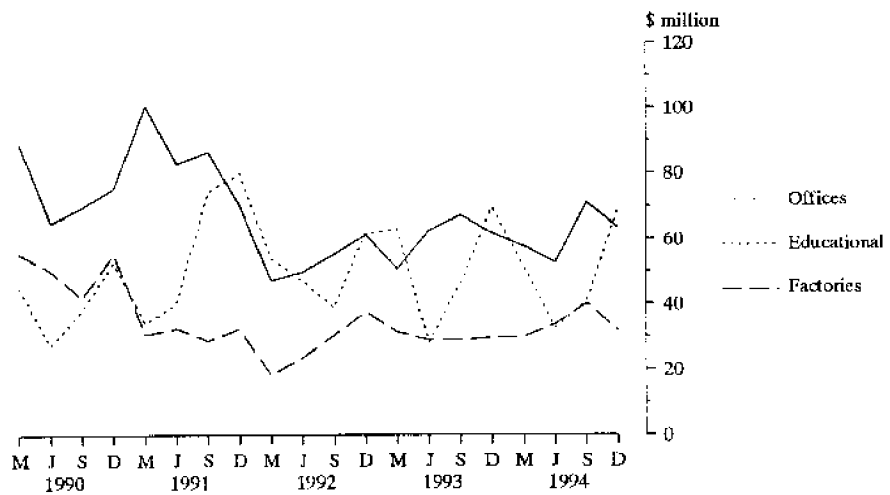


TABLE 1 — SUMMARY OF BUILDING ACTIVITY, QUEENSLAND

Period	New residential building										Non-residential building										Total building	
	Houses					Other residential buildings					Total					Enter-tainment and recre-ational						Total
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Value (\$m)	Number of dwelling units	Value (\$m)	Alterations and additions to residential buildings	Hotels etc.	Shops	Factories	Offices	Other business premises	Educa-tional	Reli-gious	Health	Miscel-laneous					
COMMENCED																						
1991-92	29,016	2,431.0	9,525	577.9	3,009.0	207.2	303.4	219.6	85.8	245.1	154.7	207.1	13.9	159.9	76.6	234.3	1,700.4	4,916.6				
1992-93	33,516	2,924.0	13,469	904.5	3,828.5	226.0	219.5	234.8	94.5	207.9	230.8	216.2	16.3	91.2	200.6	101.7	1,613.5	5,668.1				
1993-94	35,751	3,189.1	17,334	1,228.2	4,417.4	225.9	83.9	443.6	115.1	196.8	340.1	176.3	13.2	83.9	100.4	109.1	1,662.4	6,305.6				
1993 Sept. qtr	9,329	809.1	4,728	311.3	1,120.4	56.1	11.6	67.2	21.6	69.8	32.4	64.8	6.1	17.8	24.5	24.6	340.4	1,516.9				
Dec. qtr	9,140	805.6	4,500	315.1	1,120.8	63.0	13.0	118.4	29.9	40.4	39.6	58.7	2.6	16.5	18.9	31.1	369.0	1,552.8				
1994 Mar. qtr	8,054	727.6	3,720	267.1	994.6	50.4	52.5	95.8	29.0	42.4	212.2	24.7	2.4	14.6	32.4	25.0	531.1	1,576.1				
June qtr	9,229	846.8	4,386	334.8	1,181.6	56.4	6.8	162.1	34.6	44.2	56.0	28.1	2.2	35.1	24.6	28.3	421.9	1,659.9				
Sept. qtr	9,686	923.4	5,151	440.7	1,364.1	66.7	9.7	97.9	33.1	52.5	64.6	74.6	4.1	21.3	23.9	15.8	397.5	1,828.4				
Dec. qtr	8,787	816.9	4,330	322.1	1,139.0	70.3	8.1	96.4	28.6	48.8	65.3	85.8	3.8	24.9	28.5	21.2	411.4	1,620.8				
UNDER CONSTRUCTION AT END OF PERIOD																						
1991-92	8,822	827.8	4,787	312.6	1,140.4	65.1	335.7	229.5	118.4	303.6	88.3	113.1	10.6	155.8	27.8	216.4	1,599.3	2,804.7				
1992-93	8,559	812.8	6,201	444.5	1,257.3	53.4	452.0	130.8	123.6	348.8	93.2	95.3	3.9	66.7	163.0	48.8	1,528.1	2,838.7				
1993-94	9,504	973.7	8,489	655.7	1,629.5	50.6	502.4	274.6	154.3	255.3	225.3	81.5	4.1	54.6	186.0	45.1	1,783.1	3,463.1				
1993 Sept. qtr	9,133	856.3	7,569	528.7	1,384.9	50.1	452.0	91.7	125.8	382.7	88.9	140.2	7.6	41.9	172.6	37.6	1,541.0	2,976.0				
Dec. qtr	7,733	748.6	7,415	536.9	1,285.6	52.0	486.2	106.8	125.8	294.1	78.1	162.2	5.1	39.9	155.5	37.5	1,461.2	2,798.8				
1994 Mar. qtr	8,230	799.4	7,553	556.6	1,356.0	50.7	499.6	157.9	137.6	248.5	258.7	109.7	5.4	36.1	177.6	35.6	1,666.7	3,073.4				
June qtr	9,504	973.7	8,489	655.7	1,629.5	50.6	502.4	274.6	154.3	255.3	225.3	81.5	4.1	54.6	186.0	45.1	1,783.1	3,463.1				
Sept. qtr	10,521	1,084.8	9,623	828.2	2,014.4	62.9	271.5	313.4	145.5	278.4	254.2	122.1	4.8	63.8	191.6	39.1	1,664.5	3,660.4				
Dec. qtr	9,333	962.7	9,834	849.1	1,811.8	69.2	362.6	223.9	131.6	276.2	253.6	186.0	4.5	68.4	188.0	32.8	1,627.6	3,508.6				
COMPLETED																						
1991-92	27,105	2,232.0	8,757	685.2	2,917.2	190.3	114.0	297.2	88.3	315.7	166.5	220.6	12.2	80.2	78.5	122.5	1,495.7	4,603.2				
1992-93	33,600	2,907.3	11,941	771.9	3,679.1	228.6	109.5	332.7	87.7	183.8	219.1	236.8	22.9	171.4	66.5	270.1	1,700.4	5,608.2				
1993-94	34,793	3,015.8	14,822	1,007.3	4,023.1	230.1	36.0	308.6	88.0	250.2	207.5	198.1	13.4	97.4	79.5	113.0	1,391.7	5,644.9				
1993 Sept. qtr	8,756	759.5	3,297	223.1	1,205.3	59.9	11.3	110.1	19.8	35.9	36.0	20.3	2.4	45.5	18.0	36.0	335.3	1,377.8				
Dec. qtr	10,539	909.8	4,601	303.5	1,213.3	62.3	6.9	106.5	28.8	77.9	51.5	35.5	5.4	17.2	35.7	32.3	399.7	1,675.3				
1994 Mar. qtr	7,545	674.8	3,411	237.2	911.9	50.8	8.9	45.5	21.4	94.6	31.5	84.3	2.1	18.6	10.4	25.7	343.0	1,305.7				
June qtr	7,953	671.6	3,513	243.6	1,146.6	57.1	6.8	46.4	18.0	41.9	88.5	57.9	3.4	16.2	15.5	19.1	313.6	1,285.9				
Sept. qtr	8,669	802.4	3,913	269.3	1,258.2	54.9	38.6	65.3	46.2	29.2	36.8	34.9	3.6	12.6	19.2	21.9	308.3	1,434.9				
Dec. qtr	9,974	934.9	4,085	303.0	1,237.9	66.5	18.2	203.1	39.4	51.5	64.9	21.0	4.0	20.4	31.5	26.7	480.5	1,784.9				

TABLE 1 — SUMMARY OF BUILDING ACTIVITY, QUEENSLAND—continued

Period	New residential building				Non-residential building										Total building				
	Houses		Other residential buildings		Total		Alterations and additions to residential buildings etc.				Other business premises					Enter- tainment and recre- ational		Total	
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Houses	Hotels etc.	Shops	Factories	Offices	Other business premises	Educa- tional	Reli- gious		Health	Miscel- laneous		
	VALUE OF WORK DONE DURING PERIOD																		
1991-92	..	2,351.8	..	582.5	..	2,934.3	201.3	136.7	275.2	102.9	253.4	156.0	255.2	14.5	158.9	82.3	166.3	1,601.3	4,736.9
1992-93	..	2,920.2	..	813.5	..	3,733.8	225.5	72.0	241.6	128.5	229.3	224.6	191.4	22.1	124.4	74.5	199.3	1,507.7	5,467.0
1993-94	..	3,075.8	..	1,120.1	..	4,195.9	229.5	113.0	314.6	122.8	239.3	228.3	200.0	13.2	69.8	160.3	106.4	1,567.6	5,993.1
1993 Sept. qtr	..	763.1	..	266.9	..	1,030.0	59.2	25.4	81.1	29.0	67.2	45.9	46.1	3.6	20.6	37.8	27.3	384.0	1,473.2
Dec. qtr	..	846.0	..	311.8	..	1,157.8	60.4	24.5	75.8	29.9	61.7	46.3	69.5	4.4	18.7	37.5	33.8	402.0	1,630.1
1994 Mar. qtr	..	674.9	..	258.9	..	933.8	51.8	27.4	54.3	30.0	57.8	67.1	51.6	2.9	11.6	32.8	21.0	356.5	1,342.1
June qtr	..	791.8	..	282.6	..	1,074.3	58.1	35.7	103.3	33.8	52.7	69.1	32.8	2.2	18.8	52.2	24.3	425.1	1,557.6
Sept. qtr r	..	895.2	..	346.5	..	1,241.8	61.9	54.7	136.8	40.1	70.9	84.2	40.9	4.4	24.2	44.5	23.4	524.0	1,827.7
Dec. qtr	..	865.4	..	333.0	..	1,198.4	70.4	50.6	155.1	31.9	63.4	101.9	69.1	3.5	21.7	63.8	21.2	582.2	1,850.9
	VALUE OF WORK YET TO BE DONE																		
1991-92	..	397.6	..	157.9	..	555.5	31.5	253.6	50.4	65.6	237.5	41.9	35.8	6.0	48.9	13.8	117.3	870.9	1,457.9
1992-93	..	371.5	..	250.7	..	622.2	23.6	407.3	42.8	31.3	238.1	41.3	64.0	1.8	22.4	141.2	20.6	1,010.8	1,656.6
1993-94	..	472.9	..	354.2	..	827.1	21.5	380.7	180.6	27.4	155.6	152.5	48.7	2.2	36.0	83.5	23.5	1,090.6	1,939.2
1993 Sept. qtr	..	411.3	..	292.6	..	703.9	21.0	393.2	32.8	24.2	240.7	27.1	83.2	4.3	20.5	131.0	18.1	975.0	1,700.0
Dec. qtr	..	367.6	..	294.5	..	662.1	24.9	381.9	78.6	23.2	168.3	21.5	71.6	2.7	16.9	112.1	16.5	893.4	1,580.4
1994 Mar. qtr	..	418.7	..	295.7	..	714.5	22.5	406.9	120.8	26.6	159.6	166.6	51.9	2.2	20.0	111.8	19.3	1,085.6	1,822.6
June qtr	..	472.9	..	354.2	..	827.1	21.5	380.7	180.6	27.4	155.6	152.5	48.7	2.2	36.0	83.5	23.5	1,090.6	1,939.2
Sept. qtr r	..	490.7	..	450.7	..	941.4	26.6	136.6	148.2	25.1	136.9	134.1	83.3	2.1	34.9	63.9	16.0	781.1	1,749.1
Dec. qtr	..	438.2	..	441.8	..	879.9	29.1	95.2	106.7	20.7	122.8	96.5	99.1	2.2	38.3	28.0	15.2	624.7	1,533.7

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 42 such dwelling units commenced in the December quarter 1994.

TABLE 2 — SUMMARY OF PRIVATE SECTOR BUILDING ACTIVITY, QUEENSLAND

Period	New residential building										Non-residential building										Total building					
	Houses					Other residential buildings					Total					Alterations and additions to residential buildings						Non-residential building				
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Houses	Shops	Factories	Offices	Other business premises	Educational	Religious	Health		Entertainment and recreational	Miscellaneous	Total		
COMMENCED																										
1991-92	28,068	2,368.9	8,595	532.3	36,663	2,901.2	206.6	303.1	213.5	78.8	127.4	112.8	50.0	13.9	81.2	72.3	86.1	1,139.1	4,246.8							
1992-93	32,793	2,866.9	12,096	825.5	44,889	3,692.4	225.7	219.3	233.6	90.4	96.0	185.1	76.9	16.3	73.0	46.5	78.4	1,115.5	5,033.7							
1993-94	35,102	3,135.0	16,187	1,161.3	51,289	4,296.3	225.7	81.6	437.6	109.9	155.1	151.3	71.7	13.2	56.1	86.0	86.0	1,248.6	5,770.5							
1993 Sept. qtr	9,155	795.2	4,026	271.3	13,181	1,066.5	55.9	11.6	65.8	21.2	58.3	31.7	26.1	6.1	17.0	21.8	21.6	281.0	1,403.4							
Dec. qtr	8,941	788.4	4,300	302.9	13,241	1,091.4	63.0	13.0	117.8	27.9	32.2	31.4	20.0	2.6	11.5	15.2	26.8	298.4	1,452.7							
1994 Mar. qtr	7,956	718.8	3,654	263.3	11,610	982.1	50.4	50.5	95.5	28.2	35.5	40.0	17.6	2.4	13.3	28.2	22.3	333.5	1,366.0							
June qtr	9,051	832.5	4,207	323.8	13,258	1,156.3	56.4	6.5	158.5	32.6	29.2	48.2	8.1	2.2	14.2	20.9	15.4	335.7	1,548.3							
Sept. qtr	9,543	910.9	4,582	360.5	14,125	1,291.4	65.8	9.7	93.6	32.6	41.5	61.6	28.7	4.1	6.3	20.5	11.0	309.7	1,666.9							
Dec. qtr	8,716	810.3	4,140	309.6	12,856	1,119.9	70.2	8.1	95.0	27.8	42.9	60.0	15.8	3.8	23.5	27.5	12.0	316.4	1,506.5							
UNDER CONSTRUCTION AT END OF PERIOD																										
1991-92	8,428	808.7	4,239	286.1	12,667	1,086.8	64.5	335.7	227.6	116.1	231.3	41.5	16.1	10.6	97.5	25.0	66.0	1,167.5	2,318.8							
1992-93	8,254	788.9	5,673	414.1	13,927	1,303.0	53.4	452.0	130.6	121.7	192.4	70.2	39.5	3.9	62.6	19.2	35.8	1,128.1	2,384.4							
1993-94	9,260	953.6	8,164	636.0	17,424	1,589.6	50.6	500.1	271.2	151.8	176.1	47.0	18.0	4.1	28.8	40.2	30.5	1,267.9	2,908.1							
1993 Sept. qtr	8,907	838.7	6,552	471.8	15,459	1,310.5	50.1	452.0	91.2	123.8	226.9	75.1	60.0	7.6	35.2	27.7	26.6	1,126.1	2,486.7							
Dec. qtr	7,514	729.8	6,628	492.3	14,142	1,232.1	52.0	456.2	106.6	123.9	152.2	70.0	57.8	5.1	34.9	14.8	31.9	1,053.4	2,327.6							
1994 Mar. qtr	8,070	785.7	7,176	534.2	15,246	1,319.9	50.7	497.6	157.6	135.6	167.1	82.8	37.9	5.4	30.4	33.7	32.8	1,180.8	2,551.4							
June qtr	9,260	953.6	8,164	636.0	17,424	1,589.6	50.6	500.1	271.2	151.8	176.1	47.0	18.0	4.1	28.8	40.2	30.5	1,267.9	2,908.1							
Sept. qtr	10,287	1,065.6	8,804	752.8	19,091	1,818.5	62.1	269.3	309.2	144.3	197.8	76.4	32.0	4.8	23.8	44.0	25.4	1,136.9	3,007.5							
Dec. qtr	9,170	948.5	9,075	776.8	18,245	1,725.4	68.9	262.3	218.6	130.9	204.8	77.4	34.5	4.5	33.1	47.3	19.4	1,032.7	2,827.0							
COMPLETED																										
1991-92	26,052	2,167.2	7,601	628.8	33,653	2,796.0	190.2	113.6	209.4	78.7	197.0	107.9	53.5	12.2	61.3	72.2	44.2	950.1	3,946.4							
1992-93	32,788	2,847.0	10,548	697.0	43,336	3,544.0	227.8	109.3	329.7	83.1	155.9	156.6	52.9	22.9	96.6	53.5	108.5	1,169.0	4,940.8							
1993-94	34,095	2,959.0	13,472	929.4	47,567	3,888.4	229.9	36.0	305.7	83.6	123.7	173.9	95.2	13.4	88.4	67.0	90.9	1,077.8	5,196.1							
1993 Sept. qtr	8,503	739.3	3,084	209.5	11,587	948.8	59.8	11.3	109.1	19.5	23.7	25.8	6.1	2.4	45.3	16.3	30.7	290.2	1,298.8							
Dec. qtr	10,333	893.8	4,171	279.4	14,504	1,173.2	62.2	8.9	105.6	26.9	51.0	37.5	20.5	5.4	10.2	27.7	21.6	315.3	1,550.8							
1994 Mar. qtr	7,400	662.0	2,935	210.6	10,335	872.6	50.8	8.9	45.3	20.7	24.4	27.2	39.8	2.1	18.0	9.4	20.7	216.6	1,140.0							
June qtr	7,859	663.8	3,282	229.9	11,141	893.7	57.1	6.8	45.8	16.5	24.5	83.4	28.9	3.4	14.9	13.6	17.9	255.7	1,206.5							
Sept. qtr	8,516	789.0	3,838	264.6	12,354	1,053.6	54.7	38.6	62.6	44.4	20.2	32.9	15.5	3.6	11.6	17.2	16.1	262.9	1,371.2							
Dec. qtr	9,833	923.2	3,835	287.2	13,668	1,210.4	66.2	16.0	202.9	38.1	36.8	57.9	13.4	4.0	14.2	24.1	17.9	425.2	1,701.8							

TABLE 2 — SUMMARY OF PRIVATE SECTOR BUILDING ACTIVITY, QUEENSLAND—continued

Period	New residential building										Non-residential building										Total building
	Houses					Other residential buildings					Total					Value (\$m)					
	Number of dwelling units	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	Entertainment and recreational	Miscellaneous	Total			
VALUE OF WORK DONE DURING PERIOD																					
1991-92	..	2,285.9	..	537.2	..	2,823.1	200.8	136.3	266.2	94.4	158.2	112.1	53.5	14.5	104.6	76.9	60.5	1,077.2	4,101.2		
1992-93	..	2,862.2	..	734.8	..	3,596.9	225.1	71.8	239.0	124.2	144.6	168.7	56.8	22.1	82.5	50.2	105.1	1,065.0	4,887.0		
1993-94	..	3,022.4	..	1,046.7	..	4,069.1	229.3	112.3	310.0	117.2	143.3	161.3	90.6	13.2	55.6	79.5	84.4	1,167.3	5,465.7		
1993 Sept. qtr	..	747.1	..	243.0	..	990.1	59.1	25.4	79.8	27.7	36.3	40.0	22.2	3.6	17.7	23.2	20.9	296.9	1,346.1		
Dec. qtr	..	830.7	..	285.3	..	1,115.9	60.3	24.5	75.2	29.0	39.3	42.1	31.8	4.4	16.9	18.9	26.4	308.6	1,484.8		
1994 Mar. qtr	..	664.7	..	243.4	..	908.1	51.8	27.2	53.9	29.1	37.9	35.9	23.6	2.9	9.9	15.2	18.9	254.4	1,214.4		
June qtr	..	779.8	..	275.1	..	1,054.9	58.1	35.2	101.0	31.4	29.9	43.3	12.9	2.2	11.1	22.2	18.3	307.5	1,420.5		
Sept. qtr	..	881.9	..	326.6	..	1,208.4	61.5	53.5	133.4	39.0	42.2	49.5	20.9	4.4	14.1	16.5	16.1	389.6	1,659.5		
Dec. qtr	..	854.8	..	310.5	..	1,165.3	70.1	50.2	153.2	31.3	45.0	58.6	22.5	3.5	13.0	25.9	15.3	418.7	1,654.1		
VALUE OF WORK YET TO BE DONE																					
1991-92	..	386.4	..	140.2	..	526.7	31.4	253.6	49.0	64.2	177.2	19.3	5.5	6.0	26.2	12.2	40.3	653.4	1,211.5		
1992-93	..	361.2	..	233.1	..	594.3	23.6	407.3	42.8	30.0	150.5	35.9	25.0	1.8	19.0	9.9	13.6	735.8	1,353.7		
1993-94	..	463.0	..	342.8	..	805.8	21.5	379.1	179.1	26.7	114.5	25.3	8.5	2.2	18.0	18.5	14.7	786.8	1,614.2		
1993 Sept. qtr	..	403.2	..	258.9	..	662.0	21.0	393.2	32.6	24.0	172.4	26.6	29.3	4.3	19.1	11.5	14.2	727.1	1,410.2		
Dec. qtr	..	357.5	..	275.5	..	632.9	24.9	381.9	78.4	21.9	109.4	17.0	16.1	2.7	12.1	7.4	14.7	661.6	1,319.4		
1994 Mar. qtr	..	411.1	..	287.9	..	699.0	22.5	405.1	120.7	25.5	110.9	21.0	12.4	2.2	15.7	20.5	17.4	751.4	1,472.9		
June qtr	..	463.0	..	342.8	..	805.8	21.5	379.1	179.1	26.7	114.5	25.3	8.5	2.2	18.0	18.5	14.7	786.8	1,614.2		
Sept. qtr	..	481.7	..	398.9	..	880.6	26.2	136.2	146.5	24.9	114.2	38.2	17.1	2.1	10.6	23.1	9.7	522.5	1,429.2		
Dec. qtr	..	433.1	..	399.9	..	832.9	29.0	95.0	105.6	20.3	112.9	38.6	10.4	2.2	21.1	24.6	6.3	436.9	1,298.8		

TABLE 3 — SUMMARY OF PUBLIC SECTOR BUILDING ACTIVITY, QUEENSLAND

Period	New residential building				Non-residential building											Total building			
	Houses		Other residential buildings		Total		Value (\$m)												
	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		Entertainment and recreational	Miscellaneous	Total
COMMENCED																			
1991-92	948	62.1	930	45.6	1,878	107.8	0.6	0.4	6.1	7.1	117.7	41.9	157.1	—	78.7	4.3	148.1	561.4	669.7
1992-93	723	57.2	1,373	78.9	2,096	136.1	0.3	0.2	1.2	4.1	111.9	45.7	139.3	—	18.2	154.1	23.3	498.0	634.4
1993-94	649	54.1	1,147	66.9	1,796	121.1	0.2	2.2	6.0	5.2	41.7	188.8	104.6	—	27.9	14.3	23.1	413.9	535.1
1993 Sept. qtr	174	13.9	702	39.9	876	53.9	0.1	—	1.5	0.5	11.6	0.7	38.7	—	0.8	2.7	3.0	59.5	113.5
Dec. qtr	199	17.2	200	12.2	399	29.4	—	—	0.6	1.9	8.2	8.2	38.7	—	5.0	3.7	4.3	70.6	100.1
1994 Mar. qtr	98	8.7	66	3.8	164	12.5	—	2.0	0.3	0.8	6.9	172.2	7.1	—	1.2	4.2	2.8	197.5	210.0
June qtr	178	14.3	179	11.0	357	25.3	—	0.3	3.7	2.0	15.0	7.7	20.1	—	20.8	3.7	12.9	86.2	111.6
Sept. qtr	143	12.5	569	60.2	712	72.7	0.9	—	4.3	0.5	11.0	3.0	45.8	—	15.0	3.4	4.8	87.8	161.4
Dec. qtr	71	6.6	190	12.5	261	19.1	0.1	—	1.3	0.8	6.0	5.2	70.0	—	1.3	1.0	9.3	95.0	114.2
UNDER CONSTRUCTION AT END OF PERIOD																			
1991-92	394	27.0	548	26.6	942	53.6	0.5	—	2.0	2.3	72.3	46.8	97.0	—	58.3	2.8	150.3	431.7	485.9
1992-93	306	23.9	528	30.4	833	54.3	—	—	0.1	1.9	156.4	23.0	55.7	—	6.1	143.8	12.9	403.0	454.3
1993-94	244	20.1	325	19.7	569	39.8	—	2.2	3.3	2.5	79.2	178.3	63.5	—	25.9	145.7	14.6	515.2	555.0
1993 Sept. qtr	226	17.6	1,017	56.8	1,243	74.4	—	—	0.6	1.9	155.8	13.8	80.2	—	6.7	144.9	11.0	414.9	489.3
Dec. qtr	219	18.8	787	44.6	1,006	63.4	—	—	0.2	1.9	141.9	8.1	104.4	—	5.0	140.7	5.5	407.8	471.2
1994 Mar. qtr	160	13.7	377	22.4	537	36.1	—	2.0	0.3	1.9	81.4	175.9	71.8	—	5.7	144.0	2.8	485.9	522.0
June qtr	244	20.1	325	19.7	569	39.8	—	2.2	3.3	2.5	79.2	178.3	63.5	—	25.9	145.7	14.6	515.2	555.0
Sept. qtr	234	19.2	819	75.4	1,053	94.6	0.8	2.2	4.3	1.2	80.6	177.8	90.1	—	39.9	147.7	13.8	557.6	652.9
Dec. qtr	163	14.2	759	72.3	922	86.4	0.3	0.3	5.3	0.7	71.4	176.2	151.6	—	35.3	140.7	13.5	594.9	681.6
COMPLETED																			
1991-92	1,053	64.8	1,156	56.4	2,209	121.2	0.1	0.4	87.8	9.6	118.7	58.6	167.1	—	18.9	6.3	78.3	545.6	666.9
1992-93	812	60.3	1,393	74.9	2,205	135.2	0.8	0.2	3.0	4.6	27.9	62.4	183.9	—	74.8	13.0	161.5	531.4	667.4
1993-94	698	56.8	1,350	77.9	2,048	134.7	0.2	—	2.8	4.4	136.6	33.6	102.9	—	9.0	12.5	22.1	313.8	448.7
1993 Sept. qtr	253	20.2	213	13.6	466	33.8	0.2	—	1.0	0.3	12.2	10.2	14.3	—	0.2	1.7	5.2	45.0	79.0
Dec. qtr	206	16.0	430	24.1	636	40.1	—	—	1.0	1.9	26.9	14.0	15.0	—	7.0	7.9	10.7	84.4	124.6
1994 Mar. qtr	145	12.8	476	26.5	621	39.3	—	—	0.2	0.8	70.1	4.3	44.6	—	0.5	1.0	4.9	126.4	165.7
June qtr	94	7.8	231	13.7	325	21.5	—	—	0.7	1.5	17.4	5.0	20.0	—	1.3	1.9	1.2	58.0	79.4
Sept. qtr	153	13.4	75	4.7	228	18.1	0.2	—	2.7	1.8	9.0	3.9	19.4	—	1.0	1.9	5.7	45.5	63.7
Dec. qtr	141	11.7	250	15.8	391	27.5	0.4	2.2	0.2	1.3	14.7	6.9	7.6	—	6.2	7.4	8.8	55.3	83.1

**TABLE 4 — NUMBER OF DWELLING UNITS BY STAGE OF CONSTRUCTION, QUEENSLAND
SEASONALLY ADJUSTED SERIES (a)**

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Commenced	Completed	Commenced	Completed	Commenced	Completed	Commenced	Completed
1993 Sept. qtr	8,666	8,542	8,880	8,654	12,450	11,704	13,124	12,169
Dec. qtr	8,367	8,765	8,566	9,094	12,735	12,145	13,235	12,733
1994 Mar. qtr	9,146	8,170	9,206	8,288	13,128	11,562	13,363	12,156
June qtr	9,021	8,520	9,173	8,633	13,047	12,073	13,397	12,460
Sept. qtr	9,006	8,609	9,194	8,615	13,325	12,522	13,826	12,748
Dec. qtr	8,164	8,307	8,250	8,575	12,375	11,406	12,743	11,776

(a) Series have been revised due to annual re-analysis of seasonal adjustment factors.

**TABLE 5 — VALUE OF BUILDING WORK DONE, QUEENSLAND
SEASONALLY ADJUSTED SERIES (a)
(\$ million)**

Period	New residential building			Non-residential building	Total building
	Houses	Other residential buildings	Total		
1993 Sept. qtr	726.5	252.9	978.7	369.2	1,411.0
Dec. qtr	768.9	288.2	1,060.6	374.0	1,478.1
1994 Mar. qtr	759.4	275.4	1,034.6	378.5	1,460.0
June qtr	824.5	306.6	1,127.8	450.4	1,655.4
Sept. qtr	852.3	327.8	1,179.0	504.4	1,751.3
Dec. qtr	786.1	306.9	1,096.4	541.8	1,688.1

(a) Series have been revised due to annual re-analysis of seasonal adjustment factors.

TABLE 6 — VALUE OF BUILDING WORK COMMENCED, AT AVERAGE 1989-90 PRICES (a), QUEENSLAND
(\$ 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	2,263.9	610.8	2,874.7	194.5	1,183.8	1,767.3	4,836.5
1992-93	2,661.4	947.0	3,608.4	206.4	1,144.4	1,655.0	5,469.8
1993-94	2,840.3	1,265.3	4,105.6	202.5	1,258.3	1,675.0	5,983.1
1993 Sept. qtr	723.0	322.8	1,045.8	50.4	285.0	345.3	1,441.5
Dec. qtr	716.7	325.8	1,042.5	56.4	301.4	372.7	1,471.6
1994 Mar. qtr	647.2	274.8	922.0	45.3	335.5	534.2	1,501.5
June qtr	753.4	341.9	1,095.3	50.4	336.4	422.8	1,568.5
Sept. qtr r	816.5	447.0	1,263.5	59.2	309.1	396.7	1,719.4
Dec. qtr	716.6	325.0	1,041.6	61.9	314.5	408.9	1,512.4

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

TABLE 7 — VALUE OF BUILDING WORK DONE, AT AVERAGE 1989-90 PRICES (a), QUEENSLAND
ORIGINAL AND SEASONALLY ADJUSTED SERIES
(\$ 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	2,183.2	609.1	2,792.3	186.9	1,106.4	1,644.3	4,623.5
1992-93	2,650.8	848.2	3,499.0	204.7	1,090.5	1,544.0	5,247.7
1993-94	2,733.8	1,151.2	3,885.0	204.0	1,171.9	1,573.6	5,662.6
1993 Sept. qtr	679.5	275.5	955.0	52.8	299.6	387.5	1,395.3
Dec. qtr	751.3	321.2	1,072.5	53.6	310.2	404.1	1,530.2
1994 Mar. qtr	599.8	265.8	865.6	46.0	254.9	357.2	1,268.8
June qtr	703.2	288.7	991.9	51.6	307.2	424.8	1,468.3
Sept. qtr r	790.2	351.2	1,141.4	54.7	387.7	521.4	1,717.5
Dec. qtr	758.5	335.0	1,093.5	61.7	414.1	575.8	1,731.0
SEASONALLY ADJUSTED							
1993 Sept. qtr	646.9	261.1	907.5	n.a.	n.a.	372.6	1,336.4
Dec. qtr	682.9	296.9	982.5	n.a.	n.a.	375.9	1,396.1
1994 Mar. qtr	674.9	282.7	959.0	n.a.	n.a.	379.3	1,380.2
June qtr	732.3	313.3	1,041.2	n.a.	n.a.	450.1	1,560.5
Sept. qtr r	752.3	332.2	1,083.7	n.a.	n.a.	501.9	1,645.7
Dec. qtr	689.0	308.7	1,000.5	n.a.	n.a.	535.9	1,578.8

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

TABLE 8 — NUMBER OF DWELLING UNITS BY OWNERSHIP, CLASS OF BUILDER AND STAGE OF CONSTRUCTION, QUEENSLAND

Period	Private sector			Public sector			Total				
	Houses		Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	
	Contractor-built	Other									
COMMENCED											
1991-92	22,675	5,394	28,068	8,595	36,663	948	930	1,878	29,016	9,525	38,541
1992-93	27,782	5,011	32,793	12,096	44,889	723	1,373	2,096	33,516	13,469	46,985
1993-94	31,901	3,201	35,102	16,187	51,289	649	1,147	1,796	35,751	17,334	53,085
1993 Sept. qtr	7,854	1,301	9,155	4,026	13,181	174	702	876	9,329	4,728	14,057
Dec. qtr	8,001	940	8,941	4,300	13,241	199	200	399	9,140	4,500	13,640
1994 Mar. qtr	7,465	491	7,956	3,654	11,610	98	66	164	8,054	3,720	11,774
June qtr	8,582	469	9,051	4,207	13,258	178	179	357	9,229	4,386	13,615
Sept. qtr	8,755	788	9,543	4,582	14,125	143	569	712	9,686	5,151	14,837
Dec. qtr	7,885	831	8,716	4,140	12,856	71	190	261	8,787	4,330	13,117
UNDER CONSTRUCTION AT END OF PERIOD											
1991-92	5,213	3,216	8,428	4,239	12,667	394	548	942	8,822	4,787	13,609
1992-93	5,567	2,688	8,254	5,673	13,927	305	528	833	8,559	6,201	14,760
1993-94	8,075	1,185	9,260	8,164	17,424	244	325	569	9,504	8,489	17,993
1993 Sept. qtr	6,655	2,251	8,907	6,552	15,459	226	1,017	1,243	9,133	7,569	16,702
Dec. qtr	5,978	1,536	7,514	6,628	14,142	219	787	1,006	7,733	7,415	15,148
1994 Mar. qtr	6,900	1,169	8,070	7,176	15,246	160	377	537	8,230	7,553	15,783
June qtr	8,075	1,185	9,260	8,164	17,424	244	325	569	9,504	8,489	17,993
Sept. qtr	8,660	1,627	10,287	8,804	19,091	234	819	1,053	10,521	9,623	20,144
Dec. qtr	7,197	1,973	9,170	9,075	18,245	163	759	922	9,333	9,834	19,167
COMPLETED											
1991-92	22,237	3,815	26,052	7,601	33,653	1,053	1,156	2,209	27,105	8,757	35,862
1992-93	27,299	5,489	32,788	10,548	43,336	812	1,393	2,205	33,600	11,941	45,541
1993-94	29,578	4,517	34,095	13,472	47,567	698	1,350	2,048	34,793	14,822	49,615
1993 Sept. qtr	6,894	1,608	8,503	3,084	11,587	253	213	466	8,756	3,297	12,053
Dec. qtr	8,679	1,654	10,333	4,171	14,504	206	430	636	10,539	4,601	15,140
1994 Mar. qtr	6,545	855	7,400	2,935	10,335	145	476	621	7,545	3,411	10,956
June qtr	7,460	399	7,859	3,282	11,141	94	231	325	7,953	3,513	11,466
Sept. qtr	8,149	368	8,516	3,838	12,354	153	75	228	8,669	3,913	12,582
Dec. qtr	9,348	485	9,833	3,835	13,668	141	250	391	9,974	4,085	14,059

TABLE 9 — NUMBER AND VALUE OF NEW HOUSES BUILT BY CONTRACT BUILDERS FOR PRIVATE OWNERSHIP
BY COMPLETION VALUE RANGE AND STAGE OF CONSTRUCTION,
QUEENSLAND

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
NUMBER												
1991-92	774	6,009	15,892	22,675	126	1,113	3,973	5,213	822	5,788	15,628	22,237
1992-93	789	5,517	21,476	27,782	143	859	4,565	5,567	740	5,944	20,614	27,299
1993-94	847	4,847	26,207	31,901	163	944	6,968	8,075	949	4,742	23,888	29,578
1993 Sept. qtr	191	1,317	6,346	7,854	80	865	5,711	6,655	276	1,333	5,285	6,894
Dec. qtr	233	1,251	6,517	8,001	101	663	5,214	5,978	233	1,452	6,993	8,679
1994 Mar. qtr	149	1,190	6,127	7,465	165	956	5,780	6,900	106	876	5,563	6,545
June qtr	274	1,090	7,218	8,582	163	944	6,968	8,075	333	1,081	6,046	7,460
Sept. qtr	127	995	7,633	8,755	164	756	7,740	8,660	148	1,141	6,860	8,149
Dec. qtr	106	1,148	6,630	7,885	80	808	6,310	7,197	191	1,166	7,991	9,348
VALUE (\$m)												
1991-92	25.7	305.8	1,564.1	1,895.6	3.9	57.2	455.0	516.1	27.5	294.4	1,531.3	1,853.1
1992-93	26.3	283.9	2,122.1	2,432.3	4.7	45.0	506.9	556.5	24.4	305.1	2,024.0	2,353.5
1993-94	29.3	249.2	2,582.0	2,860.5	5.7	48.7	792.4	846.8	31.3	246.1	2,300.8	2,578.2
1993 Sept. qtr	6.2	67.0	614.7	688.0	2.5	42.8	598.2	643.5	8.4	70.0	523.8	602.1
Dec. qtr	8.4	64.6	632.2	705.2	3.7	33.5	554.7	591.8	8.0	74.1	674.7	756.8
1994 Mar. qtr	5.4	60.2	609.4	675.1	6.1	48.1	622.6	676.9	3.7	44.8	543.4	591.9
June qtr	9.3	57.3	725.6	792.2	5.7	48.7	792.4	846.8	11.2	57.2	559.0	627.4
Sept. qtr	3.9	51.6	780.3	835.7	5.2	39.0	869.9	914.1	5.1	60.1	687.3	752.6
Dec. qtr	3.0	59.4	676.7	739.2	2.8	41.9	723.5	768.3	5.4	60.5	814.8	880.7

TABLE 10 — SUMMARY OF BUILDING ACTIVITY: RELATIVE STANDARD ERRORS,
QUEENSLAND, DECEMBER QUARTER 1994 (PER CENT)

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		
PRIVATE SECTOR						
Commenced	2.2	2.7	1.5	2.0	6.3	1.5
Under construction at end of period	3.5	3.8	1.7	2.1	8.1	1.3
Completed	3.5	3.8	2.5	2.9	6.1	2.1
Value of work done	..	2.6	..	1.9	4.5	1.4
Value of work yet to be done	..	4.8	..	2.5	10.8	1.6
TOTAL PRIVATE AND PUBLIC SECTORS						
Commenced	2.2	2.7	1.5	1.9	6.3	1.4
Under construction at end of period	3.4	3.7	1.7	2.0	8.0	1.0
Completed	3.4	3.8	2.4	2.9	6.1	2.0
Value of work done	..	2.6	..	1.9	4.5	1.2
Value of work yet to be done	..	4.7	..	2.3	10.8	1.4

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 substation 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 10.

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 10). 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 4, 5 and 7. 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. In this publication (*i.e.* the December quarter issue) the seasonally adjusted series have been revised as a result of the annual re-analysis of seasonal factors. 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 6 and 7. 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, Queensland (8731.3) – monthly (\$12.00)

Building Approvals and Dwelling Unit Commencements: Small Area Statistics, Queensland, 1992-93 (8735.3) – new issue – annual (\$15.00)

Dwelling Unit Commencements Reported by Approving Authorities, Queensland (8741.3) – monthly (\$11.00)

Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0) – quarterly (\$11.00)

Engineering Construction Activity, Australia (8762.0) – quarterly (\$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

n.a. not available
.. 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.

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