8752.6

Australian Bureau of Statistics

CATALOGUE NO. 8752.6
EMBARGOED UNTIL 11.30 A.M. 7 APRIL 1994

BUILDING ACTIVITY, TASMANIA
DECEMBER QUARTER 1993

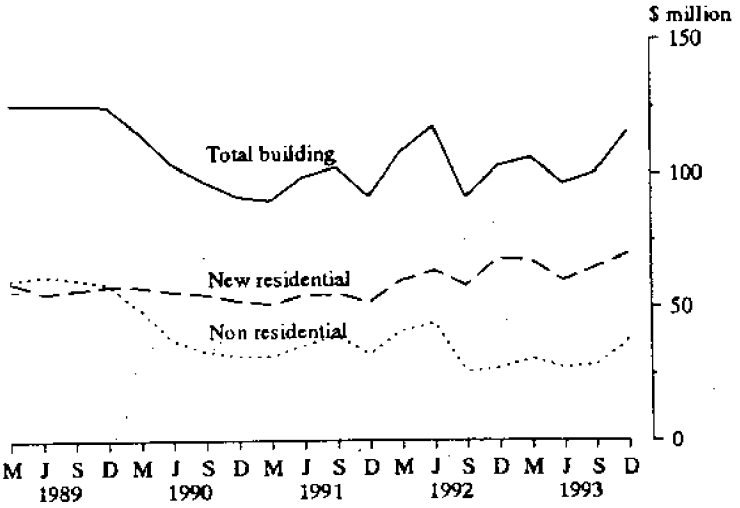
SUMMARY OF FINDINGS

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

	Percentage change on	
	Sept. quarter 1993	*Dec. quarter 1992*
New residential building	7.7	2.5
Non-residential building	31.4	36.6
Total building	**15.3**	**12.6**

- Expressed in seasonally adjusted average 1989–90 prices the total value of building work done for the December quarter 1993 was $116.0 million, 15.3% higher than the September quarter figure and the highest level reached since the June quarter of the previous year.
- The values of new residential and non–residential work done increased by 7.7% and 31.4% respectively. As for total building the non–residential figure of $37.7 million was the highest since the June quarter 1992. However, the new residential figure of $70.0 million was the highest value reached since the statistical series began with the September quarter 1980.

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



INQUIRIES

- *for more information about statistics in this publication and the availability of related unpublished statistics*, contact Colin Speechley on Adelaide (08) 237 7495 or any ABS State Office.
- *for information about other ABS statistics and services* please contact Information Services on Hobart (002) 20 5800, call at 175 Collins Street, Hobart, or write to Information Services, ABS, GPO Box 66A, Hobart TAS 7001.

SUMMARY OF FINDINGS – *continued*

Value of building work commenced at average 1989–90 prices

	Percentage change on	
	Sept. quarter 1993	*Dec. quarter 1992*
New residential building	7.4	6.4
Alterations and additions to residential buildings	53.3	10.8
Non-residential building	59.7	136.3
Total building	**27.4**	**38.9**

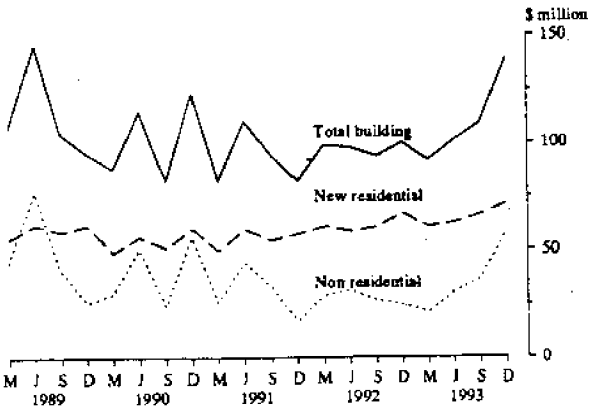
- Expressed in average 1989–90 prices (but not seasonally adjusted) the total value of building work commenced was $139.3 million, 27.4% higher than the previous figure and the highest value since the $145.1 million recorded for the June quarter 1989.

- The value of non–residential building commenced rose by 59.7% to be $58.6 million for the December quarter and also the highest level recorded since the June quarter of 1989. The rise was almost entirely in public sector buildings, mainly in the category of health.

- For new residential buildings the December quarter figure of $71.5 million was 7.4% higher than the previous figure, mostly due to an increase in commencements of other residential buildings.

- Commencements of residential alterations and additions rose from $6.0 million to $9.2 million for the December quarter 1993.

VALUE OF WORK COMMENCED
AT AVERAGE 1989-90 PRICES



Number of dwelling units commenced, seasonally adjusted

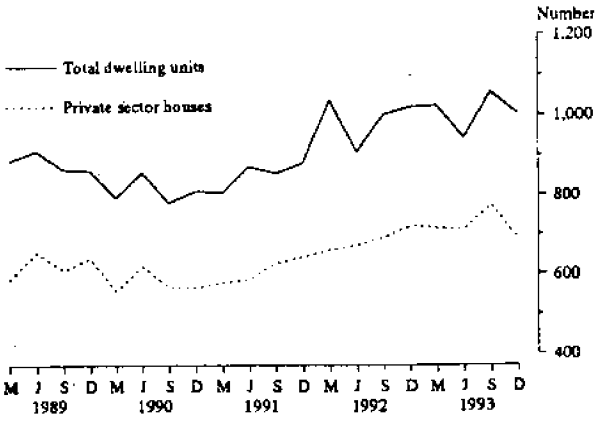
	Percentage change on	
	Sept. quarter 1993	*Dec. quarter 1992*
Private sector houses	–11.2	–4.4
Private sector dwelling units	–7.1	0.8
Total dwelling units	**–4.8**	**–1.4**

- In seasonally adjusted terms the estimate of the total number of private sector dwelling units commenced during the December quarter 1993 was 994 which was 7.1% less than the September quarter series high figure of 1,070 but not significantly different from that recorded for the previous December.

- At 688 the estimate of private sector houses commenced was 11.2% down on the series high of 775 reached for the September quarter. It was also the lowest level for this statistical series since the June quarter of the previous year.

- The estimate for total dwelling units was 1,005 which was 4.8% less than the 1,056 recorded for the September quarter but not significantly different from the estimate for the December quarter of 1992.

NEW DWELLING UNITS COMMENCED
SEASONALLY ADJUSTED

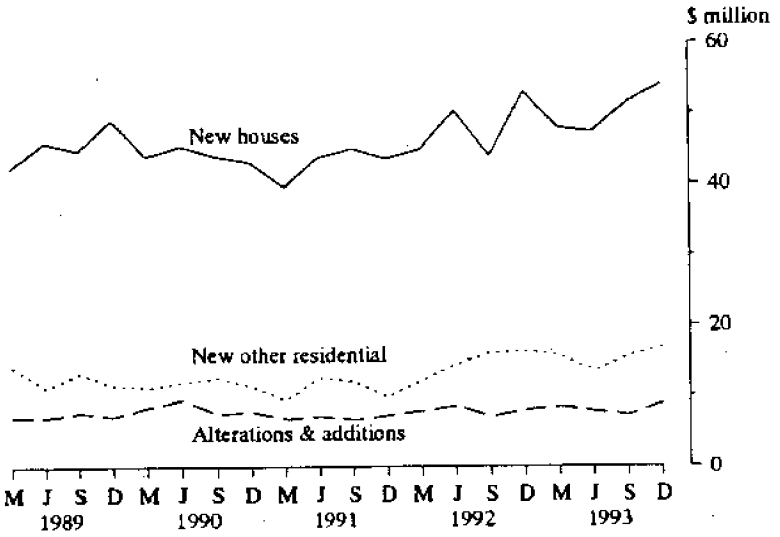


Original unadjusted data

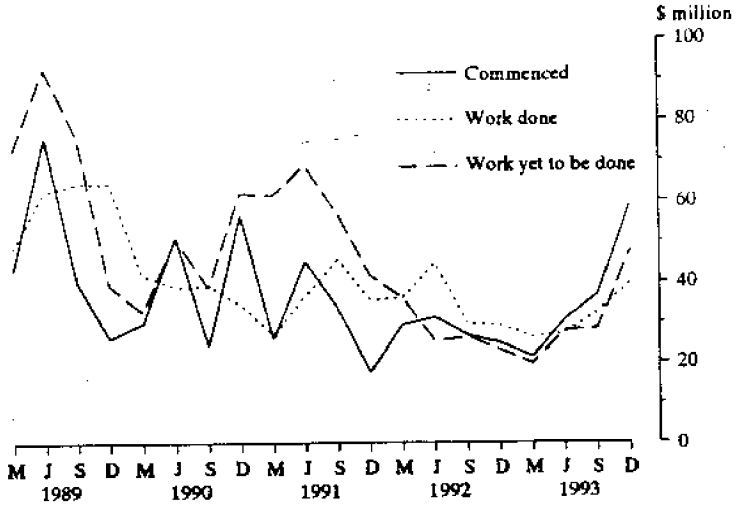
- The total value of building work commenced (unadjusted, at current prices) during the December quarter 1993 was $151.3 million. Of this, $81.6 million was for new residential building resulting in 1,057 dwelling units.

- The total value of work done during the December quarter was $132.2 million and the value of work yet to be done on jobs under construction at the end of the quarter was $148.7 million.

VALUE OF RESIDENTIAL WORK DONE
AT AVERAGE 1989-90 PRICES



VALUE OF NON-RESIDENTIAL BUILDING



VALUE OF NON-RESIDENTIAL WORK DONE

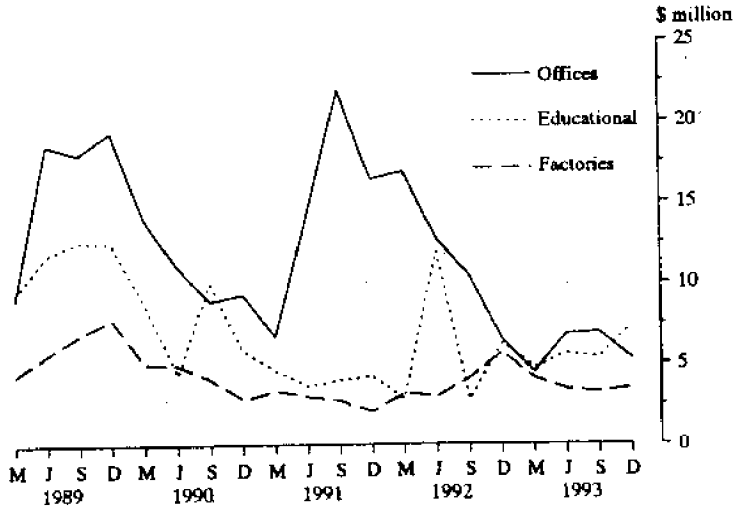


TABLE 1. SUMMARY OF BUILDING ACTIVITY, TASMANIA

Period	New residential building: Houses: Number of dwelling units	New residential building: Houses: Value ($m)	New residential building: Other residential buildings: Number of dwelling units	New residential building: Other residential buildings: Value ($m)	New residential building: Total: Number of dwelling units	New residential building: Total: Value ($m)	Value ($m): Alterations and additions to residential buildings	Value ($m): Non-residential building: Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total	Total building
COMMENCED																			
1990-91	2,401	183.6	875	48.4	3,276	232.0	29.0	4.6	15.5	12.0	58.8	12.7	16.8	0.9	14.9	7.5	7.4	151.1	412.0
1991-92	2,702	203.7	962	50.0	3,664	253.7	33.3	4.6	8.3	12.5	20.1	6.0	24.7	1.9	18.9	3.8	10.9	111.6	398.6
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
1992 Sept. qtr	668	50.2	322	16.9	990	67.1	6.9	1.2	2.0	5.1	3.0	0.4	6.4	0.6	6.3	0.4	1.5	26.7	100.7
Dec. qtr	791	60.1	282	15.0	1,073	75.0	9.5	2.4	2.4	3.1	9.8	2.4	3.1	0.2	0.6	0.7	0.1	24.8	109.3
1993 Mar. qtr	703	54.0	249	14.4	952	68.5	10.8	0.4	3.3	3.3	1.0	1.8	6.9	0.1	2.2	1.3	0.9	21.3	100.6
June qtr	716	56.5	246	14.6	962	71.1	8.8	2.4	3.0	2.6	7.3	3.7	1.7	0.5	2.5	0.3	6.7	30.7	110.7
Sept. qtr r	731	58.4	319	17.5	1,050	75.9	7.1	2.7	2.8	5.1	6.5	1.6	4.5	0.4	7.0	2.3	4.0	36.8	119.8
Dec. qtr	756	60.3	301	21.2	1,057	81.6	11.0	0.7	2.9	2.7	3.0	1.4	10.8	0.4	34.4	1.3	1.2	58.8	151.3
UNDER CONSTRUCTION AT END OF PERIOD																			
1990-91	1,949	150.8	536	29.9	2,485	180.8	14.8	0.5	10.2	5.4	68.6	6.2	7.9	0.4	9.7	3.0	6.0	117.9	313.5
1991-92	2,020	156.3	569	30.0	2,589	186.3	15.8	1.2	2.2	4.5	43.7	5.3	8.4	1.3	10.7	2.5	5.8	85.7	287.8
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
1992 Sept. qtr	1,981	154.2	560	30.3	2,541	184.5	13.4	2.1	1.4	9.1	2.0	5.0	13.6	1.9	8.8	1.8	6.5	52.3	250.1
Dec. qtr	1,973	153.3	519	28.9	2,492	182.2	14.7	2.8	0.6	11.3	10.3	5.2	14.6	1.8	7.4	2.0	1.1	57.0	253.9
1993 Mar. qtr	1,976	157.0	498	29.5	2,474	186.5	17.7	0.9	1.3	7.6	8.2	5.6	18.6	1.2	7.3	2.5	1.3	54.6	258.8
June qtr	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
Sept. qtr r	1,952	159.3	541	30.5	2,493	189.8	14.6	2.9	3.3	6.5	12.3	5.2	14.2	1.9	8.8	3.5	10.7	69.2	273.6
Dec. qtr	1,905	154.5	589	37.5	2,494	192.0	16.6	0.4	5.0	4.9	7.7	5.6	15.7	1.6	39.5	2.7	11.0	94.1	302.7
COMPLETED																			
1990-91	2,426	174.9	826	44.5	3,252	219.4	31.9	12.3	9.8	16.1	53.3	12.8	41.0	0.9	59.7	7.0	4.4	217.3	468.6
1991-92	2,580	197.6	912	49.0	3,492	246.6	32.5	3.9	16.6	12.3	52.8	6.8	23.4	1.1	17.8	4.3	11.2	150.2	429.3
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
1992 Sept. qtr	703	52.4	331	17.1	1,034	69.4	9.8	0.3	2.8	1.3	47.3	0.7	1.2	0.1	8.3	1.1	0.8	63.9	143.2
Dec. qtr	795	61.7	321	16.9	1,116	78.6	8.4	1.8	3.0	2.0	1.5	2.2	2.3	0.3	1.7	0.6	5.5	21.0	108.0
1993 Mar. qtr	696	51.3	270	15.0	966	66.2	7.9	2.3	2.7	7.3	3.9	1.6	3.1	0.7	2.3	0.8	0.7	25.3	99.4
June qtr	720	57.8	281	17.1	1,001	74.8	9.6	0.8	1.1	5.1	4.4	1.3	7.8	--	3.5	0.8	1.2	26.0	110.4
Sept. qtr r	730	57.5	232	12.8	962	70.3	9.5	0.6	3.1	3.9	3.4	4.7	2.8	0.3	4.5	0.9	0.1	24.3	104.1
Dec. qtr	795	66.2	253	14.7	1,048	80.9	9.9	3.2	1.3	4.4	7.8	1.0	9.2	0.3	3.7	2.2	0.9	33.9	124.6

TABLE 1. SUMMARY OF BUILDING ACTIVITY, TASMANIA—*continued*

Period	New residential building						Value ($m)												
	Houses		Other residential buildings		Total		Alterations and additions to residential buildings	Non-residential building											
	Number of dwelling units	Value ($m)	Number of dwelling units	Value ($m)	Number of dwelling units	Value ($m)		Hotels etc	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total	Total building
VALUE OF WORK DONE DURING PERIOD																			
1990-91	..	180.4	..	46.1	..	226.5	30.6	8.4	13.8	13.2	39.0	12.0	24.0	1.0	12.7	7.5	4.8	136.4	393.5
1991-92	..	204.5	..	49.5	..	254.0	33.5	3.9	11.4	11.0	67.9	5.7	23.1	1.0	21.1	4.6	11.8	161.4	449.0
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	112.2	431.8
1992 Sept. qtr	..	50.0	..	16.3	..	66.3	8.0	1.2	2.3	4.1	10.4	1.0	2.8	0.5	4.2	0.6	2.5	29.6	104.0
Dec. qtr	..	61.0	..	16.6	..	77.6	9.1	2.4	2.8	5.7	6.5	1.5	6.3	0.4	1.5	0.5	1.2	29.0	115.8
1993 Mar. qtr	..	55.0	..	15.8	..	70.8	9.6	1.2	2.6	4.1	4.5	2.3	4.8	0.3	4.7	1.1	0.6	26.3	106.7
June qtr	..	55.3	..	13.7	..	69.0	9.0	0.6	2.9	3.4	6.8	3.2	5.6	0.4	2.0	0.6	1.7	27.4	105.4
Sept. qtr r	..	61.5	..	15.9	..	77.4	8.6	2.4	2.5	3.2	6.9	2.7	5.4	0.3	3.3	1.4	4.3	32.5	118.5
Dec. qtr	..	64.7	..	17.2	..	81.9	10.7	1.3	2.5	3.6	5.3	1.8	7.4	0.4	12.3	1.9	3.2	39.6	132.2
VALUE OF WORK YET TO BE DONE																			
1990-91	..	75.8	..	14.9	..	90.6	5.8	0.3	3.9	1.6	45.9	2.3	4.5	0.1	5.2	1.7	3.3	68.7	165.2
1991-92	..	75.9	..	14.6	..	90.5	5.8	1.1	1.0	2.0	6.0	2.5	5.3	1.0	2.9	1.0	2.5	25.4	121.7
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	28.0	128.3
1992 Sept. qtr	..	76.3	..	15.6	..	91.9	5.2	1.0	0.7	3.9	1.1	1.8	9.1	1.2	5.2	0.8	1.6	26.3	123.4
Dec. qtr	..	76.2	..	14.5	..	90.7	5.8	1.0	0.1	2.4	4.4	2.7	6.0	1.0	3.9	1.0	0.5	22.9	119.4
1993 Mar. qtr	..	76.3	..	14.3	..	90.6	7.1	0.3	0.9	1.9	1.6	2.4	8.3	0.7	1.5	1.1	0.8	19.6	117.2
June qtr	..	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	28.0	128.3
Sept. qtr r	..	77.2	..	15.7	..	93.0	5.6	0.7	1.7	3.0	3.6	2.1	3.5	1.0	5.6	1.8	5.4	28.5	127.0
Dec. qtr	..	74.1	..	20.2	..	94.3	6.7	0.1	2.1	2.3	1.5	1.7	6.9	0.6	27.8	1.3	3.4	47.7	148.7

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 2 such dwelling units commenced in the December quarter 1993.

TABLE 2. SUMMARY OF PRIVATE SECTOR BUILDING ACTIVITY, TASMANIA

Period	New residential building: Houses: Number of dwelling units	New residential building: Houses: Value ($m)	New residential building: Other residential buildings: Number of dwelling units	New residential building: Other residential buildings: Value ($m)	New residential building: Total: Number of dwelling units	New residential building: Total: Value ($m)	Value ($m): Alterations and additions to residential buildings	Value ($m): Non-residential building: Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total	Total building
COMMENCED																			
1990-91	2,310	177.0	771	42.1	3,081	219.2	28.9	4.6	15.2	10.0	51.2	10.4	4.9	0.9	9.0	3.6	5.1	114.9	363.0
1991-92	2,609	197.0	877	44.8	3,486	241.8	33.3	4.6	8.1	10.5	16.4	5.7	12.6	1.9	11.2	3.3	4.8	79.1	354.2
1992-93	2,840	217.9	997	54.2	3,837	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
1992 Sept. qtr	651	48.8	309	16.2	960	64.9	6.8	1.2	2.0	5.1	2.4	0.4	1.2	0.6	6.3	0.4	0.1	19.6	91.4
Dec. qtr	786	59.7	257	13.4	1,043	73.1	9.5	2.4	2.4	3.1	5.7	2.1	1.2	0.2	0.5	0.5	—	18.2	100.8
1993 Mar. qtr	687	52.8	185	10.0	872	62.9	10.6	0.4	3.2	3.3	0.9	1.7	3.3	0.1	0.5	0.9	0.3	14.6	88.0
June qtr	716	56.5	246	14.6	962	71.1	8.8	2.4	2.9	2.6	1.2	3.7	0.1	0.5	1.7	0.2	0.1	15.4	95.3
Sept. qtr r	731	58.4	319	17.5	1,050	75.9	7.0	2.7	2.8	2.8	3.0	1.4	0.6	0.4	2.2	1.7	3.6	21.2	104.1
Dec. qtr	750	59.7	301	21.2	1,051	80.9	10.9	0.7	2.9	2.7	2.4	1.4	0.3	0.4	9.9	0.9	0.6	22.2	114.0
UNDER CONSTRUCTION AT END OF PERIOD																			
1990-91	1,910	147.9	487	26.8	2,397	174.7	14.8	0.5	10.2	3.7	41.2	5.3	0.8	0.4	5.6	1.7	4.3	73.6	263.1
1991-92	2,010	155.4	551	28.8	2,561	184.2	15.8	1.2	2.2	3.1	41.5	5.3	1.7	1.3	4.1	2.4	1.0	63.9	263.9
1992-93	1,955	156.5	424	24.5	2,379	181.0	16.9	2.5	3.7	5.2	3.6	7.9	3.0	1.8	4.2	1.7	0.2	33.8	231.7
1992 Sept. qtr	1,967	153.1	552	29.8	2,519	182.9	13.3	2.1	1.4	7.7	2.0	5.0	2.7	1.9	6.2	1.7	0.5	31.1	227.3
Dec. qtr	1,968	153.0	494	27.3	2,462	180.3	14.7	2.8	0.6	9.9	6.5	5.2	2.1	1.8	6.2	1.8	0.5	37.4	232.4
1993 Mar. qtr	1,957	155.7	409	23.5	2,366	179.1	17.7	0.9	1.3	6.2	4.3	5.4	4.1	1.2	5.8	2.1	0.7	32.1	229.0
June qtr	1,955	156.5	424	24.5	2,379	181.0	16.9	2.5	3.7	5.2	3.6	7.9	3.0	1.8	4.2	1.7	0.2	33.8	231.7
Sept. qtr r	1,952	159.3	541	30.5	2,493	189.8	14.6	2.9	3.3	4.1	1.8	5.1	2.9	1.9	2.0	2.8	3.7	30.7	235.1
Dec. qtr	1,899	153.9	589	37.5	2,488	191.4	16.6	0.4	5.0	2.5	1.7	5.6	2.7	1.6	10.6	2.4	3.6	36.1	244.1
COMPLETED																			
1990-91	2,345	169.1	735	39.2	3,080	208.3	31.7	12.1	9.6	15.9	45.5	8.9	6.1	0.9	10.9	3.7	3.1	116.6	356.6
1991-92	2,458	189.0	796	41.8	3,254	230.8	32.5	3.9	16.3	10.1	18.6	5.6	11.8	1.1	12.2	2.6	8.2	90.4	353.6
1992-93	2,868	219.4	1,113	60.1	3,981	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
1992 Sept. qtr	690	51.2	308	15.5	998	66.7	9.8	0.3	2.8	1.3	44.3	0.7	0.2	0.1	4.2	1.1	0.7	55.7	132.3
Dec. qtr	781	60.5	313	16.4	1,094	77.0	8.4	1.8	3.0	2.0	1.2	2.0	1.6	0.3	0.2	0.4	-	12.5	97.9
1993 Mar. qtr	694	51.1	270	15.0	964	66.1	7.7	2.3	2.6	7.3	3.6	1.6	1.3	0.7	0.9	0.5	0.1	20.9	94.8
June qtr	702	56.4	222	13.2	924	69.6	9.6	0.8	1.0	3.7	2.3	1.3	1.1	—	3.3	0.6	0.5	14.8	94.0
Sept. qtr r	729	57.4	202	10.8	931	68.2	9.4	0.6	3.1	3.9	2.4	4.4	0.7	0.3	4.3	0.5	0.1	20.4	98.0
Dec. qtr	795	66.2	253	14.7	1,048	80.9	9.8	3.2	1.3	4.4	2.4	0.9	0.7	0.3	1.3	1.3	0.7	16.6	107.3

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

Period	New residential building: Houses: Number of dwelling units	New residential building: Houses: Value ($m)	New residential building: Other residential buildings: Number of dwelling units	New residential building: Other residential buildings: Value ($m)	New residential building: Total: Number of dwelling units	New residential building: Total: Value ($m)	Value ($m): Alterations and additions to residential buildings	Value ($m): Non-residential building: Hotels etc	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total	Value ($m): Total building
VALUE OF WORK DONE DURING PERIOD																			
1990-91	..	174.1	..	39.8	..	213.9	30.5	8.3	13.5	11.5	25.2	10.0	5.2	1.0	8.3	3.8	3.1	89.9	334.3
1991-92	..	197.0	..	43.6	..	240.5	33.5	3.9	11.1	9.7	44.2	5.0	12.0	1.0	12.2	3.3	6.7	109.1	383.2
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
1992 Sept. qtr	..	49.0	..	15.7	..	64.6	8.0	1.2	2.3	4.0	9.6	1.0	1.2	0.5	2.8	0.6	0.5	23.6	96.3
Dec. qtr	..	60.3	..	16.2	..	76.5	9.1	2.4	2.8	5.4	5.2	1.3	1.3	0.4	1.2	0.3	—	20.4	106.0
1993 Mar. qtr	..	54.5	..	13.4	..	67.9	9.4	1.2	2.6	3.7	2.7	2.2	1.6	0.3	3.9	0.8	0.1	19.2	96.4
June qtr	..	54.5	..	11.1	..	65.6	9.0	0.6	2.8	3.3	3.0	3.1	1.6	0.4	1.5	0.4	0.4	17.3	91.8
Sept. qtr r	..	61.5	..	15.1	..	76.7	8.5	2.4	2.5	2.7	2.7	2.5	1.2	0.3	1.9	0.8	1.0	18.1	103.2
Dec. qtr	..	64.3	..	17.2	..	81.5	10.7	1.3	2.5	3.0	2.7	1.7	0.8	0.4	5.2	1.4	1.7	20.7	113.0
VALUE OF WORK YET TO BE DONE																			
1990-91	..	74.6	..	14.0	..	88.6	5.8	0.3	3.8	1.3	31.0	1.8	0.5	0.1	2.9	0.9	2.5	45.2	139.6
1991-92	..	75.7	..	14.4	..	90.2	5.8	1.1	1.0	1.1	5.8	2.5	1.1	1.0	1.4	0.9	0.6	16.7	112.7
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
1992 Sept. qtr	..	75.8	..	15.3	..	91.1	5.2	1.0	0.7	3.1	1.1	1.8	1.1	1.2	4.9	0.7	0.4	16.0	112.2
Dec. qtr	..	76.0	..	13.1	..	89.1	5.8	1.0	0.1	1.8	1.6	2.7	1.0	1.0	3.9	1.0	0.3	14.4	109.2
1993 Mar. qtr	..	75.4	..	10.8	..	86.2	7.1	0.3	0.9	1.8	0.2	2.3	2.6	0.7	0.4	1.0	0.5	10.9	104.3
June qtr	..	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
Sept. qtr r	..	77.2	..	15.7	..	93.0	5.6	0.7	1.7	1.2	0.7	2.0	0.5	1.0	0.9	1.7	2.7	13.1	111.7
Dec. qtr	..	73.9	..	20.2	..	94.0	6.7	0.1	2.1	1.0	0.4	1.7	0.2	0.6	5.6	1.1	1.5	14.5	115.2

TABLE 3. SUMMARY OF PUBLIC SECTOR BUILDING ACTIVITY, TASMANIA

Period	New residential building						Alterations and additions to residential buildings	Value ($m)												
	Houses		Other residential buildings		Total			Non-residential building												
	Number of dwelling units	Value ($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	Total building
COMMENCED																			
1990-91	91	6.5	104	6.3	195	12.8	0.1	...	0.3	2.0	7.7	2.2	11.9	—	5.9	3.9	2.3	36.2	49.1
1991-92	93	6.7	85	5.2	178	11.9	...	...	0.2	2.0	3.7	0.2	12.1	—	7.7	0.5	6.1	32.5	44.5
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
1992 Sept. qtr	17	1.4	13	0.8	30	2.2	...	-	—	—	0.6	—	5.2	—	—	—	1.3	7.1	9.3
Dec. qtr	5	0.3	25	1.6	30	1.9	—	...	...	...	4.1	0.3	1.9	-	0.1	0.2	0.1	6.6	8.5
1993 Mar. qtr	16	1.2	64	4.4	80	5.6	0.2	—	0.1	—	0.2	0.1	3.5	—	1.7	0.5	0.6	6.8	12.6
June qtr	—	—	—	—	—	—	...	...	0.1	—	6.1	—	1.6	...	0.8	0.2	6.6	15.4	15.4
Sept. qtr r	...	—	—	—	—	—	0.1	—	—	2.3	3.5	0.2	3.9	—	4.8	0.6	0.4	15.6	15.7
Dec. qtr	6	0.6	—	—	6	0.6	—	—	—	—	0.6	—	10.5	—	24.5	0.5	0.6	36.6	37.3
UNDER CONSTRUCTION AT END OF PERIOD																			
1990-91	39	2.9	49	3.2	88	6.1	—	—	0.1	1.7	27.4	1.0	7.0	—	4.1	1.3	1.7	44.3	50.4
1991-92	10	0.9	18	1.2	28	2.1	—	-	—	1.4	2.2	—	6.7	—	6.5	0.2	4.8	21.8	23.9
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
1992 Sept. qtr	14	1.2	8	0.5	22	1.6	—	...	—	1.4	—	—	11.0	.	2.6	0.2	6.0	21.2	22.8
Dec. qtr	5	0.3	25	1.6	30	1.9	—	—	—	1.4	3.8	-	12.5	—	1.1	0.2	0.6	19.6	21.5
1993 Mar. qtr	19	1.4	89	6.0	108	7.4	—	...	—	1.4	3.9	0.1	14.4	—	1.6	0.4	0.6	22.4	29.8
June qtr	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
Sept. qtr r	1	0.1	—	—	1	0.1	—	—	—	2.3	10.5	0.1	11.3	—	6.8	0.7	6.9	38.5	38.5
Dec. qtr	6	0.6	—	—	6	0.6	—	—	—	2.3	6.0	—	13.0	-	28.9	0.3	7.4	58.0	58.6
COMPLETED																			
1990-91	81	5.8	91	5.3	172	11.2	0.2	0.2	0.2	0.3	7.8	3.9	34.9	—	48.8	3.3	1.3	100.6	112.0
1991-92	122	8.6	116	7.2	238	15.8	—	—	0.2	2.3	34.2	1.2	11.6	—	5.6	1.7	3.0	59.8	75.7
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
1992 Sept. qtr	13	1.1	23	1.6	36	2.7	—	—	...	...	2.9	—	1.1	—	4.1	—	0.1	8.2	10.9
Dec. qtr	14	1.2	8	0.5	22	1.6	—	—	—	—	0.3	0.3	0.6	—	1.5	0.2	5.5	8.5	10.1
1993 Mar. qtr	2	0.1	—	—	2	0.1	0.2		0.1	—	0.3	—	1.7	—	1.4	0.3	0.6	4.3	4.7
June qtr	18	1.3	59	3.9	77	5.2	...	—	0.1	1.4	2.1	—	6.7	-	0.2	0.2	0.7	17.3	16.5
Sept. qtr r	1	0.1	30	2.0	31	2.1	0.1	—	...	—	0.9	0.3	2.1		0.2	0.3	-	3.8	6.0
Dec. qtr	—	—	—	—	—	—	—	—	—	—	5.4	0.1	8.5		2.3	0.8	0.1	17.3	17.3

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

Period	New residential building						Value ($m)												
	Houses		Other residential buildings		Total			Non-residential building											
	Number of dwelling units	Value ($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	Total building
VALUE OF WORK DONE DURING PERIOD																			
1990-91	..	6.3	..	6.3	..	12.6	0.1	0.1	0.3	1.7	13.8	2.0	18.8	—	4.4	3.7	1.7	46.5	59.2
1991-92	..	7.5	..	5.9	..	13.4	—	—	0.2	1.3	23.7	0.7	11.0	—	8.9	1.3	5.1	52.3	65.8
1992-93	..	3.1	..	6.1	..	9.2	0.3	—	0.1	0.9	7.8	0.4	13.7	—	3.0	0.8	5.0	31.7	41.2
1992 Sept. qtr	..	1.0	..	0.7	..	1.7	—	—	—	0.1	0.9	—	1.6	—	1.4	—	2.0	6.0	7.7
Dec. qtr	..	0.7	..	0.4	..	1.1	—	—	—	0.3	1.3	0.3	5.0	—	0.3	0.2	1.2	8.6	9.7
1993 Mar. qtr	..	0.6	..	2.4	..	2.9	0.2	—	0.1	0.4	1.8	—	3.2	—	0.8	0.4	0.5	7.1	10.3
June qtr	..	0.8	..	2.6	..	3.5	—	—	0.1	0.1	3.8	—	4.0	—	0.5	0.2	1.3	10.1	13.5
Sept. qtr r	..	—	..	0.8	..	0.8	0.1		—	0.5	4.2	0.2	4.2	—	1.3	0.6	3.3	14.4	15.3
Dec. qtr	..	0.4	..	—	..	0.4	—	—		0.5	2.7	0.1	6.6	—	7.1	0.5	1.5	18.9	19.3
VALUE OF WORK YET TO BE DONE																			
1990-91	..	1.2	..	0.8	..	2.0	—	—	—	0.3	14.8	0.5	4.0	—	2.3	0.8	0.9	23.6	25.6
1991-92	..	0.2	..	0.2	..	0.4	—	—	—	0.9	0.1	—	4.2	—	1.5	—	1.9	8.7	9.1
1992-93	..	0.1	..	0.8	..	0.9	—	—	—	..	3.7	—	3.3	—	1.3	0.1	5.6	14.1	15.0
1992 Sept. qtr	..	0.6	..	0.3	..	0.9	—			0.8	—	—	7.9	—	0.3	—	1.2	10.3	11.2
Dec. qtr	..	0.2	..	1.4	..	1.7	—			0.5	2.8	—	5.1				0.1	8.6	10.2
1993 Mar. qtr	..	0.8	..	3.5	..	4.3	—	—	—	0.1	1.4	0.1	5.6	—	1.0	0.1	0.3	8.7	13.0
June qtr	..	0.1	..	0.8	..	0.9	—	—	—	—	3.7	—	3.3	—	1.3	0.1	5.6	14.1	15.0
Sept. qtr r	..	—	..	—	..	—	—		—	1.8	2.9	0.1	3.0	—	4.7	0.1	2.7	15.3	15.3
Dec. qtr	..	0.3	..	—	..	0.3	—	—	—	1.2	1.2	—	6.7		22.2	0.1	1.8	33.2	33.5

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

	Houses				*Total*			
	Private sector		*Total*		*Private sector*		*Total*	
Period	*Commenced*	*Completed*	*Commenced*	*Completed*	*Commenced*	*Completed*	*Commenced*	*Completed*
1992 Sept. qtr	694	727	704	740	981	1,035	1,000	1,062
Dec. qtr	720	723	728	732	986	1,009	1,019	1,011
1993 Mar. qtr	714	746	733	755	933	1,035	1,023	1,079
June qtr	712	679	714	695	936	910	940	979
Sept. qtr r	775	761	767	761	1,070	960	1,056	982
Dec. qtr	688	736	696	733	994	966	1,005	949

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

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

	New residential building			
Period	*Houses*	*Total*	*Non-residential building*	*Total building*
1992 Sept. qtr	49.0	64.4	26.4	98.5
Dec. qtr	59.7	76.6	27.9	112.7
1993 Mar. qtr	57.5	75.1	31.2	115.7
June qtr	55.4	68.1	27.5	106.0
Sept. qtr r	60.1	75.2	28.9	112.1
Dec. qtr	63.4	80.9	38.1	128.9

(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), 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	
1990-91	172.3	47.9	220.2	27.2	114.2	150.1	397.5
1991-92	183.1	49.1	232.2	30.1	78.7	111.0	373.3
1992-93	192.0	60.2	252.2	31.2	67.8	103.7	387.1
1992 Sept. qtr	44.2	16.8	61.0	6.0	19.6	26.7	93.7
Dec. qtr	52.4	14.8	67.2	8.3	18.2	24.8	100.3
1993 Mar. qtr	46.9	14.2	61.1	9.4	14.6	21.4	91.9
June qtr	48.5	14.4	62.9	7.5	15.4	30.8	101.2
Sept. qtr r	49.4	17.2	66.6	6.0	21.1	36.7	109.3
Dec. qtr	50.6	20.9	71.5	9.2	22.1	58.6	139.3

(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							
1990-91	170.1	45.6	215.7	28.9	88.9	134.8	379.4
1991-92	183.8	48.4	232.2	30.2	106.7	158.0	420.4
1992-93	192.0	61.5	253.5	31.0	79.8	111.3	395.8
1992 Sept. qtr	43.9	16.1	60.0	7.0	23.4	29.4	96.4
Dec. qtr	52.9	16.3	69.2	7.9	20.2	28.7	105.8
1993 Mar. qtr	47.9	15.6	63.5	8.4	19.0	26.0	97.9
June qtr	47.3	13.5	60.8	7.7	17.2	27.2	95.7
Sept. qtr r	51.4	15.6	67.0	7.2	17.9	32.2	106.4
Dec. qtr	54.1	16.8	70.9	8.9	20.5	39.2	119.0
SEASONALLY ADJUSTED							
1992 Sept. qtr	43.0	n.a.	58.3	n.a.	n.a.	26.2	91.3
Dec. qtr	51.8	n.a.	68.3	n.a.	n.a.	27.6	103.0
1993 Mar. qtr	50.0	n.a.	67.3	n.a.	n.a.	30.9	106.2
June qtr	47.3	n.a.	60.0	n.a.	n.a.	27.4	96.3
Sept. qtr r	50.2	n.a.	65.0	n.a.	n.a.	28.7	100.6
Dec. qtr	53.0	n.a.	70.0	n.a.	n.a.	37.7	116.0

(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											
1990-91	1,162	1,148	2,310	771	3,081	91	104	195	2,401	875	3,276
1991-92	1,263	1,346	2,609	877	3,486	93	85	178	2,702	962	3,664
1992-93	1,625	1,215	2,840	997	3,837	38	102	140	2,878	1,099	3,977
1992 Sept. qtr	422	229	651	309	960	17	13	30	668	322	990
Dec. qtr	469	317	786	257	1,043	5	25	30	791	282	1,073
1993 Mar. qtr	353	334	687	185	872	16	64	80	703	249	952
June qtr	381	335	716	246	962	—	—	—	716	246	962
Sept. qtr r	363	368	731	319	1,050	—	—	—	731	319	1,050
Dec. qtr	381	369	750	301	1,051	6	—	6	756	301	1,057
UNDER CONSTRUCTION AT END OF PERIOD											
1990-91	517	1,393	1,910	487	2,397	39	49	88	1,949	536	2,485
1991-92	572	1,439	2,010	551	2,561	10	18	28	2,020	569	2,589
1992-93	562	1,393	1,955	424	2,379	1	30	31	1,956	454	2,410
1992 Sept. qtr	613	1,355	1,967	552	2,519	14	8	22	1,981	560	2,541
Dec. qtr	631	1,337	1,968	494	2,462	5	25	30	1,973	519	2,492
1993 Mar. qtr	563	1,394	1,957	409	2,366	19	89	108	1,976	498	2,474
June qtr	562	1,393	1,955	424	2,379	1	30	31	1,956	454	2,410
Sept. qtr r	577	1,376	1,952	541	2,493	1	—	1	1,952	541	2,493
Dec. qtr	514	1,385	1,899	589	2,488	6	—	6	1,905	589	2,494
COMPLETED											
1990-91	1,246	1,099	2,345	735	3,080	81	91	172	2,426	826	3,252
1991-92	1,220	1,239	2,458	796	3,254	122	116	238	2,580	912	3,492
1992-93	1,643	1,224	2,868	1,113	3,981	47	90	137	2,915	1,203	4,118
1992 Sept. qtr	378	312	690	308	998	13	23	36	703	331	1,034
Dec. qtr	459	322	781	313	1,094	14	8	22	795	321	1,116
1993 Mar. qtr	428	266	694	270	964	2	—	2	696	270	966
June qtr	378	324	702	222	924	18	59	77	720	281	1,001
Sept. qtr r	352	378	729	202	931	1	30	31	730	232	962
Dec. qtr	442	353	795	253	1,048	—	—	—	795	253	1,048

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	$60,000 and over	Total
NUMBER												
1990-91	109	312	741	1,162	46	93	379	517	124	367	754	1,246
1991-92	76	383	804	1,263	42	112	418	572	78	362	780	1,220
1992-93	98	417	1,110	1,625	16	107	440	562	128	424	1,091	1,643
1992 Sept. qtr	30	135	257	422	46	118	449	613	24	131	224	378
Dec. qtr	43	101	325	469	40	95	495	631	49	126	284	459
1993 Mar. qtr	16	87	250	353	18	95	449	563	40	87	301	428
June qtr	9	94	278	381	16	107	440	562	16	80	282	378
Sept. qtr r	9	73	281	363	18	104	454	577	7	64	281	352
Dec. qtr	30	67	285	381	23	84	407	514	21	87	334	442
VALUE ($m)												
1990-91	3.0	15.6	71.9	90.5	1.2	4.6	41.3	47.1	3.5	18.4	71.9	93.7
1991-92	2.0	19.0	78.6	99.6	1.1	5.4	44.4	51.0	2.0	18.2	77.0	97.3
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
1992 Sept. qtr	0.8	6.8	24.7	32.3	1.3	5.9	48.1	55.3	0.7	6.4	20.7	27.8
Dec. qtr	1.2	5.1	29.6	35.8	1.1	4.9	49.6	55.6	1.3	6.3	28.8	36.4
1993 Mar. qtr	0.4	4.2	24.2	28.9	0.5	4.6	47.2	52.3	1.1	4.5	27.4	33.0
June qtr	0.1	4.8	26.5	31.4	0.4	5.2	45.5	51.1	0.4	4.1	28.6	33.0
Sept. qtr r	0.2	3.6	25.4	29.2	0.5	5.1	46.7	52.3	0.1	3.2	25.9	29.2
Dec. qtr	0.9	3.4	25.6	29.9	0.7	4.2	40.5	45.3	0.6	4.3	32.6	37.5

TABLE 10. SUMMARY OF BUILDING ACTIVITY, TASMANIA
RELATIVE STANDARD ERRORS (PER CENT)
DECEMBER QUARTER 1993

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	2.4	1.6	1.8	5.5	1.4
Under construction at end of period	2.1	2.1	1.6	1.7	6.9	1.4
Completed	3.4	3.6	2.6	2.9	8.5	2.3
Value of work done	..	2.4	..	1.9	5.9	1.5
Value of work yet to be done	..	2.6	..	2.0	7.3	1.7
TOTAL PRIVATE AND PUBLIC SECTORS						
Commenced	2.2	2.4	1.6	1.7	5.5	1.0
Under construction at end of period	2.1	2.1	1.6	1.7	6.9	1.1
Completed	3.4	3.6	2.6	2.9	8.5	2.0
Value of work done	..	2.4	..	1.9	5.9	1.3
Value of work yet to be done	..	2.6	..	2.0	7.3	1.3

EXPLANATORY NOTES

Introduction

This publication contains detailed results from the quarterly Building Activity Survey.

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. From the September quarter 1990, only non-residential building jobs (both new and alterations and additions) with an approval value of $50,000 or more are included in the survey. For the September quarter 1985 to June quarter 1990, the cut-off for inclusion was $30,000 or more and prior to that 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 the 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 and 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 on building jobs up to the end of the period.

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 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: 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. For details of what further information is available and its cost, please telephone this publication's contact officer (shown on the front page).

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, Tasmania (8731.6) – monthly ($11.00)
Dwelling Unit Commencements Reported by Approving Authorities, Tasmania (8741.6) – monthly ($7.00)
Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0) – quarterly ($11.00)
Building Activity, Australia (8752.0) – quarterly ($14.50)
Engineering Construction Activity, Australia (8762.0) – quarterly ($11.00)
Construction Activity at Constant Prices, Australia (8782.0) – 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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