

**BUILDING ACTIVITY, AUSTRALIAN CAPITAL TERRITORY
DECEMBER QUARTER 1995**

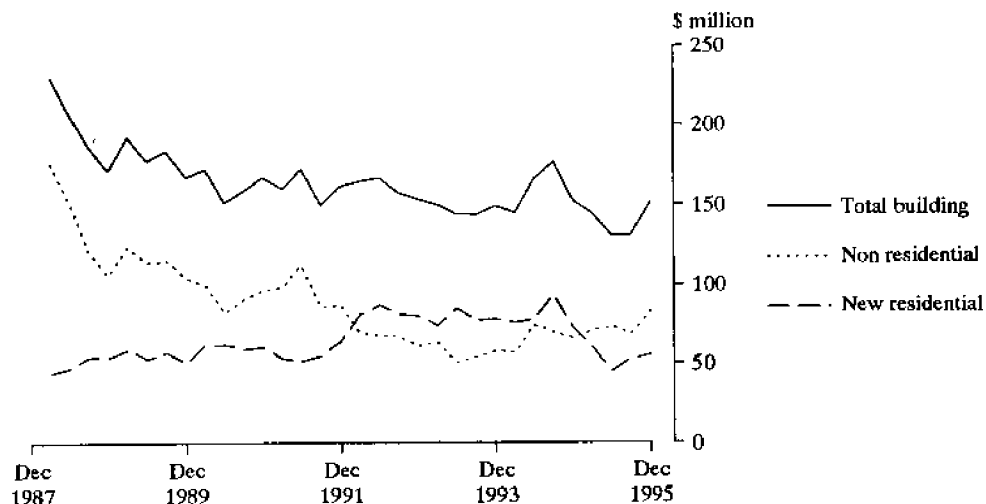
SUMMARY OF FINDINGS

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

	% change on	
	Sept. quarter 1995	Dec. quarter 1994
New residential building	5.1	-23.5
Alterations and additions to residential buildings	6.3	-12.6
Non-residential building	21.8	26.7
Total building	15.9	-0.7

- In seasonally adjusted average 1989-90 prices, the total value of building work done rose 15.9 % in the December quarter 1995 to \$151.8 million. However this was slightly down on December quarter 1994.
- Non-residential building increased by 21.8% for the quarter to \$83.4 million, the highest level since the December quarter 1991.
- Work done on new residential building rose by 5.1% to \$55.8 million.

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



INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Rex Porter on Adelaide (08) 237 7496 or any ABS State Office.
- for information about other ABS statistics and services please contact Information Services on Canberra (06) 207 0326, call at FAI House, London Circuit, Civic, or write to Information Services, ABS, PO Box 10, Belconnen, ACT 2616.

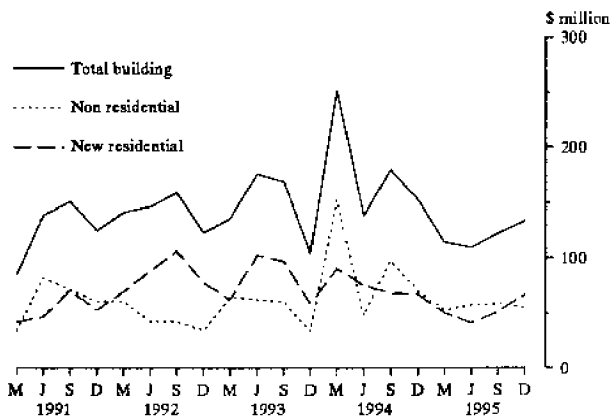
SUMMARY OF FINDINGS – continued

Value of building work commenced at average 1989–90 prices

	% change on	
	Sept. quarter 1995	Dec. quarter 1994
New residential building	28.4	-1.0
Alterations and additions to residential buildings	3.4	-24.1
Non-residential building	6.5	-21.3
Total building	9.2	-12.7

- In average 1989–90 prices, the total value of all building work commenced during the quarter increased by 9.2% to \$133.5 million.
- For non-residential building, work commenced during the quarter was down 6.5% to \$55.0 million. This was due to the private sector which recorded a fall of 28.1% to \$26.3 million.
- Commencements of new residential buildings rose by 28.4% for the quarter to \$66.5 million about the same as this quarter last year.

VALUE OF WORK COMMENCED AT AVERAGE 1989-90 PRICES

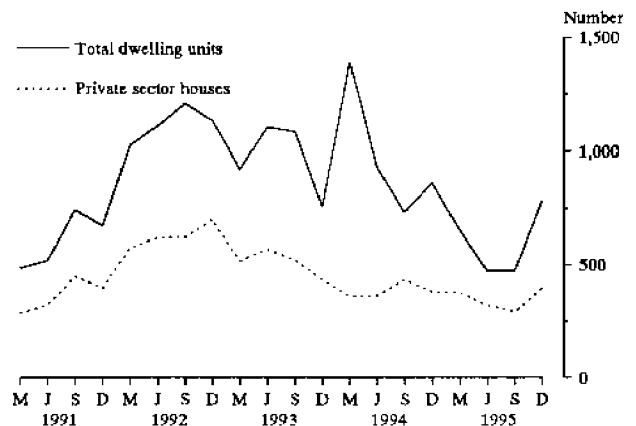


Number of dwelling units commenced, seasonally adjusted

	% change on	
	Sept. quarter 1995	Dec. quarter 1994
Private sector houses	35.2	3.9
Total dwelling units	65.3	-9.5

- In seasonally adjusted terms, the total number of dwelling units commenced during the quarter increased by 65.3% to 782.
- Within the private sector, house commencements rose to 396 or 35.2% over the September quarter.

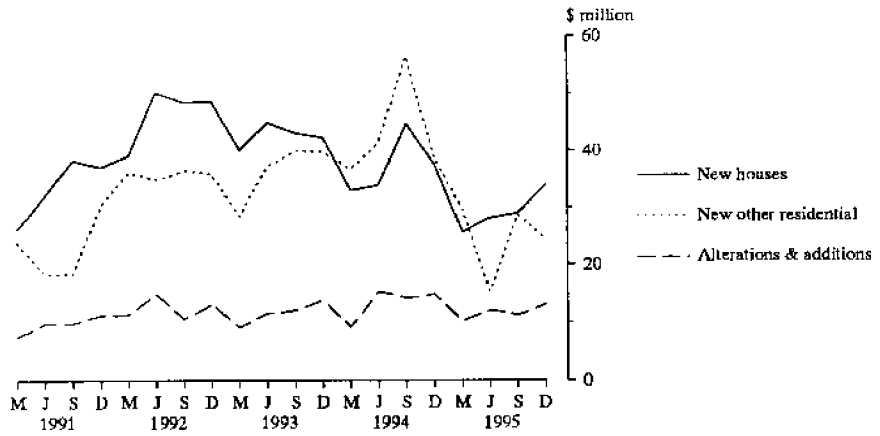
NEW DWELLING UNITS COMMENCED SEASONALLY ADJUSTED



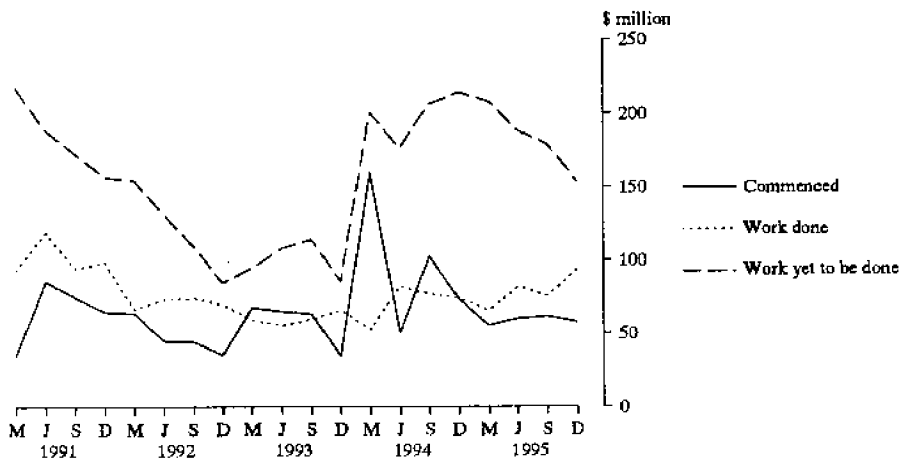
Original data

- The total value of building work done during the December quarter 1995 rose by 14.0% to \$181.1 million due mainly to a 24.2% increase in non-residential work.
- The total value of all building work commenced during the quarter rose by 9.8% to \$152.0 million. However this was 12.8% below the December quarter of the previous year.
- The total number of dwelling units commenced rose by 34.5% to 740. This was entirely due to the private sector houses increasing by 9.6% to 378 and private other residential by 106.9% to 360.
- Work yet to be done on jobs under construction at the end of the quarter fell by 6.1% to \$227.7 million or 1.26 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

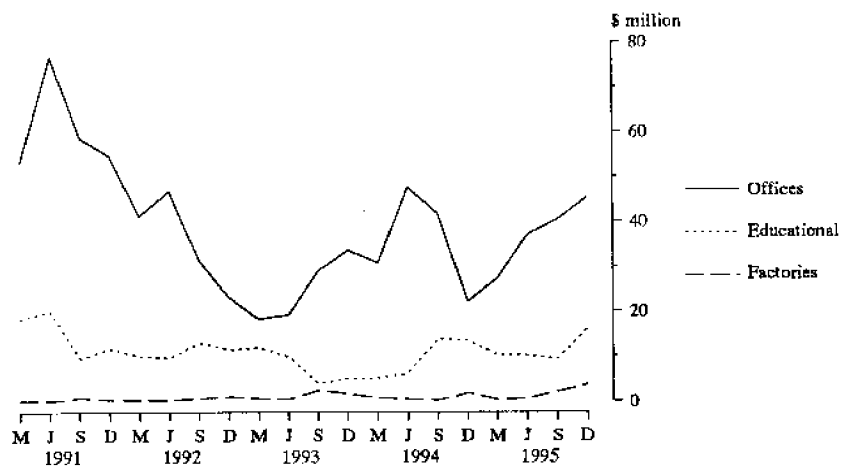


TABLE 1. SUMMARY OF BUILDING ACTIVITY, AUSTRALIAN CAPITAL TERRITORY

Period	New residential building				Non-residential building										Total building				
	Houses		Other residential buildings		Total		Value (\$m)												
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Alterations and additions to residential buildings	Hotels etc.	Shops	Factories	Offices	Business premises	Educational	Religious		Health	Recreational	Miscellaneous	Total
COMMENCED																			
1992-93	2,417	252.4	1,993	165.5	4,410	417.9	56.0	2.6	9.8	3.0	108.8	21.9	27.1	1.2	15.8	14.6	7.7	212.5	686.3
1993-94	1,764	200.1	2,383	182.6	4,147	382.7	65.3	0.3	14.5	4.7	167.2	12.5	34.2	2.6	27.8	24.4	20.1	308.1	756.2
1994-95	1,533	172.0	1,194	104.3	2,727	276.3	67.3	4.6	15.7	2.8	137.4	20.9	33.9	0.7	8.1	28.6	38.5	291.4	634.9
1994 Sept. qtr	508	53.4	352	30.2	860	83.6	19.0	0.2	4.3	—	65.8	6.1	13.9	0.3	2.3	0.2	9.2	102.4	205.0
Dec. qtr	373	42.4	442	37.7	815	80.1	21.0	3.5	5.4	1.7	27.4	5.6	2.3	0.3	0.2	6.7	20.0	73.3	174.4
1995 Mar. qtr	329	38.7	239	22.8	568	61.5	13.3	0.9	2.0	0.4	25.1	7.5	11.5	—	0.6	1.9	5.8	55.5	130.3
June qtr	323	37.5	161	13.6	484	51.1	13.9	0.1	4.0	0.7	19.1	1.7	6.2	—	5.0	19.9	3.5	60.2	125.2
Sept. qtr	346	37.1	204	24.7	550	61.8	15.0	—	1.3	4.9	31.1	2.5	9.0	—	2.8	8.1	2.0	61.7	138.4
Dec. qtr	380	44.1	360	34.5	740	78.7	15.4	—	3.9	1.0	29.3	2.0	16.3	—	3.2	0.9	1.3	57.9	152.0
UNDER CONSTRUCTION AT END OF PERIOD																			
1992-93	727	97.1	1,159	109.0	1,886	206.2	25.9	1.0	1.8	2.5	95.2	13.9	20.5	1.8	57.6	17.0	5.3	216.5	448.6
1993-94	647	89.1	1,821	152.5	2,468	241.6	26.2	1.0	4.0	0.7	218.6	6.8	34.3	2.1	76.5	19.0	13.8	376.8	644.5
1994-95	512	70.2	627	56.3	1,139	126.5	25.2	1.0	2.4	1.3	185.6	9.8	35.4	1.0	24.0	21.5	35.1	317.0	468.7
1994 Sept. qtr	705	93.1	1,392	120.5	2,097	213.6	27.6	1.2	6.5	0.4	211.5	11.8	43.9	2.2	29.3	4.5	22.8	334.1	575.3
Dec. qtr	442	65.0	904	74.0	1,346	139.0	28.8	3.5	6.5	—	173.0	12.7	28.5	1.5	29.2	10.7	32.3	298.0	465.8
1995 Mar. qtr	505	72.1	712	64.4	1,217	136.6	28.1	1.7	6.2	0.4	175.9	12.7	32.9	0.8	26.7	8.5	37.8	303.6	468.3
June qtr	512	70.2	627	56.3	1,139	126.5	25.2	1.0	2.4	1.3	185.6	9.8	35.4	1.0	24.0	21.5	35.1	317.0	468.7
Sept. qtr	489	66.7	609	60.1	1,098	126.8	24.2	—	3.1	6.2	197.7	10.4	42.3	1.1	26.5	27.5	31.2	346.1	497.1
Dec. qtr	443	60.8	618	65.3	1,061	126.1	22.2	—	3.7	6.5	208.2	7.7	45.6	0.4	28.2	25.3	31.3	356.9	505.1
COMPLETED																			
1992-93	2,467	249.3	1,705	165.4	4,172	414.7	61.1	3.6	9.3	1.2	219.1	19.5	45.5	0.6	8.4	31.9	11.0	349.9	825.7
1993-94	1,840	208.0	1,721	141.3	3,561	349.3	67.1	0.3	13.2	6.5	51.2	20.6	26.6	2.2	9.5	25.7	12.2	168.0	584.4
1994-95	1,663	191.9	2,388	197.7	4,051	389.6	69.0	4.7	19.3	2.5	184.6	17.6	33.5	1.9	60.8	25.9	17.4	368.2	826.8
1994 Sept. qtr	448	49.5	781	61.3	1,229	110.8	17.8	—	1.8	0.3	78.7	1.3	3.2	0.2	49.4	14.4	0.2	149.6	278.2
Dec. qtr	635	70.8	930	82.7	1,565	153.5	20.1	1.2	5.4	2.1	73.2	4.4	19.5	1.1	0.3	0.6	10.4	118.1	291.7
1995 Mar. qtr	266	32.1	431	32.5	697	64.5	14.3	2.7	4.1	—	22.3	7.3	8.0	0.6	3.0	4.0	0.3	52.3	131.2
June qtr	315	39.5	246	21.3	561	60.8	16.8	0.8	8.0	0.1	10.3	4.6	2.8	—	8.1	7.0	6.6	48.2	125.9
Sept. qtr	365	39.7	222	21.4	587	61.1	15.7	1.0	0.6	—	19.5	3.0	2.7	—	0.3	2.2	7.8	37.0	113.8
Dec. qtr	426	49.8	351	32.6	777	82.3	18.0	—	3.3	0.8	19.4	5.1	15.3	0.7	1.7	10.3	1.3	57.9	158.2

TABLE 1. SUMMARY OF BUILDING ACTIVITY, AUSTRALIAN CAPITAL TERRITORY—continued

Period	New residential building											Non-residential building										
	Houses			Other residential buildings			Total					Alterations and additions to residential buildings			Other business premises							
	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	..	242.3	..	146.2	..	388.5	59.1	2.0	9.5	2.7	92.1	20.3	46.1	0.7	34.2	10.3	705.4					
1993-94	..	205.8	..	167.5	..	373.4	67.7	0.6	14.0	5.1	141.0	15.4	20.3	1.6	17.9	18.0	701.2					
1994-95	..	183.2	..	149.5	..	332.8	69.3	5.0	18.2	2.9	128.5	21.9	47.6	2.2	23.4	29.5	700.1					
1994 Sept. qtr	..	60.5	..	60.2	..	120.7	19.3	0.4	3.9	0.2	41.7	4.6	13.9	1.0	6.1	4.2	216.8					
Dec. qtr	..	50.4	..	41.3	..	91.7	20.0	2.1	6.9	1.8	22.2	7.4	13.4	0.8	8.8	3.5	185.9					
1995 Mar. qtr	..	34.5	..	31.6	..	66.1	13.8	1.8	3.7	0.3	27.4	5.3	10.2	0.2	4.4	3.6	145.7					
June qtr	..	37.9	..	16.4	..	54.3	16.2	0.7	3.7	0.6	37.1	4.7	10.1	0.1	4.0	11.2	152.0					
Sept. qtr	..	38.0	..	30.7	..	68.7	14.6	0.1	2.2	2.0	40.4	5.8	9.3	0.1	3.4	4.3	158.9					
Dec. qtr	..	44.2	..	26.0	..	70.2	17.0	—	3.5	3.6	45.3	3.5	16.0	0.1	2.9	13.9	181.1					
VALUE OF WORK YET TO BE DONE																						
1992-93	..	48.2	..	59.2	..	107.3	9.6	0.7	1.1	0.7	71.1	7.2	5.7	0.7	15.0	3.2	224.9					
1993-94	..	42.6	..	76.3	..	119.0	9.2	0.4	2.4	0.3	104.7	5.3	25.9	1.6	25.6	4.7	304.5					
1994-95	..	32.7	..	28.5	..	61.1	8.7	0.1	1.9	0.5	129.6	4.0	12.9	0.3	10.5	13.8	258.1					
1994 Sept. qtr	..	35.7	..	45.5	..	81.1	9.2	0.3	2.8	0.1	134.6	7.1	24.9	1.0	21.7	3.6	296.7					
Dec. qtr	..	28.0	..	40.3	..	68.4	11.0	1.7	1.4	—	147.1	4.9	15.5	0.5	13.1	6.9	293.5					
1995 Mar. qtr	..	32.8	..	31.7	..	64.4	11.0	0.7	1.4	0.1	146.7	7.0	17.7	0.3	9.1	5.1	283.6					
June qtr	..	32.7	..	28.5	..	61.1	8.7	0.1	1.9	0.5	129.6	4.0	12.9	0.3	10.5	13.8	258.1					
Sept. qtr	..	31.8	..	23.0	..	54.8	9.0	—	1.1	3.4	120.7	1.8	13.3	0.2	9.9	14.1	242.6					
Dec. qtr	..	31.5	..	34.7	..	66.2	7.9	—	1.5	0.8	105.4	0.7	15.9	0.1	10.3	8.3	227.7					

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 0 such dwelling unit commenced in the December quarter 1995.

TABLE 2. SUMMARY OF PRIVATE SECTOR BUILDING ACTIVITY, AUSTRALIAN CAPITAL TERRITORY

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	Houses etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Recreational	Miscellaneous	Total building		
COMMENCED																				
1992-93	2,408	251.3	1,849	151.9	4,257	403.3	55.5	2.6	9.3	2.9	22.8	14.4	3.7	1.2	2.9	11.2	1.6	72.6	531.4	
1993-94	1,703	195.5	2,326	177.9	4,029	373.4	65.3	0.3	14.2	4.7	45.3	3.6	5.5	2.6	8.1	19.6	5.9	109.7	548.4	
1994-95	1,522	170.9	1,072	94.6	2,594	265.5	65.0	4.6	14.5	2.8	29.3	12.1	2.3	0.7	0.8	23.9	0.8	91.9	422.4	
1994 Sept. qtr	508	53.4	308	26.6	816	79.9	19.0	0.2	3.6	—	9.0	5.2	—	0.3	—	0.2	0.4	18.9	117.9	
Dec. qtr	364	41.6	422	36.3	786	77.9	19.3	3.5	5.4	1.7	12.2	4.5	1.1	0.3	0.2	3.9	0.1	33.1	130.3	
1995 Mar. qtr	328	38.6	217	20.9	545	59.5	13.2	0.9	2.0	0.4	3.0	1.5	0.8	—	0.6	1.1	—	10.2	82.8	
June qtr	322	37.3	125	10.8	447	48.1	13.6	0.1	3.5	0.7	5.1	0.9	0.4	—	—	18.7	0.3	29.7	91.4	
Sept. qtr r	345	36.9	174	22.3	519	59.2	15.0	—	1.3	4.9	24.9	0.9	1.2	—	1.4	3.1	0.8	38.4	112.5	
Dec. qtr	378	43.4	360	34.5	738	78.0	15.3	—	3.8	1.0	15.3	2.0	1.5	—	3.2	0.7	0.1	27.6	120.9	
UNDER CONSTRUCTION AT END OF PERIOD																				
1992-93	727	97.1	1,066	100.7	1,793	197.9	22.8	1.0	1.7	2.5	9.5	7.3	2.8	1.8	—	13.9	2.3	42.7	263.4	
1993-94	600	85.6	1,785	149.6	2,385	235.1	26.2	1.0	4.0	0.7	36.0	1.2	—	2.1	8.1	18.9	5.3	77.3	338.7	
1994-95	509	69.8	559	50.9	1,068	120.7	23.2	1.0	2.4	1.3	14.5	3.0	0.5	1.0	—	19.6	0.3	43.5	187.4	
1994 Sept. qtr	678	90.9	1,348	116.9	2,026	207.8	27.6	1.2	5.9	0.4	16.9	5.6	1.1	1.5	5.3	4.5	5.7	47.7	283.0	
Dec. qtr	409	62.3	840	69.0	1,249	131.3	27.1	3.5	6.5	—	17.7	7.3	1.1	1.5	5.3	7.9	5.3	56.2	214.5	
1995 Mar. qtr	484	70.4	634	58.2	1,118	128.6	26.2	1.7	6.2	0.4	12.6	6.5	1.7	0.8	5.8	7.8	5.3	48.8	203.7	
June qtr	509	69.8	559	50.9	1,068	120.7	23.2	1.0	2.4	1.3	14.5	3.0	0.5	1.0	—	19.6	0.3	43.5	187.4	
Sept. qtr r	486	66.2	531	53.7	1,017	119.9	22.4	—	3.1	6.2	33.3	3.5	1.2	1.1	1.4	20.7	0.8	71.2	213.5	
Dec. qtr	439	59.7	595	63.3	1,034	123.0	20.4	—	3.7	6.5	38.3	0.8	2.7	0.4	4.2	18.5	0.9	75.9	219.4	
COMPLETED																				
1992-93	2,457	247.9	1,564	153.0	4,021	400.9	56.3	1.6	8.8	1.1	74.4	18.6	1.6	0.6	2.9	16.7	5.7	132.0	589.2	
1993-94	1,826	207.0	1,607	131.8	3,433	338.7	63.9	0.3	12.8	6.5	20.9	10.5	7.8	2.2	—	18.1	2.9	82.0	484.7	
1994-95	1,611	187.7	2,298	190.5	3,909	378.2	68.7	4.7	18.1	2.5	49.6	9.7	1.8	1.9	9.4	23.0	5.9	126.5	573.5	
1994 Sept. qtr	431	48.1	745	58.4	1,176	106.5	17.8	—	1.6	0.3	25.6	0.8	—	0.2	2.8	14.2	—	45.6	169.9	
Dec. qtr	632	70.5	930	82.7	1,562	153.2	20.1	1.2	4.9	2.1	12.7	2.4	—	1.1	0.2	0.6	0.5	25.8	199.0	
1995 Mar. qtr	253	31.1	423	31.8	676	62.9	14.3	2.7	4.1	—	8.1	2.2	0.1	0.6	0.1	1.2	—	19.1	96.2	
June qtr	296	38.0	200	17.7	496	55.7	16.5	0.8	7.5	0.1	3.2	4.4	1.6	—	6.2	7.0	5.3	36.1	108.4	
Sept. qtr r	364	39.6	202	19.8	566	59.4	15.3	1.0	0.6	—	6.1	0.6	0.5	—	—	2.1	0.3	11.2	86.1	
Dec. qtr	425	49.6	296	27.6	721	77.2	17.8	—	3.2	0.8	10.9	5.1	—	0.7	0.4	10.2	—	31.2	126.3	

TABLE 2. SUMMARY OF PRIVATE SECTOR BUILDING ACTIVITY, AUSTRALIAN CAPITAL TERRITORY—continued

Period	New residential building										Non-residential building																											
	Houses					Other residential buildings					Total					Other residential building					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)	Alterations and additions to residential buildings (\$m)	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Recreational	Miscellaneous	Total	Number of dwelling units	Value (\$m)	Alterations and additions to residential buildings (\$m)	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Recreational	Miscellaneous	Total				
VALUE OF WORK DONE DURING PERIOD																																						
1992-93	..	241.1	..	132.6	..	373.6	..	54.3	1.9	9.0	2.6	52.9	17.6	3.6	0.7	2.9	22.3	5.5	118.9	546.8	..	48.2	..	103.6	..	9.3	0.7	1.0	0.7	3.9	2.5	0.6	0.7	2.2	0.7	12.9	125.8	
1993-94	..	203.0	..	180.6	..	363.6	..	67.4	0.6	13.7	5.1	39.2	6.2	5.6	1.6	3.6	20.7	2.2	98.5	529.5	..	40.9	..	116.4	..	9.2	0.4	2.4	0.3	12.1	0.7	4.6	4.3	30.9	156.6			
1994-95	..	180.6	..	142.5	..	323.2	..	68.1	5.0	17.0	2.9	34.8	11.7	2.1	2.2	5.7	16.1	5.0	102.4	493.6	..	32.5	..	57.4	..	7.6	0.1	1.9	0.5	5.5	0.5	12.2	0.2	21.3	86.3			
1994 Sept. qtr	..	59.5	..	58.3	..	117.8	..	19.3	0.4	3.2	0.2	14.8	2.0	—	1.0	2.1	0.8	2.0	26.5	163.7	..	34.8	..	77.7	..	9.2	0.3	2.7	0.1	3.8	3.9	—	1.0	2.4	3.6	2.7	20.4	107.3
Dec. qtr	..	49.7	..	39.6	..	89.3	..	19.5	2.1	6.9	1.8	7.6	4.1	0.3	0.8	2.5	3.0	2.0	31.0	139.7	..	27.0	..	65.2	..	9.8	1.7	1.4	—	9.8	4.0	4.6	0.8	4.6	0.8	23.6	98.6	
1995 Mar. qtr	..	33.7	..	29.6	..	63.2	..	13.5	1.8	3.7	0.3	6.1	3.8	1.0	0.2	0.7	1.3	0.7	19.7	96.5	..	32.6	..	62.2	..	9.9	0.7	1.4	0.1	6.6	1.4	0.6	0.3	4.4	0.1	15.6	87.7	
June qtr	..	37.7	..	15.1	..	52.8	..	15.8	0.7	3.2	0.6	6.4	1.8	0.8	0.1	0.4	11.0	0.2	25.2	93.7	..	32.5	..	57.4	..	7.6	0.1	1.9	0.5	5.5	0.5	12.2	0.2	21.3	86.3			
Sept. qtr	..	37.7	..	26.5	..	64.2	..	14.0	0.1	2.2	2.0	12.1	1.1	0.3	0.1	0.6	7.0	0.3	25.9	104.1	..	31.7	..	52.8	..	8.6	—	1.1	3.4	18.2	0.6	1.1	0.2	0.7	8.4	0.6	34.2	95.6
Dec. qtr	..	44.0	..	24.0	..	68.0	..	16.9	..	3.4	3.6	13.1	2.6	1.5	0.1	1.2	11.5	0.5	37.5	123.3	..	30.9	..	65.1	..	7.6	—	1.5	0.8	20.9	0.3	1.1	0.1	2.8	4.9	0.3	32.7	105.4
VALUE OF WORK YET TO BE DONE																																						

TABLE 3. SUMMARY OF PUBLIC SECTOR BUILDING ACTIVITY, AUSTRALIAN CAPITAL TERRITORY

Period	New residential building				Non-residential building											Total building							
	Houses		Other residential buildings		Total		Alterations and additions to residential buildings etc.				Other business premises			Educational			Recreational		Health		Miscellaneous		Total
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Hotels etc.	Shops	Factories	Offices	business premises	Educational	Recreational	Health	Recreational		Health	Miscellaneous	Total				
COMPLETED																							
1992-93	9	1.1	144	13.5	153	14.6	0.5	0.1	86.0	7.5	23.3	—	12.9	3.4	6.1	139.9	155.0						
1993-94	61	4.6	57	4.7	118	9.3	—	0.3	121.8	8.9	28.7	—	19.7	4.8	14.2	198.4	207.8						
1994-95	11	1.1	122	9.7	133	10.8	2.2	1.2	108.1	8.8	31.7	—	7.3	4.7	37.7	199.5	212.5						
1994 Sept. qtr	—	—	44	3.6	44	3.6	—	0.7	56.8	0.9	13.9	—	2.3	—	8.8	83.4	87.1						
Dec. qtr	9	0.8	20	1.4	29	2.2	1.7	—	15.2	1.1	1.2	—	—	2.8	19.9	40.2	44.1						
1995 Mar. qtr	1	0.1	22	1.9	23	2.0	0.1	—	22.1	6.0	10.7	—	—	0.7	5.8	45.4	47.5						
June qtr	1	0.2	36	2.8	37	3.0	0.3	—	14.0	0.8	5.8	—	5.0	1.2	3.2	30.5	33.8						
Sept. qtr	1	0.2	30	2.5	31	2.6	—	—	6.2	1.6	7.8	—	1.4	5.0	1.2	23.3	25.9						
Dec. qtr	2	0.7	—	—	2	0.7	0.1	—	14.0	—	14.8	—	—	0.1	1.2	30.2	31.0						
UNDER CONSTRUCTION AT END OF PERIOD																							
1992-93	—	—	93	8.3	93	8.3	3.1	0.1	85.7	6.6	17.7	—	57.6	3.1	3.0	173.8	185.1						
1993-94	47	3.5	36	2.9	83	6.4	—	—	182.6	5.6	34.3	—	68.5	0.1	8.4	299.5	305.9						
1994-95	3	0.4	68	5.4	71	5.8	2.0	—	171.1	6.8	34.9	—	24.0	1.9	34.8	273.5	281.4						
1994 Sept. qtr	27	2.2	44	3.6	71	5.9	—	0.5	194.7	6.2	43.9	—	24.0	—	17.0	286.4	292.3						
Dec. qtr	33	2.7	64	5.1	97	7.7	1.7	—	155.3	5.3	27.4	—	24.0	2.8	27.0	241.8	251.3						
1995 Mar. qtr	21	1.7	78	6.3	99	8.0	1.9	—	163.3	6.2	31.2	—	20.8	0.7	32.5	254.8	264.6						
June qtr	3	0.4	68	5.4	71	5.8	2.0	—	171.1	6.8	34.9	—	24.0	1.9	34.8	273.5	281.4						
Sept. qtr	3	0.5	78	6.4	81	6.9	1.8	—	164.4	6.9	41.1	—	25.2	6.8	30.5	274.9	283.6						
Dec. qtr	4	1.1	23	2.0	27	3.0	1.7	—	170.0	6.9	42.9	—	24.0	6.8	30.4	281.0	285.8						
COMPLETED																							
1992-93	10	1.4	141	12.4	151	13.8	4.8	2.0	0.1	144.7	0.9	43.9	—	5.5	15.2	217.9	236.5						
1993-94	14	1.0	114	9.5	128	10.6	3.1	—	0.4	30.3	10.1	18.8	—	9.5	7.5	86.0	99.7						
1994-95	52	4.2	90	7.2	142	11.4	0.3	—	1.2	134.9	7.9	31.7	—	51.5	2.9	241.7	253.4						
1994 Sept. qtr	17	1.4	36	2.9	53	4.3	—	—	0.2	53.1	0.5	3.2	—	46.6	0.1	104.0	108.2						
Dec. qtr	3	0.3	—	—	3	0.3	—	—	0.5	60.5	2.0	19.5	—	0.1	—	9.8	92.3						
1995 Mar. qtr	13	0.9	8	0.7	21	1.7	—	—	—	14.2	5.2	7.9	—	2.9	2.8	33.3	34.9						
June qtr	19	1.5	46	3.6	65	5.1	0.3	—	0.5	7.1	0.2	1.2	—	1.9	—	12.1	17.5						
Sept. qtr	1	0.1	20	1.6	21	1.7	0.2	—	—	13.4	2.4	2.2	—	0.3	0.1	25.8	27.7						
Dec. qtr	1	0.1	55	5.0	56	5.1	0.2	—	0.1	8.5	—	15.3	—	1.3	0.1	26.7	31.9						

TABLE 3. SUMMARY OF PUBLIC SECTOR BUILDING ACTIVITY, AUSTRALIAN CAPITAL TERRITORY—continued

Period	New residential building										Non-residential building														
	Houses					Other residential buildings					Total					Houses					Total				
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Alterations and additions to residential buildings	Hotels etc.	Shops	Factories	Offices	Business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total building							
	VALUE OF WORK DONE DURING PERIOD																								
1992-93	1.2	13.7	..	14.9	4.8	..	0.5	0.1	39.2	2.8	42.5	..	37.0	11.9	4.8	138.9	158.6								
1993-94	2.8	7.0	..	9.8	0.3	..	0.3	..	101.8	9.2	14.7	..	14.2	5.5	15.8	161.6	171.7								
1994-95	2.6	7.0	..	9.6	1.2	..	1.2	..	93.6	10.3	45.5	..	17.7	3.1	24.5	195.9	206.8								
1994 Sept. qtr	0.9	1.9	..	2.8	..	..	0.7	..	26.9	2.6	13.9	..	4.0	0.1	2.2	50.3	53.2						
Dec. qtr	0.7	1.8	..	2.4	0.5	..	0.1	..	14.7	3.4	13.1	..	6.3	0.5	5.2	43.2	46.1								
1995 Mar. qtr	0.8	2.0	..	2.9	0.3	..	..	..	21.4	1.5	9.2	..	3.7	2.3	8.0	46.0	49.2					
June qtr	0.2	1.3	..	1.5	0.5	..	0.5	..	30.7	2.9	9.3	..	3.6	0.2	9.1	56.3	58.3								
Sept. qtr	0.3	4.2	..	4.5	0.6	..	..	..	28.3	4.7	9.0	..	2.8	1.0	3.9	49.7	54.8					
Dec. qtr	0.2	2.1	..	2.3	0.2	..	0.1	..	32.1	0.9	14.5	..	1.8	2.5	4.5	56.4	58.8								
	VALUE OF WORK YET TO BE DONE																								
1992-93	..	3.7	..	3.7	0.3	..	..	..	67.3	4.7	5.1	..	15.0	1.0	2.1	95.1	99.1					
1993-94	1.7	0.8	..	2.6	..	..	..	..	92.6	4.6	25.9	..	21.1	0.1	1.1	145.4	148.0				
1994-95	0.2	3.6	..	3.8	1.0	..	..	..	124.1	3.5	12.8	..	10.5	1.7	14.5	167.0	171.8					
1994 Sept. qtr	0.9	2.6	..	3.4	..	..	0.1	..	130.8	3.2	24.9	..	19.3	..	7.7	186.0	189.4						
Dec. qtr	1.0	2.2	..	3.2	1.2	..	..	..	137.3	1.0	14.7	..	13.0	2.3	22.3	190.5	195.0					
1995 Mar. qtr	0.2	2.1	..	2.3	1.1	..	..	..	140.0	5.6	17.1	..	9.1	0.7	20.0	192.5	195.9					
June qtr	0.2	3.6	..	3.8	1.0	..	..	..	124.1	3.5	12.8	..	10.5	1.7	14.5	167.0	171.8					
Sept. qtr	0.1	2.0	..	2.0	0.5	..	..	..	102.5	1.2	12.2	..	9.2	5.7	13.7	144.6	147.1					
Dec. qtr	0.6	0.5	..	1.1	0.4	..	..	..	84.5	0.3	14.8	..	7.5	3.4	10.4	120.9	122.4					

**TABLE 4. NUMBER OF DWELLING UNITS BY STAGE OF CONSTRUCTION, AUSTRALIAN CAPITAL TERRITORY
SEASONALLY ADJUSTED SERIES (a)**

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Commenced	Completed	Commenced	Completed	Commenced	Completed	Commenced	Completed
1994 Sept. qtr	434	420	435	439	711	1,032	733	1,101
Dec. qtr	381	516	397	520	808	1,295	864	1,300
1995 Mar. qtr	379	328	367	343	626	840	656	852
June qtr	320	301	325	319	442	584	473	652
Sept. qtr	293	360	296	363	455	500	473	529
Dec. qtr	396	344	405	346	757	596	782	643

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

**TABLE 5. VALUE OF BUILDING WORK DONE, AUSTRALIAN CAPITAL TERRITORY
SEASONALLY ADJUSTED SERIES (a)
(\$ million)**

Period	New residential building		Alterations and additions to residential buildings	Non-residential building	Total building
	Houses	Total			
1994 Sept. qtr	57.6	111.7	19.1	74.4	204.6
Dec. qtr	48.2	87.7	18.0	70.1	176.7
1995 Mar. qtr	39.8	72.6	16.9	75.7	165.7
June qtr	36.4	56.5	15.2	78.4	151.0
Sept. qtr	36.3	63.2	14.5	73.0	148.9
Dec. qtr	42.2	67.2	15.4	88.9	172.5

(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), AUSTRALIAN CAPITAL TERRITORY (\$ 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	190.7	157.8	348.5	42.2	69.4	203.0	593.7
1993-94	147.2	173.5	320.7	48.4	104.8	294.2	663.3
1994-95	128.7	98.6	227.3	50.7	87.6	277.9	555.9
1994 Sept. qtr	39.6	28.6	68.2	14.2	18.0	97.6	180.0
Dec. qtr	31.6	35.6	67.2	15.8	31.6	69.9	152.9
1995 Mar. qtr	29.1	21.6	50.7	10.1	9.7	53.0	113.8
June qtr	28.4	12.8	41.2	10.6	28.3	57.4	109.2
Sept. qtr	28.4	23.4	51.8	11.6	36.6	58.8	122.2
Dec. qtr	34.0	32.5	66.5	12.0	26.3	55.0	133.5

(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), AUSTRALIAN CAPITAL TERRITORY 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	181.9	137.9	319.8	44.3	111.6	241.8	605.9
1993-94	152.1	157.6	309.7	50.3	92.6	244.4	604.4
1994-95	135.9	140.1	276.0	51.5	96.1	279.8	607.3
1994 Sept. qtr	44.7	56.4	101.1	14.3	24.9	72.1	187.5
Dec. qtr	37.5	38.8	76.3	14.9	29.1	69.6	160.8
1995 Mar. qtr	25.6	29.6	55.2	10.2	18.5	61.7	127.1
June qtr	28.1	15.3	43.4	12.1	23.6	76.4	131.9
Sept. qtr	29.0	28.7	57.7	11.2	24.3	70.9	139.8
Dec. qtr	33.9	24.4	58.3	13.1	35.1	88.0	159.4
SEASONALLY ADJUSTED							
1994 Sept. qtr	42.6	n.a.	93.6	14.2	n.a.	69.8	176.9
Dec. qtr	35.9	n.a.	72.9	13.5	n.a.	65.8	152.9
1995 Mar. qtr	29.5	n.a.	60.6	12.5	n.a.	71.0	144.6
June qtr	27.0	n.a.	45.2	11.3	n.a.	73.5	131.1
Sept. qtr	27.7	n.a.	53.1	11.1	n.a.	68.5	131.0
Dec. qtr	32.4	n.a.	55.8	11.8	n.a.	83.4	151.8

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

TABLE 8. NUMBER OF DWELLING UNITS BY OWNERSHIP,
CLASS OF BUILDER AND STAGE OF CONSTRUCTION,
AUSTRALIAN CAPITAL TERRITORY

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	2,241	167	2,408	1,849	4,257	9	144	153	2,417	1,993	4,410
1993-94	1,607	96	1,703	2,326	4,029	61	57	118	1,764	2,383	4,147
1994-95	1,472	50	1,522	1,072	2,594	11	122	133	1,533	1,194	2,727
1994 Sept. qtr	505	3	508	308	816	—	44	44	508	352	860
Dec. qtr	345	19	364	422	786	9	20	29	373	442	815
1995 Mar. qtr	317	10	328	217	545	1	22	23	329	239	568
June qtr	304	18	322	125	447	1	36	37	323	161	484
Sept. qtr r	334	11	345	174	519	1	30	31	346	204	550
Dec. qtr	366	11	378	360	738	2	—	2	380	360	740
UNDER CONSTRUCTION AT END OF PERIOD											
1992-93	599	128	727	1,066	1,793	—	93	93	727	1,159	1,886
1993-94	523	77	600	1,785	2,385	47	36	83	647	1,821	2,468
1994-95	439	69	509	559	1,068	3	68	71	512	627	1,139
1994 Sept. qtr	617	61	678	1,348	2,026	27	44	71	705	1,392	2,097
Dec. qtr	345	65	409	840	1,249	33	64	97	442	904	1,346
1995 Mar. qtr	427	57	484	634	1,118	21	78	99	505	712	1,217
June qtr	439	69	509	559	1,068	3	68	71	512	627	1,139
Sept. qtr r	420	66	486	531	1,017	3	78	81	489	609	1,098
Dec. qtr	391	49	439	595	1,034	4	23	27	443	618	1,061
COMPLETED											
1992-93	2,309	147	2,457	1,564	4,021	10	141	151	2,467	1,705	4,172
1993-94	1,678	148	1,826	1,607	3,433	14	114	128	1,840	1,721	3,561
1994-95	1,541	70	1,611	2,298	3,909	52	90	142	1,663	2,388	4,051
1994 Sept. qtr	416	15	431	745	1,176	17	36	53	448	781	1,229
Dec. qtr	602	30	632	930	1,562	3	—	3	635	930	1,565
1995 Mar. qtr	238	14	253	423	676	13	8	21	266	431	697
June qtr	286	10	296	200	496	19	46	65	315	246	561
Sept. qtr r	349	15	364	202	566	1	20	21	365	222	587
Dec. qtr	396	29	425	296	721	1	55	56	426	351	777

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

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	5	320	1,916	2,241	—	52	547	599	12	297	2,000	2,309
1993-94	4	67	1,536	1,607	—	11	512	523	4	101	1,573	1,678
1994-95	—	114	1,358	1,472	2	33	406	441	2	88	1,452	1,541
1994 Sept. qtr	—	47	458	505	2	27	588	617	—	34	381	416
Dec. qtr	—	19	327	345	2	—	343	345	—	42	559	602
1995 Mar. qtr	—	15	302	317	2	11	414	427	—	4	235	238
June qtr	—	33	271	304	2	33	406	441	2	7	277	286
Sept. qtr	—	30	304	334	—	30	390	420	—	30	319	349
Dec. qtr	—	4	363	366	—	22	368	391	—	11	384	396
VALUE (\$m)												
1992-93	0.2	17.4	211.1	228.7	—	2.9	76.1	79.0	0.4	16.1	211.6	228.1
1993-94	0.1	3.8	178.9	182.8	—	0.6	71.5	72.2	0.1	5.5	182.1	187.8
1994-95	—	6.4	157.3	163.7	0.1	1.9	56.3	58.3	—	4.8	171.1	176.0
1994 Sept. qtr	—	2.6	50.1	52.7	0.1	1.5	77.8	79.3	—	1.9	43.7	45.6
Dec. qtr	—	1.0	39.0	40.0	0.1	—	52.3	52.4	—	2.3	62.5	64.8
1995 Mar. qtr	—	0.8	35.8	36.6	0.1	0.6	60.0	60.6	—	0.2	29.3	29.5
June qtr	—	1.9	32.4	34.4	0.1	1.9	56.3	58.3	—	0.4	35.7	36.1
Sept. qtr	—	1.6	33.2	34.8	—	1.7	53.2	54.9	—	1.7	35.5	37.2
Dec. qtr	—	0.2	41.1	41.3	—	1.3	49.4	50.6	—	0.6	44.7	45.3

TABLE 10. SUMMARY OF BUILDING ACTIVITY, AUSTRALIAN CAPITAL TERRITORY RELATIVE STANDARD ERRORS (PER CENT) DECEMBER QUARTER 1995

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	2.4	2.7	1.2	1.5	2.7	1.0
Under construction at end of period	5.5	4.7	2.4	2.3	3.9	1.3
Completed	6.3	6.2	3.7	4.0	4.1	2.5
Value of work done	..	4.4	..	2.9	2.8	1.6
Value of work yet to be done	..	5.3	..	2.5	4.9	1.6
TOTAL PRIVATE AND PUBLIC SECTORS						
Commenced	2.4	2.6	1.2	1.5	2.7	0.8
Under construction at end of period	5.5	4.7	2.3	2.2	3.5	0.6
Completed	6.2	6.2	3.4	3.8	4.0	2.0
Value of work done	..	4.4	..	2.8	2.8	1.1
Value of work yet to be done	..	5.2	..	2.5	4.7	0.7

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. 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. 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 the contact shown at the front of this publication.

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

Building Approvals, Australia (8731.0) – 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.

DALMA JACOBS
 Australian Capital Territory Statistician

