



# BUILDING ACTIVITY

QUEENSLAND

EMBARGO: 11:30AM (CANBERRA TIME) TUES 27 OCT 1998

## JUNE QTR KEY FIGURES

SEASONALLY ADJUSTED	Jun qtr 98	Mar qtr 98 to Jun qtr 98 % change	Jun qtr 97 to Jun qtr 98 % change
Value of work done(a) (\$m)	1 564.4	2.7	13.4
New residential building (\$m)	845.3	2.0	11.0
Non-residential building (\$m)	662.9	7.8	17.9
Total dwelling units commenced (no.)	8 758	-4.9	5.0
New private sector houses (no.)	5 747	-8.5	-0.8

(a) At average 1989-90 prices.

## JUNE QTR KEY POINTS

### VALUE OF WORK DONE

- In seasonally adjusted average 1989-90 prices the value of work done on new residential building during the June quarter 1998 increased by 2.0% to \$845.3m, the highest figure since the June quarter 1995. Work done on new houses increased by 1.4% to \$605.9m continuing the generally upward trend since the September quarter 1996. New other residential dwellings fell by 1.8% to \$240.0m.
- Work done on non-residential building increased by 7.8% to \$662.9m, the highest figure recorded since the series began in 1965.

### VALUE OF WORK COMMENCED

- In average 1989-90 prices the value of new residential building work commenced during the June quarter 1998 increased by 11.0% to \$809.4m. The value of new houses commenced increased by 5.6% to \$557.3m and new other residential work increased by 25.0% to \$252.1m.
- Non-residential building work commenced increased by 10.7% to \$742.3m and was 60.6% higher than the June quarter 1997.

### NUMBER OF DWELLING UNITS COMMENCED

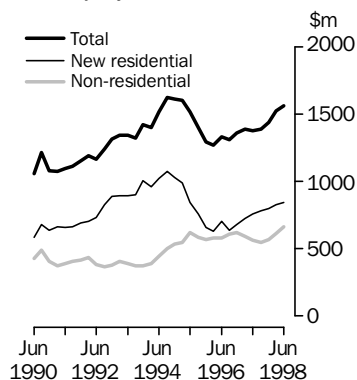
- In seasonally adjusted terms the total number of dwelling units commenced during the June quarter fell by 4.9% to 8,758. New private sector houses fell by 8.5% to 5,747.

### VALUE OF WORK YET TO BE DONE

- In original terms the value of work yet to be done on jobs under construction at the end of June 1998 increased by 6.7% to \$2,338.7m. This is 1.37 times the value of work done during the quarter.

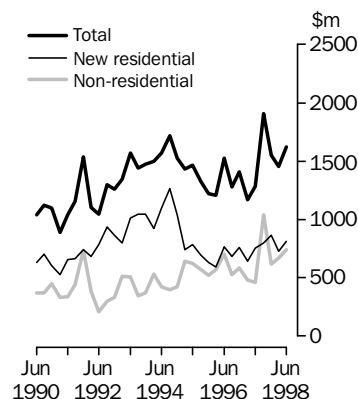
### Value of work done

At average 1989-90 prices  
Seasonally adjusted



### Value of work commenced

At average 1989-90 prices



- For further information about these and related statistics, contact Martin Yard on Adelaide 08 8237 7494, or any ABS office shown on the back cover of this publication.

## NOTES

FORTHCOMING ISSUES	<i>ISSUE (Quarter)</i> September 1998	<i>RELEASE DATE</i> 2 February 1999
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CHANGES IN THIS ISSUE	There are no changes in this issue.	
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SIGNIFICANT REVISIONS THIS QUARTER	The total number of dwelling units commenced during the March quarter 1998 has been revised upwards by 128 (1.6%).	
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The total value of building work commenced during the March quarter 1998 has been revised upwards by \$41.7m (2.7%) with total residential building increasing by \$12.2m (1.4%) and non-residential building increasing by \$29.6m (4.3%).



CHANGES NEXT ISSUE	The Australian Bureau of Statistics (ABS) intends to replace the existing constant price estimates with chain Laspeyres volume measures. All future issues of this publication will contain chain volume measures rather than constant price estimates. For further information, see <i>Information Paper: Introduction of Chain Volume Measures in the Australian National Accounts</i> (Cat. no. 5248.0).	
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NEW RELEASE	It is intended to release preliminary estimates for the value of work done from the Building Activity Survey to provide an indication of trends in building activity prior to the release of the quarterly <i>Australian National Accounts: National Income, Expenditure and Product</i> (Cat. no. 5206.0). A new publication, <i>Building Activity, Australia: Building Work Done, Preliminary</i> (Cat. no. 8755.0), will be introduced from the September quarter 1998. This publication will only contain data at the Australian level. The first issue is expected to be released on 26 November 1998.	
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SYMBOLS AND OTHER USAGES	ABS	Australian Bureau of Statistics
	RSE	relative standard error
	SE	standard error
	..	not applicable
	—	nil or rounded to zero

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

Brian Doyle  
Regional Director  
Queensland

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**TABLE 1. VALUE OF BUILDING WORK COMMENCED, AVERAGE 1989-90 PRICES(a)**  
(\$ million)

Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building
	Houses	Other residential building	Total		Private sector	Total	
1995-96	1,982.5	697.1	2,679.5	229.4	1,774.9	2,362.2	5,271.2
1996-97	2,066.8	766.4	2,833.2	250.5	1,424.2	2,055.9	5,139.6
1997-98	2,271.3	925.5	3,196.7	271.2	1,739.5	3,067.4	6,535.2
1997 Mar. qtr	446.6	196.0	642.6	45.9	312.0	483.1	1,171.5
June qtr	548.3	203.2	751.4	70.6	309.2	462.3	1,284.4
Sept. qtr	599.6	196.7	796.3	69.8	384.3	1,039.7	1,905.8
Dec. qtr	586.9	275.0	861.8	76.6	428.8	614.8	1,553.2
1998 Mar. qtr	527.5	201.7	729.2	53.7	443.8	670.6	1,453.5
June qtr	557.3	252.1	809.4	71.1	482.6	742.3	1,622.7

(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 2. VALUE OF BUILDING WORK DONE, AVERAGE 1989-90 PRICES(a)**  
(\$ million)

Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building
	Houses	Other residential building	Total		Private sector	Total	
ORIGINAL							
1995-96	2,006.8	758.5	2,765.3	229.6	1,747.2	2,316.2	5,311.1
1996-97	2,035.9	762.9	2,798.9	244.0	1,776.6	2,388.7	5,431.5
1997-98	2,311.5	935.1	3,246.6	270.9	1,553.4	2,383.8	5,901.3
1997 Mar. qtr	461.8	193.9	655.8	50.5	403.3	539.3	1,245.6
June qtr	537.3	206.9	744.2	62.1	393.1	540.3	1,346.6
Sept. qtr	580.5	250.3	830.9	69.5	417.5	565.6	1,465.9
Dec. qtr	607.5	234.9	842.4	78.2	413.0	620.0	1,540.6
1998 Mar. qtr	530.8	215.7	746.4	59.0	376.5	560.7	1,366.1
June qtr	592.7	234.2	826.9	64.2	346.4	637.5	1,528.7
SEASONALLY ADJUSTED							
1997 Mar. qtr	520.0	219.4	728.0	n.a.	n.a.	591.1	1,388.1
June qtr	549.5	212.3	761.2	n.a.	n.a.	562.1	1,379.3
Sept. qtr	547.3	226.6	779.5	n.a.	n.a.	544.1	1,390.7
Dec. qtr	566.4	226.4	798.8	n.a.	n.a.	570.2	1,437.9
1998 Mar. qtr	597.3	244.3	828.5	n.a.	n.a.	615.1	1,522.7
June qtr	605.9	240.0	845.3	n.a.	n.a.	662.9	1,564.4

(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 3. VALUE OF BUILDING WORK DONE: SEASONALLY ADJUSTED SERIES**  
(\$ million)

Period	New residential building			Non-residential building	Total building
	Houses	Other residential building	Total		
	1997 Mar. qtr	602.7	228.0		
June qtr	634.1	221.9	929.5	1,038.5	1,518.7
Sept. qtr	629.6	239.2	950.4	1,006.1	1,535.8
Dec. qtr	650.6	239.3	976.2	1,018.2	1,588.9
1998 Mar. qtr	688.2	260.5	1,013.4	1,124.4	1,691.7
June qtr	680.1	260.1	1,019.2	1,157.1	1,740.7

**TABLE 4. NUMBER OF DWELLING UNITS COMMENCED AND COMPLETED: SEASONALLY ADJUSTED SERIES**

Period	New houses				Total dwelling units (includes conversions etc)			
	Private sector		Total		Private sector		Total	
	Commenced	Completed	Commenced	Completed	Commenced	Completed	Commenced	Completed
	1997 Mar. qtr	5,666	5,522	5,762	5,599	8,213	7,602	8,549
June qtr	5,796	5,792	5,890	5,912	8,110	8,083	8,342	8,387
Sept. qtr	5,714	5,947	5,801	6,045	8,107	8,503	8,215	8,899
Dec. qtr	5,676	5,583	5,798	5,663	8,821	7,510	9,126	7,740
1998 Mar. qtr	6,284	5,615	6,311	5,673	9,046	8,315	9,209	8,389
June qtr	5,747	5,824	5,842	5,887	8,400	8,489	8,758	8,699

**TABLE 5. NUMBER AND VALUE OF BUILDING COMMENCED: ORIGINAL**

Period	Number of dwelling units				Value (\$m)						
	New houses	New other residential building	Conversions etc.	Total dwelling units	New houses	New other residential building	New residential building	Alterations and additions to residential buildings	Total residential building	Total non-residential building	Total building
<b>PRIVATE SECTOR</b>											
1995-96	22,661	7,292	217	30,170	2,258.7	659.3	2,918.0	262.8	3,180.8	1,843.4	5,024.2
1996-97	22,523	8,314	535	31,372	2,363.5	740.1	3,103.7	287.2	3,390.9	1,501.1	4,892.0
1997-98	23,338	10,543	419	34,301	2,568.9	927.6	3,496.5	303.8	3,800.3	1,857.2	5,657.5
1997 Mar. qtr	4,889	2,258	73	7,220	508.6	189.8	698.4	52.3	750.7	330.1	1,080.8
June qtr	5,791	2,089	396	8,276	619.2	198.1	817.2	80.5	897.7	328.6	1,226.2
Sept. qtr	6,041	2,413	101	8,555	677.4	200.3	877.6	78.9	956.5	408.8	1,365.4
Dec. qtr	6,133	2,945	141	9,220	661.7	278.7	940.4	85.4	1,025.8	456.7	1,482.5
1998 Mar. qtr	5,418	2,501	33	7,952	601.8	205.9	807.7	60.1	867.7	473.7	1,341.4
June qtr	5,746	2,684	144	8,574	628.0	242.8	870.8	79.5	950.3	518.0	1,468.2
<b>PUBLIC SECTOR</b>											
1995-96	421	751	—	1,172	42.4	53.3	95.7	1.7	97.5	609.0	706.4
1996-97	347	690	—	1,037	35.7	54.2	90.0	1.2	91.2	666.4	757.6
1997-98	343	565	22	930	41.8	42.8	84.6	5.5	90.1	1,416.1	1,506.2
1997 Mar. qtr	96	170	—	266	8.8	13.7	22.5	0.2	22.7	181.0	203.7
June qtr	122	172	—	294	12.5	14.3	26.8	0.4	27.2	162.7	189.9
Sept. qtr	91	73	22	186	12.0	6.0	18.0	0.5	18.5	697.3	715.8
Dec. qtr	91	113	—	204	11.8	9.2	21.0	2.0	22.9	198.1	221.0
1998 Mar. qtr	39	74	—	113	4.6	5.3	10.0	1.2	11.2	242.1	253.3
June qtr	122	305	—	427	13.5	22.2	35.7	1.8	37.5	278.7	316.2
<b>TOTAL</b>											
1995-96	23,082	8,043	217	31,342	2,301.1	712.6	3,013.7	264.5	3,278.3	2,452.3	5,730.6
1996-97	22,870	9,004	535	32,409	2,399.2	794.4	3,193.6	288.4	3,482.0	2,167.5	5,649.5
1997-98	23,681	11,108	441	35,231	2,610.7	970.5	3,581.1	309.3	3,890.4	3,273.3	7,163.7
1997 Mar. qtr	4,985	2,428	73	7,486	517.5	203.5	721.0	52.5	773.4	511.2	1,284.6
June qtr	5,913	2,261	396	8,570	631.7	212.4	844.0	80.8	924.9	491.2	1,416.1
Sept. qtr	6,132	2,486	123	8,741	689.3	206.3	895.6	79.4	975.0	1,106.1	2,081.1
Dec. qtr	6,224	3,058	141	9,424	673.4	287.9	961.4	87.3	1,048.7	654.8	1,703.5
1998 Mar. qtr	5,457	2,575	33	8,065	606.4	211.2	817.6	61.3	878.9	715.7	1,594.6
June qtr	5,868	2,989	144	9,001	641.5	265.0	906.5	81.3	987.8	796.6	1,784.4

**TABLE 6. VALUE OF NON-RESIDENTIAL BUILDING COMMENCED: ORIGINAL**  
(\$ million)

<i>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertainment and recreational</i>	<i>Miscellaneous</i>	<i>Total non-residential building</i>
<b>PRIVATE SECTOR</b>											
1995-96	225.4	512.5	258.9	208.5	267.2	63.6	12.3	84.4	116.0	94.6	1,843.4
1996-97	271.2	402.0	136.7	130.0	217.4	101.6	11.1	83.2	107.0	40.9	1,501.1
1997-98	303.6	518.9	109.7	148.0	268.4	86.4	18.1	161.1	191.9	51.0	1,857.2
1997 Mar. qtr	50.6	95.0	42.4	29.3	35.9	19.1	1.2	22.4	27.2	7.1	330.1
June qtr	55.5	79.4	26.2	23.2	71.1	30.7	2.5	12.1	21.9	5.9	328.6
Sept. qtr	60.6	118.4	33.8	23.6	85.7	31.2	1.9	16.9	27.2	9.6	408.8
Dec. qtr	79.0	140.9	27.0	32.8	69.2	17.0	2.3	27.9	48.1	12.5	456.7
1998 Mar. qtr	65.8	116.9	28.3	28.6	51.0	18.3	10.5	102.8	38.5	13.0	473.7
June qtr	98.3	142.7	20.6	63.0	62.4	20.0	3.3	13.5	78.1	16.0	518.0
<b>PUBLIC SECTOR</b>											
1995-96	2.1	6.2	6.5	44.0	96.9	169.8	0.5	87.1	85.9	109.9	609.0
1996-97	0.1	8.6	7.4	58.8	123.0	179.8	—	151.4	26.7	110.7	666.4
1997-98	1.3	7.3	4.6	121.5	94.1	196.8	—	757.6	20.0	212.9	1,416.1
1997 Mar. qtr	—	1.3	0.3	13.7	17.3	39.9	—	93.6	3.6	11.5	181.0
June qtr	—	2.6	4.3	10.7	26.8	53.7	—	26.6	9.0	29.0	162.7
Sept. qtr	—	3.6	2.7	74.4	22.8	102.4	—	366.4	5.2	119.9	697.3
Dec. qtr	1.1	1.3	0.4	20.5	18.5	30.3	—	80.5	3.4	42.1	198.1
1998 Mar. qtr	0.2	0.8	0.5	7.1	30.9	23.4	—	130.6	7.6	40.9	242.1
June qtr	—	1.6	1.0	19.4	22.0	40.7	—	180.1	3.8	10.0	278.7
<b>TOTAL</b>											
1995-96	227.5	518.7	265.5	252.5	364.1	233.3	12.8	171.5	201.9	204.5	2,452.3
1996-97	271.3	410.6	144.1	188.7	340.4	281.4	11.1	234.6	133.7	151.5	2,167.5
1997-98	304.9	526.3	114.2	269.5	362.5	283.2	18.1	918.7	212.0	264.0	3,273.3
1997 Mar. qtr	50.6	96.3	42.7	43.0	53.1	59.0	1.2	116.0	30.8	18.6	511.2
June qtr	55.5	82.0	30.5	33.9	97.9	84.4	2.5	38.8	30.9	34.9	491.2
Sept. qtr	60.6	122.0	36.4	98.1	108.5	133.6	1.9	383.2	32.4	129.5	1,106.1
Dec. qtr	80.1	142.3	27.4	53.3	87.7	47.3	2.3	108.4	51.5	54.5	654.8
1998 Mar. qtr	66.0	117.7	28.8	35.7	81.9	41.7	10.5	233.5	46.2	53.9	715.7
June qtr	98.3	144.3	21.6	82.3	84.4	60.7	3.3	193.6	81.9	26.0	796.6

**TABLE 7. NUMBER AND VALUE OF BUILDING UNDER CONSTRUCTION AT END OF PERIOD: ORIGINAL**

	<i>Number of dwelling units</i>				<i>Value (\$m)</i>						
	<i>New houses</i>	<i>New other residential building</i>	<i>Conversions etc.</i>	<i>Total dwelling units</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Total residential building</i>	<i>Total non-residential building</i>	<i>Total building</i>
<b>PRIVATE SECTOR</b>											
1995-96	5,912	4,719	63	10,694	638.7	536.6	1,175.4	73.6	1,249.0	1,396.2	2,645.2
1996-97	6,168	5,661	440	12,269	729.5	636.5	1,366.0	91.8	1,457.8	1,209.6	2,667.4
1997-98	6,521	6,839	464	13,824	813.5	727.5	1,541.0	102.7	1,643.7	1,262.5	2,906.2
1997 Mar. qtr	6,027	5,498	122	11,647	688.5	610.7	1,299.2	82.1	1,381.3	1,272.3	2,653.6
June qtr	6,168	5,661	440	12,269	729.5	636.5	1,366.0	91.8	1,457.8	1,209.6	2,667.4
Sept. qtr	6,391	5,487	485	12,363	785.3	621.8	1,407.2	98.1	1,505.2	1,179.0	2,684.2
Dec. qtr	6,023	6,283	595	12,900	751.9	683.4	1,435.4	104.6	1,540.0	922.3	2,462.3
1998 Mar. qtr	6,400	6,362	438	13,200	783.0	653.6	1,436.6	87.6	1,524.3	1,095.0	2,619.2
June qtr	6,521	6,839	464	13,824	813.5	727.5	1,541.0	102.7	1,643.7	1,262.5	2,906.2
<b>PUBLIC SECTOR</b>											
1995-96	137	357	—	494	14.3	26.3	40.6	0.2	40.8	455.4	496.2
1996-97	116	426	—	542	12.2	36.1	48.3	0.1	48.4	504.9	553.3
1997-98	156	387	—	543	18.3	28.5	46.8	1.7	48.5	1,467.7	1,516.3
1997 Mar. qtr	110	368	—	478	11.2	29.8	41.1	0.1	41.2	467.6	508.7
June qtr	116	426	—	542	12.2	36.1	48.3	0.1	48.4	504.9	553.3
Sept. qtr	95	238	—	333	12.2	23.9	36.1	0.3	36.3	1,126.2	1,162.6
Dec. qtr	93	200	—	293	12.8	19.3	32.2	0.8	32.9	1,153.8	1,186.7
1998 Mar. qtr	97	158	—	255	12.7	12.3	25.1	0.3	25.3	1,260.9	1,286.3
June qtr	156	387	—	543	18.3	28.5	46.8	1.7	48.5	1,467.7	1,516.3
<b>TOTAL</b>											
1995-96	6,049	5,076	63	11,188	653.0	562.9	1,215.9	73.8	1,289.8	1,851.6	3,141.4
1996-97	6,284	6,087	440	12,811	741.7	672.6	1,414.3	91.8	1,506.2	1,714.5	3,220.6
1997-98	6,677	7,226	464	14,367	831.8	756.0	1,587.8	104.4	1,692.2	2,730.2	4,422.5
1997 Mar. qtr	6,137	5,866	122	12,125	699.7	640.5	1,340.2	82.2	1,422.5	1,739.9	3,162.3
June qtr	6,284	6,087	440	12,811	741.7	672.6	1,414.3	91.8	1,506.2	1,714.5	3,220.6
Sept. qtr	6,486	5,725	485	12,696	797.5	645.7	1,443.3	98.3	1,541.6	2,305.2	3,846.8
Dec. qtr	6,116	6,483	595	13,193	764.8	702.8	1,467.5	105.3	1,572.9	2,076.1	3,649.0
1998 Mar. qtr	6,497	6,520	438	13,455	795.7	666.0	1,461.7	87.9	1,549.6	2,355.9	3,905.5
June qtr	6,677	7,226	464	14,367	831.8	756.0	1,587.8	104.4	1,692.2	2,730.2	4,422.5



**TABLE 8. VALUE OF NON-RESIDENTIAL BUILDING UNDER CONSTRUCTION AT END OF PERIOD: ORIGINAL  
(\$ million)**

	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
<b>PRIVATE SECTOR</b>											
1995-96	273.1	546.8	181.5	79.8	97.4	20.4	7.7	57.3	84.5	47.6	1,396.2
1996-97	345.6	508.5	43.9	45.1	99.5	43.3	8.4	59.8	41.9	13.7	1,209.6
1997-98	352.5	334.0	39.3	68.8	99.3	55.9	14.5	144.0	133.3	20.8	1,262.5
1997 Mar. qtr	351.2	535.5	59.3	48.0	70.5	25.4	6.1	78.2	74.2	23.8	1,272.3
June qtr	345.6	508.5	43.9	45.1	99.5	43.3	8.4	59.8	41.9	13.7	1,209.6
Sept. qtr	342.6	416.3	49.8	38.7	131.2	66.9	6.7	62.6	48.1	16.1	1,179.0
Dec. qtr	282.2	235.0	41.5	44.3	113.8	63.7	7.3	52.5	69.7	12.5	922.3
1998 Mar. qtr	313.8	265.8	39.3	45.0	115.0	49.5	15.3	145.7	88.8	16.7	1,095.0
June qtr	352.5	334.0	39.3	68.8	99.3	55.9	14.5	144.0	133.3	20.8	1,262.5
<b>PUBLIC SECTOR</b>											
1995-96	2.0	1.1	3.4	30.5	71.2	85.1	0.2	105.6	75.5	80.9	455.4
1996-97	—	1.2	5.8	24.0	82.9	94.9	—	147.6	70.7	77.8	504.9
1997-98	—	3.8	2.5	102.3	70.3	134.0	—	897.3	65.6	191.9	1,467.7
1997 Mar. qtr	—	1.9	1.6	29.4	107.2	74.6	—	127.8	65.2	59.8	467.6
June qtr	—	1.2	5.8	24.0	82.9	94.9	—	147.6	70.7	77.8	504.9
Sept. qtr	—	2.8	7.2	86.1	87.8	172.9	—	511.4	69.0	188.9	1,126.2
Dec. qtr	1.1	3.8	2.1	89.8	72.5	147.3	—	568.3	56.6	212.3	1,153.8
1998 Mar. qtr	—	4.4	1.9	91.3	61.8	129.3	—	702.2	62.7	207.4	1,260.9
June qtr	—	3.8	2.5	102.3	70.3	134.0	—	897.3	65.6	191.9	1,467.7
<b>TOTAL</b>											
1995-96	275.1	547.9	184.9	110.3	168.6	105.5	7.9	162.9	160.0	128.5	1,851.6
1996-97	345.6	509.6	49.7	69.2	182.4	138.2	8.4	207.4	112.6	91.5	1,714.5
1997-98	352.5	337.8	41.8	171.1	169.6	189.9	14.5	1,041.3	199.0	212.7	2,730.2
1997 Mar. qtr	351.2	537.4	60.9	77.4	177.7	100.0	6.1	206.1	139.4	83.6	1,739.9
June qtr	345.6	509.6	49.7	69.2	182.4	138.2	8.4	207.4	112.6	91.5	1,714.5
Sept. qtr	342.6	419.2	57.0	124.9	219.1	239.8	6.7	574.0	117.1	205.0	2,305.2
Dec. qtr	283.3	238.8	43.5	134.1	186.3	211.0	7.3	620.8	126.2	224.8	2,076.1
1998 Mar. qtr	313.8	270.2	41.2	136.3	176.8	178.8	15.3	847.8	151.6	224.1	2,355.9
June qtr	352.5	337.8	41.8	171.1	169.6	189.9	14.5	1,041.3	199.0	212.7	2,730.2

**TABLE 9. NUMBER AND VALUE OF BUILDING COMPLETED: ORIGINAL**

Period	Number of dwelling units				Value (\$m)						
	New houses	New other residential building	Conversions etc.	Total dwelling units	New houses	New other residential building	New residential building	Alterations and additions to residential buildings	Total residential building	Total non-residential building	Total building
<b>PRIVATE SECTOR</b>											
1995-96	23,371	10,131	233	33,735	2,325.7	901.9	3,227.6	265.2	3,492.8	1,767.2	5,260.0
1996-97	22,193	7,237	158	29,588	2,283.3	651.7	2,935.0	275.7	3,210.8	1,775.7	4,986.4
1997-98	22,945	9,330	395	32,671	2,519.2	866.3	3,385.5	299.1	3,684.6	1,861.0	5,545.7
1997 Mar. qtr	4,935	2,018	13	6,966	515.5	219.9	735.4	56.9	792.3	388.9	1,181.2
June qtr	5,575	1,903	78	7,556	583.4	168.1	751.5	72.4	823.9	425.4	1,249.3
Sept. qtr	5,796	2,552	56	8,405	628.5	223.6	852.1	73.0	925.1	453.3	1,378.4
Dec. qtr	6,517	2,149	31	8,697	707.1	222.0	929.1	80.9	1,010.0	729.1	1,739.1
1998 Mar. qtr	5,023	2,422	190	7,635	577.6	243.7	821.3	78.7	900.0	320.8	1,220.8
June qtr	5,609	2,207	118	7,934	605.9	177.0	783.0	66.6	849.5	357.8	1,207.4
<b>PUBLIC SECTOR</b>											
1995-96	481	1,120	1	1,602	46.5	93.0	139.5	1.6	141.1	889.6	1,030.7
1996-97	358	617	—	975	36.9	43.5	80.4	1.5	81.8	613.4	695.3
1997-98	303	596	22	921	35.8	47.7	83.5	3.8	87.3	501.5	588.8
1997 Mar. qtr	53	122	—	175	5.4	8.7	14.1	0.4	14.6	240.8	255.3
June qtr	115	114	—	229	11.5	8.0	19.5	0.4	19.9	134.3	154.2
Sept. qtr	112	253	22	387	12.0	18.3	30.2	0.3	30.5	78.3	108.8
Dec. qtr	93	151	—	244	11.2	10.8	21.9	1.5	23.4	170.2	193.6
1998 Mar. qtr	35	116	—	151	4.7	12.5	17.2	1.7	18.9	144.2	163.1
June qtr	63	76	—	139	8.0	6.2	14.2	0.3	14.5	108.8	123.3
<b>TOTAL</b>											
1995-96	23,852	11,251	234	35,337	2,372.2	994.9	3,367.1	266.8	3,633.9	2,656.7	6,290.7
1996-97	22,551	7,854	158	30,563	2,320.2	695.2	3,015.4	277.2	3,292.6	2,389.1	5,681.7
1997-98	23,248	9,926	417	33,592	2,555.0	914.0	3,469.0	302.9	3,771.9	2,362.5	6,134.5
1997 Mar. qtr	4,988	2,140	13	7,141	520.9	228.6	749.5	57.4	806.9	629.7	1,436.5
June qtr	5,690	2,017	78	7,785	594.8	176.1	770.9	72.9	843.8	559.7	1,403.5
Sept. qtr	5,908	2,805	78	8,792	640.5	241.8	882.3	73.3	955.6	531.6	1,487.2
Dec. qtr	6,610	2,300	31	8,941	718.3	232.7	951.0	82.4	1,033.4	899.3	1,932.7
1998 Mar. qtr	5,058	2,538	190	7,786	582.3	256.2	838.5	80.3	918.9	465.1	1,384.0
June qtr	5,672	2,283	118	8,073	613.9	183.2	797.1	66.9	864.0	466.6	1,330.6

**TABLE 10. VALUE OF NON-RESIDENTIAL BUILDING COMPLETED: ORIGINAL**  
(\$ million)

<i>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertainment and recreational</i>	<i>Miscellaneous</i>	<i>Total non-residential building</i>
<b>PRIVATE SECTOR</b>											
1995-96	166.8	568.8	130.7	204.9	300.1	80.8	14.8	68.9	153.1	78.3	1,767.2
1996-97	198.4	531.0	276.6	161.9	214.1	78.8	10.3	79.1	150.0	75.4	1,775.7
1997-98	304.5	723.1	114.1	123.9	274.8	76.7	12.3	86.3	101.1	44.2	1,861.0
1997 Mar. qtr	17.8	56.8	136.2	31.6	44.3	30.1	2.8	19.1	39.1	11.2	388.9
June qtr	61.0	140.1	41.9	25.8	42.4	12.7	0.1	29.0	55.5	16.8	425.4
Sept. qtr	63.2	222.9	28.7	29.4	53.7	7.7	3.7	15.5	21.2	7.2	453.3
Dec. qtr	138.2	340.2	33.5	28.1	84.9	19.2	1.7	38.4	28.5	16.4	729.1
1998 Mar. qtr	45.8	90.1	30.6	27.3	55.3	33.0	2.3	9.9	17.7	8.9	320.8
June qtr	57.4	69.9	21.3	39.1	80.8	16.7	4.5	22.5	33.7	11.7	357.8
<b>PUBLIC SECTOR</b>											
1995-96	1.7	16.4	7.4	39.5	261.0	222.4	0.3	22.4	254.9	63.4	889.6
1996-97	2.1	8.5	5.1	66.5	113.5	173.8	0.2	97.6	33.3	112.8	613.4
1997-98	1.3	4.8	7.8	48.2	107.6	157.8	—	45.3	32.3	96.4	501.5
1997 Mar. qtr	—	0.1	1.3	18.6	25.2	90.7	—	33.8	6.2	64.9	240.8
June qtr	—	3.4	0.1	17.0	55.9	34.2	—	8.4	3.7	11.5	134.3
Sept. qtr	—	1.9	1.3	12.5	17.4	26.0	—	1.8	8.1	9.2	78.3
Dec. qtr	—	0.3	5.5	18.5	33.9	54.5	—	18.8	20.2	18.6	170.2
1998 Mar. qtr	1.3	0.4	0.6	8.7	40.5	40.7	—	9.1	1.5	41.5	144.2
June qtr	—	2.1	0.4	8.5	15.8	36.7	—	15.7	2.4	27.2	108.8
<b>TOTAL</b>											
1995-96	168.5	585.3	138.1	244.4	561.1	303.2	15.1	91.3	408.1	141.7	2,656.7
1996-97	200.5	539.6	281.7	228.4	327.7	252.6	10.5	176.7	183.3	188.2	2,389.1
1997-98	305.9	727.9	121.9	172.1	382.4	234.5	12.3	131.6	133.3	140.6	2,362.5
1997 Mar. qtr	17.8	56.9	137.5	50.3	69.4	120.8	2.8	52.9	45.3	76.0	629.7
June qtr	61.0	143.5	42.0	42.8	98.3	46.9	0.1	37.4	59.2	28.3	559.7
Sept. qtr	63.2	224.8	30.0	42.0	71.2	33.7	3.7	17.3	29.4	16.4	531.6
Dec. qtr	138.2	340.5	39.1	46.5	118.8	73.7	1.7	57.2	48.7	35.0	899.3
1998 Mar. qtr	47.1	90.5	31.1	36.0	95.8	73.7	2.3	19.0	19.1	50.3	465.1
June qtr	57.4	72.1	21.7	47.6	96.6	53.4	4.5	38.2	36.1	38.9	466.6

**TABLE 11. VALUE OF BUILDING WORK DONE: ORIGINAL**  
(\$ million)

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Total residential building</i>	<i>Total non-residential building</i>	<i>Total building</i>
<b>PRIVATE SECTOR</b>							
1995-96	2,286.1	706.0	2,992.1	265.1	3,257.2	1,822.3	5,079.5
1996-97	2,330.9	748.1	3,079.1	282.1	3,361.2	1,876.4	5,237.6
1997-98	2,602.7	954.9	3,557.6	309.0	3,866.7	1,703.0	5,569.7
1997 Mar. qtr	527.4	189.8	717.2	58.3	775.5	426.2	1,201.7
June qtr	608.2	201.4	809.6	71.2	880.7	418.2	1,298.9
Sept. qtr	655.7	251.6	907.3	79.4	986.7	448.1	1,434.9
Dec. qtr	685.7	238.2	924.0	88.0	1,012.0	444.0	1,456.0
1998 Mar. qtr	606.4	222.0	828.4	66.6	895.1	408.5	1,303.6
June qtr	654.9	243.0	898.0	74.9	972.9	402.3	1,375.2
<b>PUBLIC SECTOR</b>							
1995-96	45.0	72.2	117.2	1.7	118.9	593.4	712.3
1996-97	34.8	44.6	79.4	1.4	80.8	646.6	727.4
1997-98	39.6	41.3	80.9	5.3	86.3	883.9	970.1
1997 Mar. qtr	7.9	11.7	19.6	0.2	19.8	143.8	163.5
June qtr	11.9	14.8	26.7	0.4	27.1	156.6	183.7
Sept. qtr	12.1	12.6	24.7	0.5	25.2	158.9	184.1
Dec. qtr	12.1	10.0	22.1	1.7	23.8	222.5	246.4
1998 Mar. qtr	5.1	7.9	12.9	1.3	14.2	199.8	214.0
June qtr	10.4	10.8	21.1	1.8	23.0	302.7	325.7
<b>TOTAL</b>							
1995-96	2,331.1	778.2	3,109.3	266.8	3,376.1	2,415.7	5,791.8
1996-97	2,365.8	792.8	3,158.5	283.5	3,442.0	2,522.9	5,964.9
1997-98	2,642.3	996.2	3,638.6	314.4	3,952.9	2,586.9	6,539.8
1997 Mar. qtr	535.3	201.5	736.8	58.5	795.3	569.9	1,365.2
June qtr	620.1	216.2	836.3	71.6	907.9	574.8	1,482.6
Sept. qtr	667.8	264.2	932.0	79.9	1,011.9	607.0	1,618.9
Dec. qtr	697.8	248.3	946.1	89.8	1,035.9	666.5	1,702.4
1998 Mar. qtr	611.5	229.9	841.4	67.9	909.3	608.3	1,517.6
June qtr	665.3	253.8	919.1	76.7	995.8	705.0	1,700.9

**TABLE 12. VALUE OF NON-RESIDENTIAL BUILDING WORK DONE: ORIGINAL**  
(\$ million)

<i>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertainment and recreational</i>	<i>Miscellaneous</i>	<i>Total non-residential building</i>
<b>PRIVATE SECTOR</b>											
1995-96	196.2	530.7	230.7	199.0	292.4	72.1	13.4	60.0	135.4	92.4	1,822.3
1996-97	263.6	668.3	181.6	153.3	218.4	83.7	11.5	100.1	137.5	58.5	1,876.4
1997-98	334.0	470.6	113.7	120.0	280.9	103.9	14.9	95.8	125.1	44.1	1,703.0
1997 Mar. qtr	65.7	152.2	52.2	36.5	39.5	20.4	1.8	22.8	23.3	11.8	426.2
June qtr	77.2	153.6	34.3	28.3	52.0	11.7	2.6	22.3	27.4	9.0	418.2
Sept. qtr	79.8	151.5	34.8	28.7	75.3	22.3	1.8	19.4	25.9	8.4	448.1
Dec. qtr	87.7	126.8	29.2	29.0	79.8	25.7	2.4	21.7	30.4	11.0	444.0
1998 Mar. qtr	86.9	91.6	25.8	26.3	66.5	31.4	3.8	28.2	35.0	12.9	408.5
June qtr	79.6	100.7	23.8	35.9	59.2	24.5	6.8	26.5	33.7	11.6	402.3
<b>PUBLIC SECTOR</b>											
1995-96	1.4	12.8	9.3	43.9	99.7	178.7	0.5	65.3	95.4	86.5	593.4
1996-97	1.8	8.9	4.6	67.5	135.2	184.3	—	87.1	54.3	102.9	646.6
1997-98	1.3	7.3	6.9	106.3	95.9	194.8	—	269.7	40.9	160.8	883.9
1997 Mar. qtr	—	1.1	0.7	14.9	30.1	49.6	—	21.0	11.6	14.7	143.8
June qtr	—	3.2	1.5	21.1	29.4	37.1	—	23.7	12.4	28.3	156.6
Sept. qtr	—	1.3	3.1	21.9	26.4	39.5	—	30.6	8.6	27.4	158.9
Dec. qtr	0.5	2.1	2.7	23.1	27.9	68.5	—	47.7	17.1	32.9	222.5
1998 Mar. qtr	0.8	1.8	0.4	23.3	19.1	43.7	—	59.4	7.2	44.0	199.8
June qtr	—	2.1	0.6	37.9	22.5	43.1	—	132.0	8.1	56.5	302.7
<b>TOTAL</b>											
1995-96	197.6	543.5	240.0	242.9	392.1	250.8	13.8	125.3	230.8	178.8	2,415.7
1996-97	265.4	677.1	186.2	220.7	353.6	268.0	11.5	187.2	191.8	161.4	2,522.9
1997-98	335.4	478.0	120.5	226.3	376.8	298.7	14.9	365.5	166.1	204.9	2,586.9
1997 Mar. qtr	65.7	153.3	52.8	51.5	69.5	70.0	1.8	43.8	35.0	26.5	569.9
June qtr	77.2	156.7	35.8	49.3	81.4	48.8	2.6	46.0	39.7	37.3	574.8
Sept. qtr	79.8	152.8	37.9	50.7	101.8	61.8	1.8	50.0	34.5	35.8	607.0
Dec. qtr	88.3	128.9	31.9	52.1	107.8	94.2	2.4	69.4	47.5	44.0	666.5
1998 Mar. qtr	87.7	93.4	26.3	49.7	85.5	75.1	3.8	87.6	42.2	57.0	608.3
June qtr	79.6	102.9	24.4	73.8	81.7	67.5	6.8	158.5	41.8	68.1	705.0

**TABLE 13. VALUE OF BUILDING WORK YET TO BE DONE AT END OF PERIOD: ORIGINAL  
(\$ million)**

	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Total residential building</i>	<i>Total non-resi- dential building</i>	<i>Total building</i>
<b>PRIVATE SECTOR</b>							
1995-96	287.7	319.3	606.9	31.0	637.9	776.7	1,414.6
1996-97	331.5	327.0	658.5	43.0	701.4	494.5	1,195.9
1997-98	334.1	334.2	668.3	44.2	712.5	712.3	1,424.8
1997 Mar. qtr	313.8	333.9	647.7	31.9	679.6	549.4	1,229.0
June qtr	331.5	327.0	658.5	43.0	701.4	494.5	1,195.9
Sept. qtr	362.0	289.0	651.1	43.1	694.1	470.4	1,164.5
Dec. qtr	349.9	334.4	684.3	42.4	726.7	499.1	1,225.7
1998 Mar. qtr	352.2	326.3	678.5	37.4	716.0	588.6	1,304.6
June qtr	334.1	334.2	668.3	44.2	712.5	712.3	1,424.8
<b>PUBLIC SECTOR</b>							
1995-96	5.4	10.1	15.6	0.1	15.6	268.1	283.7
1996-97	5.8	19.0	24.8	—	24.8	295.8	320.6
1997-98	8.1	17.7	25.8	0.1	26.0	887.9	913.9
1997 Mar. qtr	5.3	19.5	24.7	0.1	24.8	268.9	293.7
June qtr	5.8	19.0	24.8	—	24.8	295.8	320.6
Sept. qtr	5.6	12.4	18.1	—	18.1	836.7	854.7
Dec. qtr	5.4	8.6	13.9	0.2	14.2	823.5	837.7
1998 Mar. qtr	5.0	6.1	11.1	0.2	11.3	875.1	886.3
June qtr	8.1	17.7	25.8	0.1	26.0	887.9	913.9
<b>TOTAL</b>							
1995-96	293.1	329.4	622.5	31.1	653.6	1,044.8	1,698.3
1996-97	337.3	345.9	683.2	43.0	726.2	790.3	1,516.5
1997-98	342.2	351.9	694.2	44.3	738.5	1,600.2	2,338.7
1997 Mar. qtr	319.0	353.4	672.4	32.0	704.4	818.3	1,522.7
June qtr	337.3	345.9	683.2	43.0	726.2	790.3	1,516.5
Sept. qtr	367.7	301.4	669.1	43.1	712.2	1,307.1	2,019.3
Dec. qtr	355.3	342.9	698.3	42.6	740.9	1,322.6	2,063.4
1998 Mar. qtr	357.2	332.4	689.6	37.6	727.2	1,463.7	2,190.9
June qtr	342.2	351.9	694.2	44.3	738.5	1,600.2	2,338.7

**TABLE 14. VALUE OF NON-RESIDENTIAL BUILDING WORK YET TO BE DONE AT END OF PERIOD: ORIGINAL  
(\$ million)**

	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
<b>PRIVATE SECTOR</b>											
1995-96	168.6	319.9	62.3	43.0	52.5	11.4	4.2	42.4	51.8	20.6	776.7
1996-97	176.0	147.7	19.7	17.3	50.5	30.4	3.8	23.9	21.7	3.6	494.5
1997-98	153.6	229.2	15.5	46.3	45.2	15.8	7.4	98.6	89.8	10.9	712.3
1997 Mar. qtr	197.6	188.2	27.5	22.5	30.9	11.5	3.9	35.5	25.8	5.9	549.4
June qtr	176.0	147.7	19.7	17.3	50.5	30.4	3.8	23.9	21.7	3.6	494.5
Sept. qtr	156.3	127.0	19.4	12.8	60.6	39.4	3.9	22.8	23.4	4.8	470.4
Dec. qtr	146.4	159.1	15.4	17.4	48.4	29.7	3.8	29.3	43.0	6.6	499.1
1998 Mar. qtr	136.9	191.4	18.0	19.2	39.3	17.1	10.4	104.2	45.4	6.7	588.6
June qtr	153.6	229.2	15.5	46.3	45.2	15.8	7.4	98.6	89.8	10.9	712.3
<b>PUBLIC SECTOR</b>											
1995-96	1.7	0.6	0.7	15.7	48.5	58.6	—	51.9	50.0	40.4	268.1
1996-97	—	0.4	3.7	8.2	38.5	57.5	—	116.3	24.0	47.1	295.8
1997-98	—	0.5	1.4	36.0	37.7	59.7	—	645.2	10.3	97.1	887.9
1997 Mar. qtr	—	0.9	0.9	17.6	36.3	40.1	—	100.0	27.3	45.9	268.9
June qtr	—	0.4	3.7	8.2	38.5	57.5	—	116.3	24.0	47.1	295.8
Sept. qtr	—	2.7	3.3	60.9	34.6	122.1	—	451.3	21.8	140.0	836.7
Dec. qtr	0.6	1.9	1.0	67.6	25.1	82.5	—	482.9	12.5	149.4	823.5
1998 Mar. qtr	—	1.0	1.0	54.4	35.9	61.5	—	566.4	13.0	141.9	875.1
June qtr	—	0.5	1.4	36.0	37.7	59.7	—	645.2	10.3	97.1	887.9
<b>TOTAL</b>											
1995-96	170.3	320.5	63.0	58.7	101.0	70.1	4.2	94.3	101.8	61.0	1,044.8
1996-97	176.0	148.1	23.4	25.5	89.0	87.9	3.8	140.2	45.7	50.7	790.3
1997-98	153.6	229.6	16.9	82.4	82.9	75.5	7.4	743.7	100.2	108.0	1,600.2
1997 Mar. qtr	197.6	189.1	28.4	40.0	67.2	51.6	3.9	135.5	53.1	51.8	818.3
June qtr	176.0	148.1	23.4	25.5	89.0	87.9	3.8	140.2	45.7	50.7	790.3
Sept. qtr	156.3	129.7	22.7	73.7	95.2	161.4	3.9	474.1	45.2	144.8	1,307.1
Dec. qtr	147.0	161.0	16.4	85.0	73.6	112.2	3.8	512.2	55.5	155.9	1,322.6
1998 Mar. qtr	136.9	192.4	19.0	73.6	75.2	78.6	10.4	670.6	58.4	148.6	1,463.7
June qtr	153.6	229.6	16.9	82.4	82.9	75.5	7.4	743.7	100.2	108.0	1,600.2

**TABLE 15. BUILDING ACTIVITY RELATIVE STANDARD ERRORS, JUNE QUARTER 1998  
(Percentage)**

<i>Ownership and stage of construction</i>	<i>New residential building</i>				<i>Value</i>	
	<i>Houses</i>		<i>Total</i>		<i>Alterations and additions to residential buildings</i>	<i>Total building</i>
	<i>Number</i>	<i>Value</i>	<i>Number of dwelling units</i>	<i>Value</i>		
<b>TOTAL PRIVATE AND PUBLIC SECTORS</b>						
Commenced	2.2	2.5	1.4	1.8	3.1	0.9
Under construction at end of period	3.8	3.8	1.8	2.0	4.2	0.7
Completed	4.2	4.7	3.0	3.6	5.0	2.2
Value of work done	..	2.8	..	2.1	2.9	1.1
Value of work yet to be done	..	4.7	..	2.3	5.2	0.7



# EXPLANATORY NOTES

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## INTRODUCTION

- 1** This publication contains detailed results from the quarterly Building Activity Survey. Each issue includes revisions to the previous quarter. Therefore data for the latest quarter should be considered to be preliminary only.
- 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 sample survey of private sector house building activity involving new house construction or alterations and additions valued at \$10,000 or more to houses; and
  - 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 (previously \$30,000) or more are included in the survey.
- 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 generally only available at the State, Territory and Australia levels. The Northern Territory has been completely enumerated since the June quarter 1991 and small area data are available on request. Also, data for regions below State and Territory level are available from the building approvals series and from the monthly series of dwelling unit commencements compiled for South Australia and Western Australia by the ABS. Unlike data in this publication compiled from the Building Activity Survey, the series for smaller geographic areas are based on information reported by local government and other reporting 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 *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.
- An *other residential building* is defined as a building which is predominantly used for long-term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes townhouses, duplexes, apartment buildings, etc.).

**10** From the June quarter 1996 issue of this publication, the number of dwelling units created as part of alterations and additions to, or conversions of, existing residential or non-residential buildings, and as part of the construction of non-residential building is shown separately in tables 5, 7, and 9 under the heading of 'Conversions, etc.', and is included in the total number of dwelling units shown in these tables. Previously, such dwellings were only included as a footnote.

**11** In addition, the seasonally adjusted estimates for the total number of dwelling units commenced and completed, shown in table 4, include these conversions, etc. Previously, only dwelling units created as part of the construction of new residential buildings were included in these estimates.

**12** *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).

**13** *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.

**14** *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

**15** The value series in this publication are derived from estimates reported on survey returns as follows.

- *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.
- *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.
- *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.
- *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

**16** *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.

**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.

- *Houses*. Includes cottages, bungalows, detached caretakers'/managers' cottages, rectories.
- *Other residential buildings*. Includes blocks of flats, home units, attached townhouses, villa units, terrace houses, semi-detached houses, maisonettes.
- *Hotels, etc.* Includes motels, hostels, boarding houses, guesthouses, holiday apartment buildings.
- *Shops*. Includes retail shops, restaurants, cafes, taverns, dry cleaners, laundromats, hair salons, shopping arcades.
- *Factories*. Includes paper mills, oil refinery buildings, brickworks, foundries, powerhouses, manufacturing laboratories, workshops as part of a manufacturing process.
- *Offices*. Includes banks, post offices, council chambers, head and regional offices.

## EXPLANATORY NOTES *continued*

### BUILDING CLASSIFICATION *continued*

- *Other business premises.* Includes warehouses, storage depots, service stations, transport depots and terminals, car parks, electricity substation buildings, pumping station buildings, telephone exchanges, mail sorting centres, broadcasting stations, film studios.
- *Educational.* Includes schools, colleges, universities, kindergartens, libraries, museums, art galleries, research and teaching laboratories, theological colleges.
- *Religious.* Includes churches, chapels, temples.
- *Health.* Includes hospitals, nursing homes, surgeries, clinics, medical centres.
- *Entertainment and recreational.* Includes clubs, theatres, cinemas, public halls, gymnasiums, grandstands, squash courts, sports and recreation centres.
- *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 (SE), 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 SE 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 SEs. Another measure of sampling variability is the relative standard error (RSE), which is obtained by expressing the SE as a percentage of the estimate to which it refers. The RSEs of estimates provide an indication of the percentage errors likely to have occurred due to sampling, and are shown in Table 15.

**20** An example of the use of RSEs 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 5) and that the associated RSE is 2.5 per cent (for actual percentage see table 15). 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 RSE, 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 2 to 4. In the seasonally adjusted series, account has been taken of normal seasonal factors and the effect of movement in the date of Easter which may, in successive years, affect figures for different quarters. Further information about seasonal adjustment can be obtained from the Assistant Director of Time Series Analysis on Canberra 02 6252 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.

**24** As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. For the Building Activity Survey, the results of the latest review are shown in the December quarter issue each year.

### ESTIMATES AT CONSTANT PRICES

**25** Estimates of the value of commencements and work done at average 1989–90 prices are shown in tables 1 and 2. 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'.

**26** 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* (Cat no. 5216.0).

**27** The factors used to seasonally adjust the constant price series are identical to those used to adjust the corresponding current price series.

### ACKNOWLEDGMENT

**28** ABS publications draw extensively on information provided freely by individuals, businesses, governments and other organisations. Their continued cooperation is very much appreciated: without it, the wide range of statistics published by the ABS would not be available. Information received by the ABS is treated in strict confidence as required by the *Census and Statistics Act 1905*.

### UNPUBLISHED DATA AND RELATED PUBLICATIONS

**29** 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: photocopy, computer printout, floppy disk and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms. Inquiries should be made to Information Inquiries on Brisbane 07 3222 6351 or any ABS State office.

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

*Building Activity, Australia* (Cat. no. 8752.0) — issued quarterly

*Building Activity, Australia : Dwelling Unit Commencements, Preliminary* (Cat. no. 8750.0) — issued quarterly

*Building Approvals, Australia* (Cat. no. 8731.0) — issued monthly

*Building Approvals, Queensland* (Cat. no. 8731.3) — issued monthly

*Engineering Construction Activity, Australia* (Cat. no. 8762.0) — issued quarterly

*Housing Finance for Owner Occupation, Australia* (Cat. no. 5609.0) — issued monthly

**31** Current publications produced by the ABS are listed in the *Catalogue of Publications and Products* (Cat. no. 1101.0). The ABS also issues, on Tuesdays and Fridays, a *Release Advice* (Cat. no. 1105.0) which lists publications to be released in the next few days. The Catalogue and Release Advice are available from any ABS office.



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