

**BUILDING ACTIVITY, TASMANIA
MARCH QUARTER 1996**

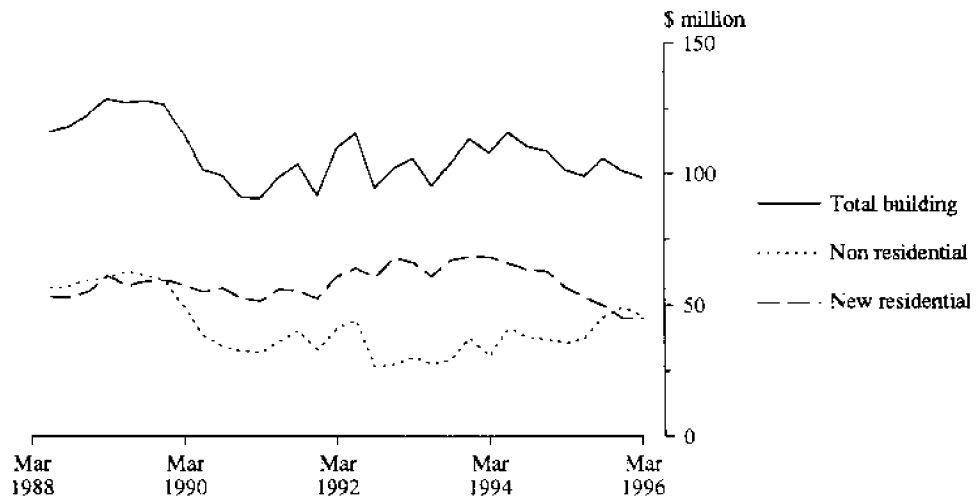
SUMMARY OF FINDINGS

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

	% change on	
	Dec. quarter 1995	Mar. quarter 1995
New residential building	-0.4	-21.1
Non-residential building	-7.3	29.4
Total building	-2.6	-3.0

- In seasonally adjusted average 1989-90 prices, work done on new residential building during the March quarter 1996 was virtually unchanged at \$44.8 million, despite an increase of 9.1% in work done on new houses.
- Work done on non-residential building fell 7.3% from the previous quarter to \$45.8 million. This is still 29.4% higher than for the March quarter 1995.
- The total value of building work done for the quarter fell by 2.6% to \$98.6 million.

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



INQUIRIES

- for more information about statistics contained in this publication, the availability of related unpublished statistics and other ABS statistics and services, please contact Information Inquiries on Hobart (002) 20 5800 (fax (002) 20 5995), call at 175 Collins Street, Hobart or write to Information Inquiries, ABS, GPO Box 66A, Hobart, Tas 7001 or any ABS State office.
- for more detailed information about these statistics, contact Rex Porter on Adelaide (08) 237 7316 or any ABS State office.

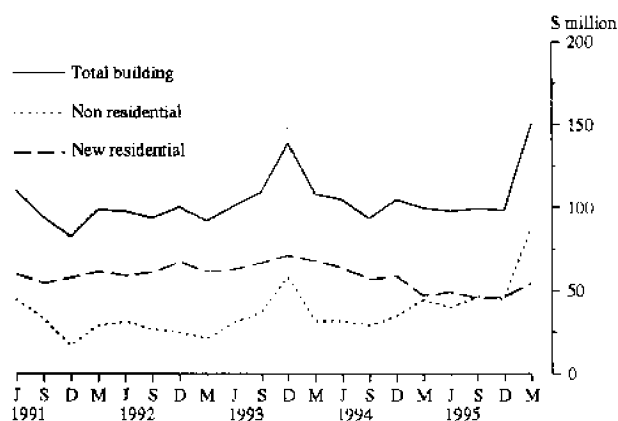
SUMMARY OF FINDINGS – continued

Value of building work commenced at average 1989–90 prices

	% change on	
	Dec. quarter 1995	Mar. quarter 1995
New residential building	17.3	14.8
Alterations and additions to residential buildings	9.0	6.3
Non-residential building	96.9	96.9
Total building	52.5	50.7

- In average 1989–90 prices, commencements of new residential buildings rose by 17.3% for the March quarter to \$54.3 million. This was due to the value of commencements of other residential buildings almost trebling to \$20.4 million, the highest since the December quarter 1993.
- For non-residential building, the value of work commenced during the quarter almost doubled to \$87.6 million. This is the highest in over ten years and can be attributed to the commencement of several large building jobs, including a factory, hotel and supermarket.
- The total value of all building work commenced increased by 52.5% for the March quarter to \$150.4 million.

VALUE OF WORK COMMENCED AT AVERAGE 1989-90 PRICES

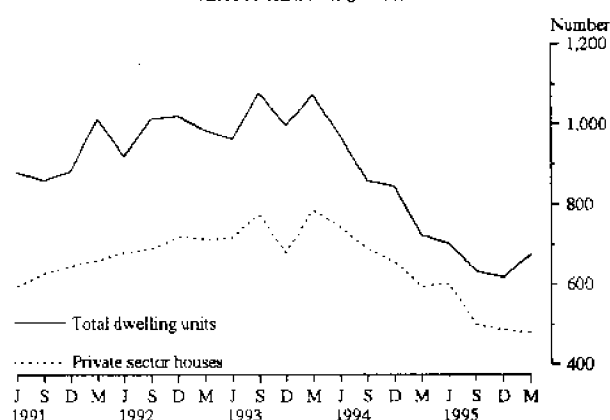


Number of dwelling units commenced, seasonally adjusted

	% change on	
	Dec. quarter 1995	Mar. quarter 1995
Private sector houses	-1.4	-19.8
Private sector dwelling units	9.4	-13.4
Total dwelling units	9.4	-6.8

- In seasonally adjusted terms, the total number of dwelling units commenced during the March quarter rose 9.4% to 674. The increase follows seven successive quarterly declines since the March quarter 1994.
- Within the private sector, the total number of dwelling units commenced also increased by 9.4%, due entirely to an increase in the number of other dwelling units commenced.

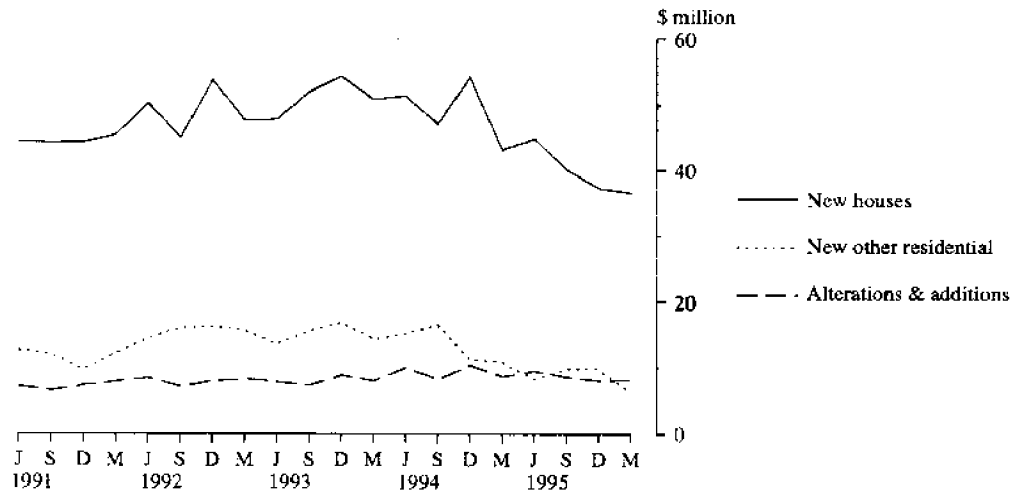
NEW DWELLING UNITS COMMENCED SEASONALLY ADJUSTED



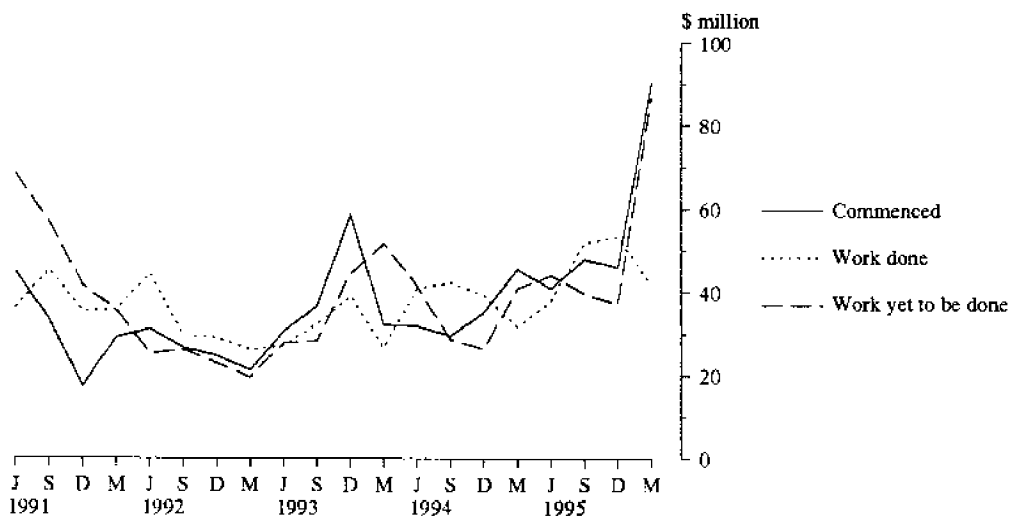
Original data

- The total value of building work done during the March quarter 1996 fell by 13.2% to \$104.8 million.
- Total building work commenced increased by 46.9% to \$165.5 million. Most of the \$52.8 million increase was in other residential buildings (+\$14.4 million) and in factories (+\$19.8 million).
- A decrease of 72 or 13.3% in the number of houses commenced was offset by an increase of 82 or 73.9% in the number of other dwelling units commenced.
- Work yet to be done on jobs under construction at the end of the quarter increased by 51.3% to \$187.5 million or 1.79 times the work done during the quarter.

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



VALUE OF NON-RESIDENTIAL BUILDING



VALUE OF NON-RESIDENTIAL WORK DONE

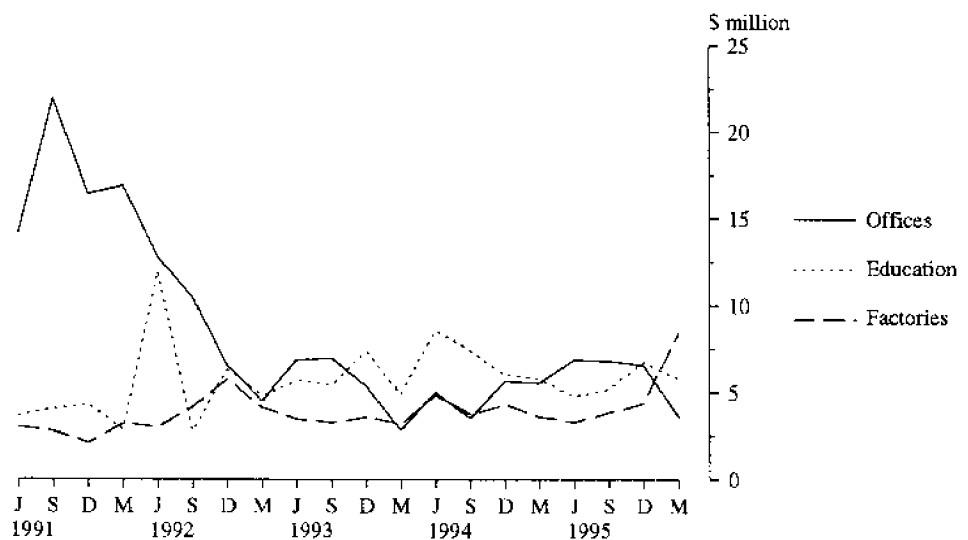


TABLE I. SUMMARY OF BUILDING ACTIVITY, TASMANIA

Period	New residential building										Non-residential building										Total building	
	Houses					Other residential buildings					Total					Value (\$m)						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	Hôtels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Recreational	Miscellaneous					
COMMENCED																						
1992-93	2,878	220.8	1,099	60.9	3,977	281.7	36.0	6.4	10.6	14.1	21.1	8.2	18.0	1.4	11.5	2.8	9.2	103.6	421.3			
1993-94	3,020	242.9	1,092	66.6	4,112	309.5	40.1	4.7	10.4	15.4	20.4	8.4	30.2	1.1	53.9	5.2	9.9	159.6	509.3			
1994-95	2,548	218.5	582	35.0	3,130	253.5	43.7	4.0	31.8	14.7	20.3	18.1	20.6	0.5	19.0	9.4	12.8	151.2	448.3			
1994 Dec. qtr	722	59.1	171	10.9	893	70.0	14.1	1.4	4.1	4.0	4.5	3.2	8.7	0.3	1.2	0.5	7.3	35.3	119.4			
1995 Mar. qtr	576	49.8	132	7.1	708	56.9	9.8	0.7	17.1	4.3	6.0	6.8	5.2	0.1	4.5	0.8	0.1	45.5	112.2			
June qtr	599	53.7	93	6.0	692	59.8	10.8	1.6	4.2	2.6	6.5	4.2	2.2	0.1	7.5	7.0	5.0	40.8	111.3			
Sept. qtr	474	42.4	142	11.9	616	54.3	9.5	2.0	6.2	3.7	6.6	11.2	4.1	0.7	10.9	0.4	2.1	47.9	111.7			
Dec. qtr	541	49.7	111	7.2	652	56.9	9.8	0.3	4.4	4.0	3.8	2.7	17.0	0.1	12.5	0.5	0.8	45.9	112.7			
1996 Mar. qtr	469	42.7	193	21.6	662	64.3	10.7	9.0	11.1	23.8	6.3	11.3	8.0	0.1	14.9	0.5	5.5	90.5	165.5			
UNDER CONSTRUCTION AT END OF PERIOD																						
1992-93	1,956	156.7	454	26.5	2,410	183.2	16.9	2.5	3.7	5.2	11.5	8.0	12.5	1.8	6.4	2.1	6.8	60.5	260.6			
1993-94	2,023	170.9	616	41.6	2,639	212.5	19.4	0.7	1.4	6.5	10.9	7.7	13.6	1.3	33.7	3.2	3.7	82.8	314.7			
1994-95	1,848	162.7	395	26.0	2,243	188.7	20.0	1.9	17.8	5.5	11.0	8.9	12.6	0.9	11.5	8.3	11.3	89.7	298.3			
1994 Dec. qtr	1,940	165.7	546	38.8	2,486	204.4	19.2	0.4	2.7	7.9	12.6	4.0	16.7	1.7	12.3	2.0	7.5	67.9	291.5			
1995 Mar. qtr	1,883	162.5	433	27.5	2,316	190.0	19.2	0.7	17.8	7.0	15.7	8.0	14.1	1.0	5.8	2.1	7.0	79.4	288.6			
June qtr	1,848	162.7	395	26.0	2,243	188.7	20.0	1.9	17.8	5.5	11.0	8.9	12.6	0.9	11.5	8.3	11.3	89.7	298.3			
Sept. qtr	1,693	152.5	466	33.2	2,159	185.6	19.6	2.8	19.2	4.0	8.7	15.3	9.7	1.3	21.6	8.4	12.4	103.4	308.6			
Dec. qtr	1,686	153.7	426	30.9	2,112	184.6	18.1	1.3	4.7	2.7	6.3	13.7	19.8	0.7	33.6	10.2	6.2	99.2	301.9			
1996 Mar. qtr	1,625	148.0	464	38.7	2,089	186.7	19.3	9.4	10.9	23.1	8.0	15.8	24.3	0.8	30.6	7.5	9.0	139.4	345.4			
COMPLETED																						
1992-93	2,915	223.1	1,203	66.0	4,118	289.1	35.8	5.2	9.6	15.8	57.1	5.8	14.4	1.0	15.9	3.3	8.3	136.2	461.0			
1993-94	2,922	232.7	926	51.7	3,848	284.4	39.5	4.8	13.1	14.3	19.0	9.0	29.1	1.1	23.6	4.2	12.5	130.6	454.5			
1994-95	2,644	228.0	805	54.8	3,449	282.8	43.3	3.0	15.5	16.9	20.6	16.8	27.1	0.4	41.9	3.8	5.2	146.1	472.3			
1994 Dec. qtr	769	68.6	303	11.9	972	80.5	11.6	1.3	7.7	2.1	2.8	2.0	5.9	0.1	27.6	2.3	1.0	52.6	148.8			
1995 Mar. qtr	613	53.2	243	20.2	856	73.4	10.2	0.4	2.0	5.3	3.3	3.2	8.1	0.2	11.1	0.6	0.6	34.7	118.3			
June qtr	612	54.4	129	8.2	741	62.6	10.5	0.5	4.0	4.5	11.1	3.3	3.9	0.1	1.8	0.7	0.7	30.7	103.8			
Sept. qtr	612	52.6	67	4.8	679	57.4	10.4	1.3	5.1	3.6	9.0	4.9	7.3	0.3	0.8	0.3	1.1	33.7	101.5			
Dec. qtr	546	49.9	150	11.4	696	61.4	11.7	1.8	19.4	5.4	6.5	5.3	7.2	0.8	1.0	0.6	6.8	54.8	127.9			
1996 Mar. qtr	522	49.7	155	13.9	677	63.5	9.8	1.0	4.9	3.0	5.0	9.4	3.8	0.1	18.6	3.4	2.1	51.0	124.4			

TABLE 1. SUMMARY OF BUILDING ACTIVITY, TASMANIA—continued

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)	Number of dwelling units	Value (\$m)	Alterations and additions to residential buildings	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Recreational	Miscellaneous	Total building	
VALUE OF WORK DONE DURING PERIOD																			
1992-93	..	221.4	..	62.4	..	283.8	35.8	5.5	10.7	17.4	28.3	8.0	19.5	1.6	12.5	2.9	6.0	431.8	
1993-94	..	248.0	..	63.3	..	311.3	40.7	4.9	11.6	14.8	20.1	8.3	26.1	1.0	33.8	4.7	14.1	491.4	
1994-95	..	231.3	..	48.5	..	279.8	44.9	3.1	25.4	14.8	21.5	17.5	23.9	0.8	30.8	4.7	8.6	476.0	
1994 Dec. qtr	..	65.6	..	11.6	..	77.2	12.7	1.5	5.7	4.3	5.6	2.7	6.0	0.5	9.8	1.3	1.9	129.2	
1995 Mar. qtr	..	52.7	..	11.3	..	64.0	10.6	0.3	6.8	3.6	5.5	4.9	5.7	0.2	2.1	0.6	2.2	106.4	
June qtr	..	55.1	..	8.6	..	63.7	11.6	0.9	8.4	3.3	6.9	4.5	4.8	0.1	3.6	1.9	3.5	113.2	
Sept. qtr	..	50.1	..	10.3	..	60.4	10.7	2.0	9.6	3.9	6.8	9.0	5.2	0.8	8.5	2.6	3.6	121.1	
Dec. qtr	..	47.2	..	10.3	..	57.4	10.1	1.5	7.9	4.4	6.5	6.0	6.7	0.2	11.5	5.2	3.4	130.8	
1996 Mar. qtr	..	46.2	..	6.5	..	52.7	10.3	0.7	2.2	8.4	3.6	8.5	5.7	..	10.6	0.3	1.7	104.8	
VALUE OF WORK YET TO BE DONE																			
1992-93	..	78.6	..	14.8	..	93.4	6.9	2.1	1.4	1.2	6.4	3.0	4.4	0.9	2.0	0.9	5.8	128.3	
1993-94	..	80.0	..	18.5	..	98.5	8.4	0.2	0.6	2.0	4.7	3.3	8.5	0.7	19.0	1.5	1.0	148.4	
1994-95	..	72.3	..	9.4	..	81.7	7.6	1.2	7.1	3.0	3.9	3.9	5.6	0.4	7.8	5.9	5.3	133.4	
1994 Dec. qtr	..	73.3	..	13.5	..	86.8	8.2	0.1	1.1	2.5	3.4	1.8	8.3	1.2	1.4	0.8	5.9	121.4	
1995 Mar. qtr	..	71.4	..	11.1	..	82.5	7.8	0.5	11.5	3.2	4.3	4.1	7.9	0.4	3.9	1.1	3.8	131.2	
June qtr	..	72.3	..	9.4	..	81.7	7.6	1.2	7.1	3.0	3.9	3.9	5.6	0.4	7.8	5.9	5.3	133.4	
Sept. qtr	..	65.4	..	11.5	..	76.9	6.9	1.4	4.1	1.5	3.7	6.1	4.8	0.3	10.2	3.6	3.9	123.4	
Dec. qtr	..	69.4	..	10.5	..	79.9	7.0	0.3	1.1	1.2	1.4	3.8	15.3	0.3	11.7	0.8	1.1	123.9	
1996 Mar. qtr	..	67.2	..	25.6	..	92.8	7.9	8.6	10.0	16.2	4.4	6.9	17.9	0.4	16.7	1.2	4.5	187.5	

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 1 such dwelling units commenced in the March quarter 1996.

TABLE 2. SUMMARY OF PRIVATE SECTOR BUILDING ACTIVITY, TASMANIA

Period	New residential building				Non-residential building										Total building			
	Houses		Other residential buildings		Alterations and additions to residential buildings					Other business premises						Enter-tainment and recreational		
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Value (\$m)	Hôtels etc.	Shops	Factories	Offices	Educational	Religious	Health	Miscellaneous	Total				
COMMENCED																		
1992-93	2,840	217.9	997	54.2	272.0	35.8	6.4	10.5	14.1	10.1	7.8	5.8	1.4	9.0	2.0	0.5	67.7	375.5
1993-94	2,974	238.9	1,031	62.3	301.2	39.7	4.4	10.4	13.1	15.2	6.6	1.6	3.1	23.9	2.8	7.1	86.2	427.1
1994-95	2,542	218.1	542	32.2	250.3	43.1	4.0	31.8	14.6	11.2	15.0	5.8	0.5	8.7	9.0	2.6	103.1	396.4
1994 Dec. qtr	718	58.8	164	10.4	69.1	13.9	1.4	4.1	4.0	3.3	3.0	1.2	0.3	1.0	0.1	0.6	19.3	102.4
1995 Mar. qtr	574	49.7	111	7.1	56.7	9.6	0.7	17.1	4.2	3.5	6.5	3.0	-	0.4	0.1	0.1	36.2	102.6
June qtr	599	53.7	64	4.1	57.8	10.7	1.6	4.2	2.6	1.5	2.4	0.8	0.1	2.4	1.0	1.5	24.2	92.7
Sept. qtr	472	42.2	119	9.4	51.5	9.4	2.0	6.2	3.7	5.2	10.9	1.5	0.7	9.6	0.4	0.4	40.6	101.5
Dec. qtr	531	48.3	87	4.8	53.1	9.8	0.3	4.4	4.0	3.0	2.2	1.6	0.1	3.0	0.3	0.2	19.3	82.2
1996 Mar. qtr	461	42.0	151	18.1	60.1	10.2	9.0	11.1	23.8	5.5	8.0	3.8	0.1	0.4	0.5	2.6	64.8	135.1
UNDER CONSTRUCTION AT END OF PERIOD																		
1992-93	1,955	156.5	424	24.5	181.0	16.9	2.5	3.7	5.2	3.6	7.9	3.0	1.8	4.2	1.7	0.7	33.8	231.7
1993-94	2,019	170.5	566	38.0	208.6	19.4	0.4	1.4	4.1	5.9	6.1	0.4	1.3	11.6	1.6	2.2	35.2	263.2
1994-95	1,846	162.6	374	24.3	186.8	19.9	1.9	17.8	5.5	4.0	7.1	1.3	0.9	2.5	8.1	1.3	50.4	257.1
1994 Dec. qtr	1,938	165.5	540	38.3	203.8	19.1	0.4	2.7	7.9	7.5	3.8	1.1	1.7	11.0	1.9	0.9	38.9	261.8
1995 Mar. qtr	1,880	162.3	433	27.5	189.8	18.9	0.7	17.8	7.0	8.6	7.7	2.1	1.0	1.7	2.0	0.3	48.9	257.7
June qtr	1,846	162.6	374	24.3	186.8	19.9	1.9	17.8	5.5	4.0	7.1	1.3	0.9	2.5	8.1	1.3	50.4	257.1
Sept. qtr	1,691	152.2	334	29.9	182.2	19.5	2.8	19.2	4.0	5.7	13.1	1.5	1.3	12.0	8.3	0.8	68.7	270.4
Dec. qtr	1,675	152.1	390	26.9	179.0	18.1	1.3	4.7	2.7	4.4	13.2	2.3	0.7	14.5	10.1	0.6	54.5	251.6
1996 Mar. qtr	1,610	146.1	400	33.0	179.1	18.9	9.4	10.9	23.1	7.3	12.4	4.2	0.8	11.9	7.4	2.7	90.0	288.0
COMPLETED																		
1992-93	2,868	219.4	1,113	60.1	279.5	35.5	5.2	9.4	14.4	51.5	5.5	4.3	1.0	8.7	2.7	1.3	103.9	418.9
1993-94	2,879	228.8	885	49.1	277.8	39.1	4.8	13.1	14.3	10.6	8.6	4.6	1.1	15.9	2.9	4.8	80.8	397.8
1994-95	2,636	227.3	736	50.1	277.4	42.7	2.7	15.5	14.5	13.5	13.6	5.3	0.4	18.4	2.2	3.5	89.4	409.6
1994 Dec. qtr	767	68.5	200	11.7	80.2	11.4	1.3	7.7	2.1	2.3	2.0	0.6	0.1	6.1	0.9	0.4	23.4	115.0
1995 Mar. qtr	612	53.1	237	19.8	72.9	10.1	0.4	2.0	5.2	2.9	2.8	2.0	0.2	9.8	0.6	0.6	26.4	109.4
June qtr	611	54.2	121	8.0	62.2	10.2	0.5	4.0	4.5	6.0	3.0	1.8	0.1	1.7	0.8	0.6	22.8	95.2
Sept. qtr	610	52.5	59	4.2	56.7	10.3	1.3	5.1	3.6	3.3	4.9	1.2	0.3	0.1	0.3	0.8	20.9	87.9
Dec. qtr	545	49.8	130	9.7	59.6	11.6	1.8	19.4	5.4	4.5	3.2	0.9	0.8	0.3	0.6	0.4	37.5	108.7
1996 Mar. qtr	518	49.1	141	12.2	61.3	9.8	1.0	4.9	3.0	3.1	9.0	2.0	0.2	3.0	3.4	0.2	29.6	100.6

TABLE 2. SUMMARY OF PRIVATE SECTOR BUILDING ACTIVITY, TASMANIA—continued

Period	New residential building										Non-residential building																			
	Houses					Other residential buildings					Total					Alterations and additions to residential buildings etc.					Other business premises					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)	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total building											
VALUE OF WORK DONE DURING PERIOD																														
1992-93	..	218.3	..	56.3	..	274.6	..	35.5	5.5	10.5	16.5	20.5	7.7	5.7	1.6	9.4	2.1	1.1	80.5	390.6										
1993-94	..	243.9	..	59.1	..	303.0	..	40.3	4.7	11.6	12.6	11.9	6.7	2.9	1.0	16.7	2.9	6.1	77.2	420.5										
1994-95	..	230.8	..	46.0	..	276.8	..	44.3	3.1	25.4	14.6	14.0	15.2	5.7	0.8	14.8	3.7	2.8	100.1	421.1										
1994 Dec. qtr	..	65.4	..	11.2	..	76.5	..	12.4	1.5	5.7	4.3	4.8	2.7	0.7	0.5	5.0	0.9	0.8	26.8	115.8										
1995 Mar. qtr	..	52.6	..	11.1	..	63.7	..	10.4	0.3	6.8	3.5	4.0	4.2	2.8	0.2	1.6	0.4	0.2	23.9	98.1										
June qtr	..	55.1	..	7.8	..	62.9	..	11.5	0.9	8.4	3.3	2.4	4.1	1.2	0.1	0.8	1.9	1.0	24.2	98.5										
Sept. qtr	..	50.0	..	8.6	..	58.5	..	10.6	2.0	9.6	3.9	3.6	7.8	0.7	0.8	4.4	2.6	0.5	36.0	105.0										
Dec. qtr	..	46.4	..	7.5	..	53.9	..	10.1	1.5	7.9	4.4	4.8	5.1	1.7	0.2	4.6	5.2	0.3	35.6	99.6										
1996 Mar. qtr	..	45.3	..	4.7	..	50.0	..	10.1	0.7	2.2	8.4	3.2	7.7	2.0		4.2	0.3	0.7	29.6	89.7										
VALUE OF WORK YET TO BE DONE																														
1992-93	..	78.5	..	14.0	..	92.5	..	6.9	2.1	1.4	1.2	2.8	2.9	1.0	0.9	0.7	0.8	0.1	13.9	113.3										
1993-94	..	79.9	..	17.7	..	97.6	..	8.4	0.2	0.6	1.8	3.8	3.0	0.1	0.7	7.3	0.8	0.8	19.0	125.0										
1994-95	..	72.2	..	8.3	..	80.5	..	7.6	1.2	7.1	3.0	1.3	2.4	0.6	0.4	1.8	5.8	0.6	24.2	112.3										
1994 Dec. qtr	..	73.2	..	13.3	..	86.5	..	8.2	0.1	1.1	2.5	2.4	1.7	0.5	1.2	1.2	0.7	0.2	11.6	106.3										
1995 Mar. qtr	..	71.3	..	11.1	..	82.4	..	7.8	0.5	11.5	3.2	2.3	4.1	0.8	0.4	0.2	1.0	0.1	24.1	114.3										
June qtr	..	72.2	..	8.3	..	80.5	..	7.6	1.2	7.1	3.0	1.3	2.4	0.6	0.4	1.8	5.8	0.6	24.2	112.3										
Sept. qtr	..	65.2	..	9.7	..	75.0	..	6.9	1.4	4.1	1.5	2.7	5.5	1.4	0.3	7.0	3.5	0.4	27.8	109.7										
Dec. qtr	..	68.6	..	9.0	..	77.6	..	7.0	0.3	1.1	1.2	1.2	3.6	1.3	0.3	5.4	0.7	0.3	15.5	100.1										
1996 Mar. qtr	..	66.5	..	22.5	..	89.0	..	7.6	8.6	10.0	16.2	3.9	4.2	3.3	0.4	1.6	1.1	2.0	51.2	147.8										

TABLE 3. SUMMARY OF PUBLIC SECTOR BUILDING ACTIVITY, TASMANIA

Period	New residential building										Non-residential building																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
	Houses					Other residential buildings					Total					Alterations and additions to residential buildings					Hotels etc.					Shops Factories Offices					Other business premises					Educational					Religious					Health					Entertainment and recreational					Miscellaneous					Total 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)	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)	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)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
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1992-93	38	2.9	102	6.8	140	9.7	0.3	—	0.1	—	11.0	0.4	12.2	—	2.6	0.8	8.7	35.9	45.8	1993-94	46	4.0	61	4.3	107	8.3	0.4	0.3	—	2.3	5.2	1.8	28.6	—	30.0	2.4	2.8	73.4	82.1	1994-95	6	0.5	40	2.8	46	3.2	0.6	—	—	0.1	9.1	3.1	14.8	—	10.3	0.4	10.2	48.1	51.9	1994 Dec. qtr	4	0.3	7	0.5	11	0.9	0.2	—	—	—	1.2	0.2	7.5	—	0.2	0.1	6.7	15.9	17.0	1995 Mar. qtr	2	0.1	—	—	2	0.1	0.2	—	—	0.1	2.5	0.3	2.2	—	4.0	0.2	—	—	—	9.3	9.7	1995 June qtr	29	2.0	29	2.0	0.1	—	—	—	—	—	4.9	1.8	1.3	—	5.1	—	—	—	—	3.5	16.6	18.7	1995 Sept. qtr	2	0.2	23	2.5	25	2.7	0.1	—	—	—	1.4	0.3	2.5	—	1.3	—	—	—	—	1.7	7.3	10.2	1995 Dec. qtr	10	1.4	24	2.4	34	3.8	—	—	—	—	0.8	0.4	15.4	—	9.5	—	—	—	—	0.6	26.6	30.5	1996 Mar. qtr	8	0.8	42	3.4	50	4.2	0.5	—	—	—	0.8	3.3	4.2	—	14.6	—	—	—	—	2.9	25.7	30.4	UNDER CONSTRUCTION AT END OF PERIOD																																								1992-93	1	0.1	30	2.0	31	2.2	—	—	—	7.9	0.1	9.4	—	2.2	0.4	6.6	26.7	28.9	1993-94	4	0.3	50	3.6	54	4.0	0.1	0.3	—	2.3	5.0	1.6	13.2	—	22.1	1.5	1.5	47.5	51.6	1994-95	2	0.1	21	1.7	23	1.8	—	—	—	—	7.0	1.8	11.3	—	9.0	0.1	10.1	79.3	41.2	1994 Dec. qtr	2	0.2	6	0.4	8	0.6	—	—	—	—	5.1	0.2	15.6	—	1.3	0.1	6.7	29.0	29.7	1995 Mar. qtr	3	0.2	—	—	—	—	0.2	0.2	—	—	7.2	0.3	12.0	—	4.0	0.3	6.7	30.5	30.9	1995 June qtr	2	0.1	21	1.7	—	—	1.8	—	—	—	7.0	1.8	11.3	—	9.0	0.1	10.1	39.3	41.2	1995 Sept. qtr	2	0.2	32	3.3	34	3.5	0.1	—	—	—	3.0	2.1	8.2	—	9.6	0.1	11.6	34.6	38.2	1995 Dec. qtr	11	1.6	36	4.0	47	5.6	—	—	—	—	1.9	0.5	17.5	—	19.1	0.1	5.5	44.7	50.3	1996 Mar. qtr	15	1.8	64	5.7	79	7.6	0.4	—	—	—	0.7	3.4	20.1	—	18.7	0.1	6.4	49.5	57.5	COMPLETED																																								1992-93	47	3.7	90	5.9	137	9.6	0.3	—	0.1	1.4	5.6	0.3	10.1	—	7.2	0.6	6.9	32.3	42.2	1993-94	43	3.9	41	2.7	84	6.6	0.3	—	—	—	8.4	0.4	24.4	—	7.6	1.3	7.6	49.8	56.7	1994-95	8	0.7	69	4.7	77	5.4	0.7	0.3	—	2.4	7.1	3.2	16.8	—	23.5	1.7	1.7	56.7	62.8	1994 Dec. qtr	2	0.1	3	0.2	5	0.3	0.2	—	—	—	0.4	—	5.3	—	21.5	1.4	0.6	29.2	29.8	1995 Mar. qtr	1	0.1	6	0.4	7	0.6	—	—	—	0.1	0.4	0.4	6.0	—	1.3	—	—	—	8.3	8.9	1995 June qtr	1	0.1	8	0.3	9	0.4	0.3	—	—	—	5.2	0.4	2.0	—	0.1	0.2	0.1	7.9	8.5	1995 Sept. qtr	2	0.1	8	0.6	10	0.8	0.1	—	—	—	5.7	—	6.1	—	0.7	—	—	—	0.2	12.7	13.6	1995 Dec. qtr	1	0.1	20	1.7	21	1.8	0.1	—	—	—	1.9	2.2	6.3	—	0.4	—	—	—	6.5	17.3	19.2	1996 Mar. qtr	4	0.6	14	1.7	18	2.3	0.1	—	—	—	1.9	0.3	1.7	—	15.5	—	—	—	1.9	21.4	23.8
UNDER CONSTRUCTION AT END OF PERIOD																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
1992-93	1	0.1	30	2.0	31	2.2	—	—	—	7.9	0.1	9.4	—	2.2	0.4	6.6	26.7	28.9	1993-94	4	0.3	50	3.6	54	4.0	0.1	0.3	—	2.3	5.0	1.6	13.2	—	22.1	1.5	1.5	47.5	51.6	1994-95	2	0.1	21	1.7	23	1.8	—	—	—	—	7.0	1.8	11.3	—	9.0	0.1	10.1	79.3	41.2	1994 Dec. qtr	2	0.2	6	0.4	8	0.6	—	—	—	—	5.1	0.2	15.6	—	1.3	0.1	6.7	29.0	29.7	1995 Mar. qtr	3	0.2	—	—	—	—	0.2	0.2	—	—	7.2	0.3	12.0	—	4.0	0.3	6.7	30.5	30.9	1995 June qtr	2	0.1	21	1.7	—	—	1.8	—	—	—	7.0	1.8	11.3	—	9.0	0.1	10.1	39.3	41.2	1995 Sept. qtr	2	0.2	32	3.3	34	3.5	0.1	—	—	—	3.0	2.1	8.2	—	9.6	0.1	11.6	34.6	38.2	1995 Dec. qtr	11	1.6	36	4.0	47	5.6	—	—	—	—	1.9	0.5	17.5	—	19.1	0.1	5.5	44.7	50.3	1996 Mar. qtr	15	1.8	64	5.7	79	7.6	0.4	—	—	—	0.7	3.4	20.1	—	18.7	0.1	6.4	49.5	57.5	COMPLETED																																								1992-93	47	3.7	90	5.9	137	9.6	0.3	—	0.1	1.4	5.6	0.3	10.1	—	7.2	0.6	6.9	32.3	42.2	1993-94	43	3.9	41	2.7	84	6.6	0.3	—	—	—	8.4	0.4	24.4	—	7.6	1.3	7.6	49.8	56.7	1994-95	8	0.7	69	4.7	77	5.4	0.7	0.3	—	2.4	7.1	3.2	16.8	—	23.5	1.7	1.7	56.7	62.8	1994 Dec. qtr	2	0.1	3	0.2	5	0.3	0.2	—	—	—	0.4	—	5.3	—	21.5	1.4	0.6	29.2	29.8	1995 Mar. qtr	1	0.1	6	0.4	7	0.6	—	—	—	0.1	0.4	0.4	6.0	—	1.3	—	—	—	8.3	8.9	1995 June qtr	1	0.1	8	0.3	9	0.4	0.3	—	—	—	5.2	0.4	2.0	—	0.1	0.2	0.1	7.9	8.5	1995 Sept. qtr	2	0.1	8	0.6	10	0.8	0.1	—	—	—	5.7	—	6.1	—	0.7	—	—	—	0.2	12.7	13.6	1995 Dec. qtr	1	0.1	20	1.7	21	1.8	0.1	—	—	—	1.9	2.2	6.3	—	0.4	—	—	—	6.5	17.3	19.2	1996 Mar. qtr	4	0.6	14	1.7	18	2.3	0.1	—	—	—	1.9	0.3	1.7	—	15.5	—	—	—	1.9	21.4	23.8																																																																																																																																																																																																																																										
COMPLETED																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
1992-93	47	3.7	90	5.9	137	9.6	0.3	—	0.1	1.4	5.6	0.3	10.1	—	7.2	0.6	6.9	32.3	42.2	1993-94	43	3.9	41	2.7	84	6.6	0.3	—	—	—	8.4	0.4	24.4	—	7.6	1.3	7.6	49.8	56.7	1994-95	8	0.7	69	4.7	77	5.4	0.7	0.3	—	2.4	7.1	3.2	16.8	—	23.5	1.7	1.7	56.7	62.8	1994 Dec. qtr	2	0.1	3	0.2	5	0.3	0.2	—	—	—	0.4	—	5.3	—	21.5	1.4	0.6	29.2	29.8	1995 Mar. qtr	1	0.1	6	0.4	7	0.6	—	—	—	0.1	0.4	0.4	6.0	—	1.3	—	—	—	8.3	8.9	1995 June qtr	1	0.1	8	0.3	9	0.4	0.3	—	—	—	5.2	0.4	2.0	—	0.1	0.2	0.1	7.9	8.5	1995 Sept. qtr	2	0.1	8	0.6	10	0.8	0.1	—	—	—	5.7	—	6.1	—	0.7	—	—	—	0.2	12.7	13.6	1995 Dec. qtr	1	0.1	20	1.7	21	1.8	0.1	—	—	—	1.9	2.2	6.3	—	0.4	—	—	—	6.5	17.3	19.2	1996 Mar. qtr	4	0.6	14	1.7	18	2.3	0.1	—	—	—	1.9	0.3	1.7	—	15.5	—	—	—	1.9	21.4	23.8																																																																																																																																																																																																																																																																																																																																																																																																																																																																					

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

Period	New residential building					Non-residential building														
	Houses		Other residential buildings		Total	Alterations and additions to residential buildings etc.				Other business premises			Educational			Recreational		Miscellaneous		Total
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Hotels etc.	Shops	Factories	Offices	Religious	Educational	Recreational	Health	Recreational	Miscellaneous	Total	Total building			
VALUE OF WORK DONE DURING PERIOD																				
1992-93	..	3.1	..	6.1	..	0.3	0.1	0.9	7.8	0.4	13.7	..	3.0	0.8	5.0	31.7	41.2			
1993-94	..	4.1	..	4.2	..	0.4	0.3	2.2	8.1	1.6	23.2	..	17.1	1.8	8.0	62.2	70.9			
1994-95	..	0.5	..	2.5	..	0.7	..	0.2	7.5	2.3	18.3	..	16.1	1.0	5.8	51.2	54.8			
1994 Dec. qtr	..	0.2	..	0.4	..	0.2	..	..	0.9	0.1	5.3	..	4.8	0.4	1.1	12.5	13.4	
1995 Mar. qtr	..	0.2	..	0.2	..	0.2	..	0.1	1.5	0.6	2.9	..	0.5	0.1	2.0	7.8	8.3			
June qtr	0.8	..	0.1	..	..	4.5	0.4	3.6	..	2.8	0.1	2.5	13.7	14.7			
Sept. qtr	..	0.1	..	1.7	..	0.1	..	..	3.2	1.2	4.5	..	4.1	..	3.0	16.1	18.1	
Dec. qtr	..	0.8	..	2.7	..	3.5	..	..	1.7	0.9	5.0	..	6.8	..	3.1	17.6	21.1	
1996 Mar. qtr	..	0.9	..	1.8	..	2.7	..	..	0.4	0.8	3.7	..	6.3	..	1.0	12.2	15.1	
VALUE OF WORK YET TO BE DONE																				
1992-93	..	0.1	..	0.8	..	..	..	..	3.7	..	3.3	..	1.3	0.1	5.6	14.1	15.0
1993-94	..	0.1	..	0.9	..	..	..	0.1	0.9	0.3	8.3	..	11.7	0.7	0.2	22.5	23.4
1994-95	..	0.1	..	1.1	..	..	..	..	2.6	1.5	4.9	..	6.0	0.1	4.7	19.9	21.1
1994 Dec. qtr	..	0.1	..	0.2	..	..	..	..	1.0	0.1	7.7	..	0.2	0.1	5.7	14.9	15.1
1995 Mar. qtr	..	0.1	..	..	..	..	..	..	2.0	..	7.2	..	1.7	0.2	3.7	16.8	16.9
June qtr	..	0.1	..	1.1	..	..	..	..	2.6	1.5	4.9	..	3.0	0.1	4.7	19.9	21.1
Sept. qtr	..	0.2	..	1.7	..	..	..	..	1.0	0.6	3.4	..	1.2	0.1	3.4	11.8	13.7
Dec. qtr	..	0.8	..	1.4	..	2.3	..	..	0.1	0.2	14.0	..	3.3	0.1	0.8	21.6	23.8	
1996 Mar. qtr	..	0.7	..	3.1	..	3.8	..	..	0.5	2.7	14.6	..	15.1	0.1	2.5	35.5	39.7	

TABLE 4. NUMBER OF DWELLING UNITS BY STAGE OF CONSTRUCTION, TASMANIA
SEASONALLY ADJUSTED SERIES

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Commenced	Completed	Commenced	Completed	Commenced	Completed	Commenced	Completed
1994 Dec. qtr	655	704	661	704	833	904	844	896
1995 Mar. qtr	596	666	592	666	738	882	723	914
June qtr	602	599	605	602	664	736	702	739
Sept. qtr	499	628	502	630	600	688	632	696
Dec. qtr r	485	501	496	500	584	632	616	643
1996 Mar. qtr	478	563	481	566	639	682	674	720

TABLE 5. VALUE OF BUILDING WORK DONE, TASMANIA
SEASONALLY ADJUSTED SERIES
(\$ million)

Period	New residential building		Non-residential building	Total building
	Houses	Total		
1994 Dec. qtr	62.1	74.2	37.9	123.3
1995 Mar. qtr	55.3	67.2	36.2	115.3
June qtr	54.8	63.5	38.6	112.9
Sept. qtr	51.1	60.3	47.2	120.0
Dec. qtr r	44.5	55.1	51.2	115.1
1996 Mar. qtr	48.4	55.3	47.6	113.5

TABLE 6. VALUE OF BUILDING WORK COMMENCED, AT AVERAGE 1989-90 PRICES (a), TASMANIA
(\$ million)

Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building
	Houses	Other residential buildings	Total		Private sector	Total	
1992-93	192.1	60.2	252.3	31.2	67.8	103.7	387.2
1993-94	203.8	65.2	269.0	33.8	85.6	158.5	461.3
1994-95	178.2	33.9	212.1	35.8	101.1	148.1	396.0
1994 Dec. qtr	48.2	10.6	58.8	11.6	19.0	34.6	105.0
1995 Mar. qtr	40.5	6.8	47.3	8.0	35.4	44.5	99.8
June qtr	43.4	5.8	49.2	8.8	23.6	39.8	97.8
Sept. qtr	34.0	11.4	45.4	7.6	39.4	46.5	99.5
Dec. qtr	39.4	6.9	46.3	7.8	18.7	44.5	98.6
1996 Mar. qtr	33.9	20.4	54.3	8.5	62.7	87.6	150.4

(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), TASMANIA
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							
1992-93	193.7	61.5	255.2	31.3	79.8	111.3	397.8
1993-94	208.3	61.8	270.1	34.2	76.4	138.0	442.3
1994-95	189.4	46.9	236.3	36.8	97.8	147.8	420.9
1994 Dec. qtr	54.2	11.2	65.4	10.4	26.2	38.4	114.2
1995 Mar. qtr	43.2	10.9	54.1	8.7	23.4	31.0	93.8
June qtr	44.9	8.3	53.2	9.5	23.5	36.8	99.5
Sept. qtr	40.1	9.8	49.9	8.6	34.7	50.2	108.7
Dec. qtr	37.2	9.7	46.9	8.0	34.3	51.3	106.2
1996 Mar. qtr	36.5	6.2	42.7	8.2	28.5	40.2	91.1
SEASONALLY ADJUSTED							
1994 Dec. qtr	51.3	n.a.	62.9	n.a.	n.a.	36.9	108.9
1995 Mar. qtr	45.3	n.a.	56.8	n.a.	n.a.	35.4	101.7
June qtr	44.6	n.a.	53.0	n.a.	n.a.	37.5	99.2
Sept. qtr	40.9	n.a.	49.8	n.a.	n.a.	45.5	106.0
Dec. qtr	35.1	n.a.	45.0	n.a.	n.a.	49.4	101.2
1996 Mar. qtr	38.3	n.a.	44.8	n.a.	n.a.	45.8	98.6

(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,
TASMANIA**

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											
1992-93	1,625	1,215	2,840	997	3,837	38	102	140	2,878	1,099	3,977
1993-94	1,736	1,238	2,974	1,031	4,005	46	61	107	3,020	1,092	4,112
1994-95	1,594	948	2,542	542	3,084	6	40	46	2,548	582	3,130
1994 Dec. qtr	450	268	718	164	882	4	7	11	722	171	893
1995 Mar. qtr	362	212	574	132	706	2	—	2	576	132	708
June qtr	334	265	599	64	663	—	29	29	599	93	692
Sept. qtr	315	157	472	119	591	2	23	25	474	142	616
Dec. qtr	339	192	531	87	618	10	24	34	541	111	652
1996 Mar. qtr	268	193	461	151	612	8	42	50	469	193	662
UNDER CONSTRUCTION AT END OF PERIOD											
1992-93	562	1,393	1,955	424	2,379	1	30	31	1,956	454	2,410
1993-94	666	1,352	2,019	566	2,585	4	50	54	2,023	616	2,639
1994-95	612	1,233	1,846	374	2,220	2	21	23	1,848	395	2,243
1994 Dec. qtr	632	1,306	1,938	540	2,478	2	6	8	1,940	546	2,486
1995 Mar. qtr	620	1,260	1,880	433	2,313	3	—	3	1,883	433	2,316
June qtr	612	1,233	1,846	374	2,220	2	21	23	1,848	395	2,243
Sept. qtr	577	1,114	1,691	434	2,125	2	32	34	1,693	466	2,159
Dec. qtr	552	1,123	1,675	390	2,065	11	36	47	1,686	426	2,112
1996 Mar. qtr	506	1,104	1,610	400	2,010	15	64	79	1,625	464	2,089
COMPLETED											
1992-93	1,643	1,224	2,868	1,113	3,981	47	90	137	2,915	1,203	4,118
1993-94	1,645	1,234	2,879	885	3,764	43	41	84	2,922	926	3,848
1994-95	1,642	994	2,636	736	3,372	8	69	77	2,644	805	3,449
1994 Dec. qtr	496	271	767	200	967	2	3	5	769	203	972
1995 Mar. qtr	367	245	612	237	849	1	6	7	613	243	856
June qtr	344	267	611	121	732	1	8	9	612	129	741
Sept. qtr	395	215	610	59	669	2	8	10	612	67	679
Dec. qtr	376	169	545	130	675	1	20	21	546	150	696
1996 Mar. qtr	309	209	518	141	659	4	14	18	522	155	677

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

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												
1992-93	98	417	1,110	1,625	16	107	440	562	128	424	1,091	1,643
1993-94	97	319	1,320	1,736	27	82	557	666	84	353	1,208	1,645
1994-95	64	193	1,337	1,594	27	50	535	612	61	230	1,351	1,642
1994 Dec. qtr	18	53	378	450	25	67	540	632	18	51	427	496
1995 Mar. qtr	2	53	307	362	18	62	540	620	4	58	305	367
June qtr	14	30	290	334	27	50	535	612	5	48	291	344
Sept. qtr	14	48	254	315	14	73	490	577	25	37	334	395
Dec. qtr r	15	25	300	339	21	48	483	552	9	50	317	376
1996 Mar. qtr	11	18	238	268	24	36	446	506	5	32	273	309
VALUE (\$m)												
1992-93	2.6	20.9	105.0	128.4	0.4	5.2	45.5	51.1	3.5	21.2	105.5	130.2
1993-94	2.5	16.1	123.2	141.9	0.7	4.1	57.2	62.0	2.2	17.8	113.5	133.4
1994-95	1.8	9.7	129.8	141.3	0.7	2.5	57.2	60.4	1.7	11.6	133.1	146.4
1994 Dec. qtr	0.5	2.7	35.8	39.0	0.6	3.3	57.2	61.2	0.5	2.5	42.2	45.2
1995 Mar. qtr	0.1	2.6	30.5	33.2	0.5	3.1	58.0	61.5	0.1	2.9	30.7	33.7
June qtr	0.3	1.6	28.3	30.2	0.7	2.5	57.2	60.4	0.1	2.5	30.2	32.8
Sept. qtr	0.4	1.4	25.8	28.7	0.3	3.6	55.4	59.4	0.7	1.9	32.9	35.5
Dec. qtr r	0.5	1.2	31.1	32.7	0.6	2.2	55.8	58.6	0.3	2.5	32.3	35.1
1996 Mar. qtr	0.2	0.9	24.1	25.2	0.6	1.7	51.3	53.6	0.1	1.5	29.2	30.8

**TABLE 10. SUMMARY OF BUILDING ACTIVITY, TASMANIA
RELATIVE STANDARD ERRORS (PER CENT)
MARCH QUARTER 1996**

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	3.5	3.6	2.6	2.5	5.9	1.2
Under construction at end of period	2.4	2.4	1.9	1.9	5.4	1.2
Completed	4.4	4.5	3.5	3.6	8.4	2.4
Value of work done	..	2.8	..	2.6	5.0	1.5
Value of work yet to be done	..	2.9	..	2.2	6.8	1.3
TOTAL PRIVATE AND PUBLIC SECTORS						
Commenced	3.4	3.5	2.4	2.3	5.6	1.0
Under construction at end of period	2.4	2.3	1.9	1.8	5.3	1.0
Completed	4.4	4.5	3.4	3.5	8.3	1.9
Value of work done	..	2.8	..	2.4	4.9	1.3
Value of work yet to be done	..	2.9	..	2.1	6.5	1.1

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 town houses, 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. Further information about seasonal adjustment can be obtained from the Assistant Director of Time Series Analysis, Canberra, on (06) 252 6345.

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

Estimates at constant prices

24. Estimates of the value of commencements and work done at average 1989-90 prices are shown in Tables 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 Information Inquiries on Hobart (002) 20 5800 or any ABS State office.

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

Building Approvals, Australia (8731.0) – issued monthly
Building Approvals, Tasmania (8731.6) – issued monthly
Dwelling Unit Commencements Reported by Approving Authorities, Tasmania (8741.6) – issued monthly
Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0) – issued quarterly
Building and Construction Activity, Australia (8754.0) – issued quarterly

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 *Release Advice* (1105.0) which lists publications to be released in the next few days. The Catalogue and Release 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.

DENNIS W. ROGERS
 Deputy Commonwealth Statistician
 and Government Statistician of Tasmania

