

BUILDING ACTIVITY

QUEENSLAND

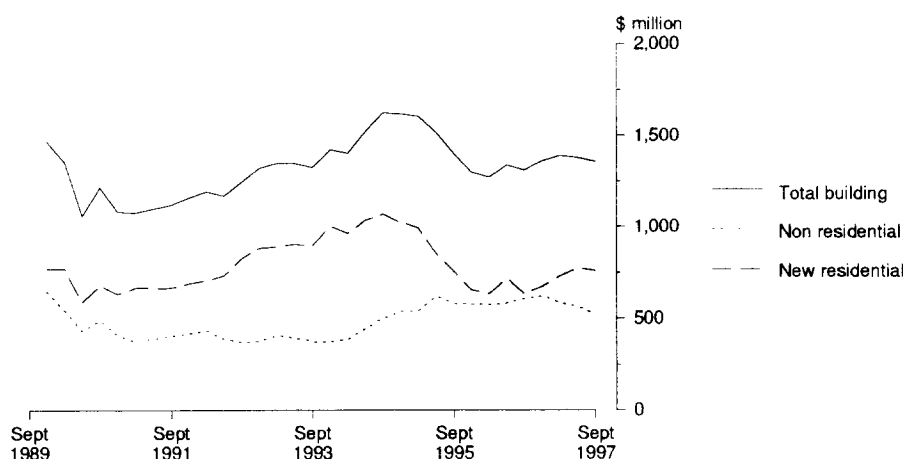
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SUMMARY OF FINDINGS**Value of building work done at average 1989-90 prices, seasonally adjusted**

	% change on	
	June quarter 1997	Sept quarter 1996
New residential building	-1.8	19.7
Non-residential building	-7.8	-14.4
Total building	-1.7	3.6

- In seasonally adjusted average 1989-90 prices, the value of new residential building work done during the September quarter 1997 decreased by 1.8% to \$758.9 million. The value of work done on new houses decreased by 4.1%, while new other residential increased by 5.4%.
- Work done on non-residential building decreased by 7.8% to \$520.3 million.
- In total, the value of building work done in the September quarter decreased by 1.7% to \$1,354.9 million, still 3.6% above the September quarter 1996 figure.

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

**INQUIRIES**

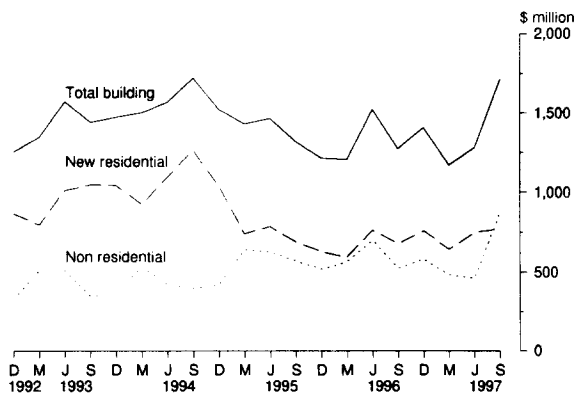
- for more information about statistics contained in this publication, the availability of related unpublished statistics and other ABS statistics and services, please contact Information Inquiries on Brisbane (07) 3222 6351 (fax (07) 3222 6283), call at 313 Adelaide Street, Brisbane or write to Information Inquiries, ABS GPO Box 9817, Brisbane Qld 4001 or any ABS State office.
- for more detailed information about these statistics, contact Martin Yard on Adelaide (08) 8237 7494 or any ABS State office.

SUMMARY OF FINDINGS – continued

Value of building work commenced at average 1989–90 prices

	% change on	
	June quarter 1997	Sept quarter 1996
New residential building	3.1	14.0
Alterations and additions to residential buildings	-2.8	-0.9
Non-residential building	89.5	65.5
Total building	33.8	34.4

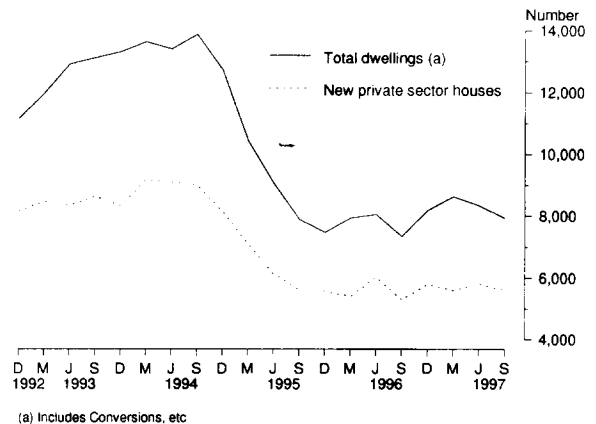
- In average 1989–90 prices, the value of new residential building work commenced during the September quarter increased by 3.1% to \$774.3 million, 14.0% above the September quarter 1996 figure. The value of new houses commenced increased by 7.8% to \$590.8 million, while other residential building decreased by 9.6% to \$183.5 million.
- Non-residential building work commenced increased by 89.5% to \$871.9 million, the highest since the March quarter 1988. This largely reflects the increase in work commenced on public sector health buildings.
- The total value of all building work commenced during the quarter increased by 33.8% to \$1,714.8 million, the highest for three years.

VALUE OF WORK COMMENCED
AT AVERAGE 1989-90 PRICES

Number of dwelling units commenced, seasonally adjusted

	% change on	
	June quarter 1997	Sept quarter 1996
New private sector houses	-3.7	5.6
Private sector dwelling units	-3.0	7.7
Total dwelling units	-4.9	8.2

- In seasonally adjusted terms, the total number of dwelling units commenced during the September quarter fell by 4.9% to 7,945.
- The number of new private sector houses commenced fell by 3.7% to 5,606.

DWELLING UNITS COMMENCED
SEASONALLY ADJUSTED

Original data

- The total value of building work commenced during the September quarter 1997 increased to \$1,890.3 million, the highest since the series began in the September quarter 1969.
- Non-residential building commencements increased by 91.2% to \$939.3 million, also the highest since the series began. Most of this rise was due to the increase in commencements of public sector health buildings which accounted for 39% of total non-residential commencements. Although residential commencements rose by 2.8% to \$951.1 million, the total number of dwelling units commenced fell marginally to 8,518.
- Total work done during the quarter increased by 6.4% to \$1,578.1 million, with most of the increase attributable to the residential sector. Work done on new houses rose by 5.7% while new other residential buildings rose by 20.4%.
- Work yet to be done on jobs under construction at the end of September 1997 was \$1,870.1 million or 1.19 times the work done during the quarter.

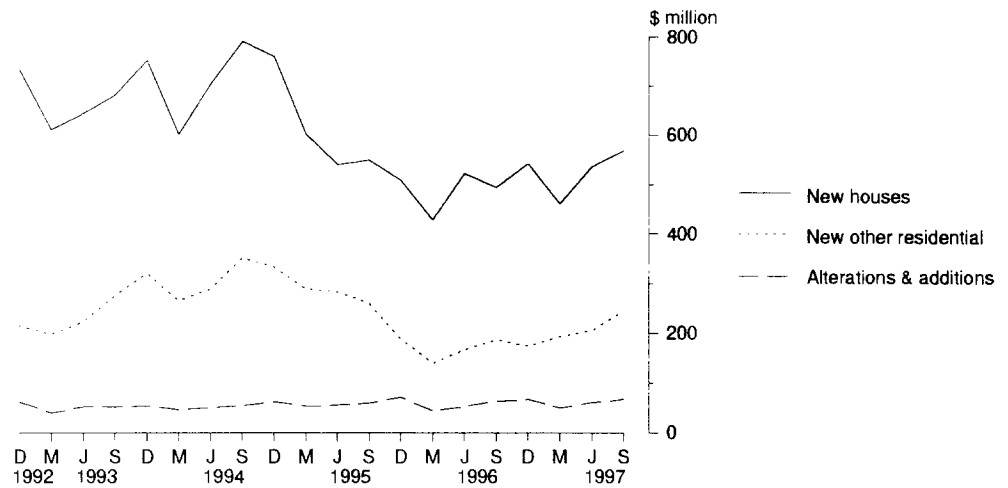
Significant revisions

The total number of dwelling units commenced during the June quarter 1997 has been revised upwards by 192 (2.3%).

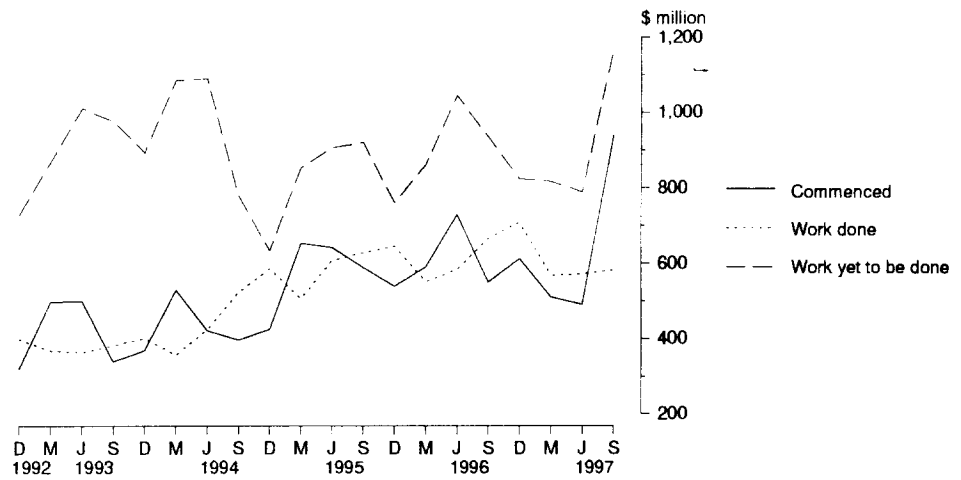
The total value of all residential building work commenced during the June quarter 1997 has been revised upwards by \$52.0 million (6.0%).

For the total value of all building work done (at average 1989–90 prices in table 2 and at current prices in table 3), the seasonally adjusted figures have been revised for the March and June quarters 1997.

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



VALUE OF NON-RESIDENTIAL BUILDING



VALUE OF NON-RESIDENTIAL WORK DONE

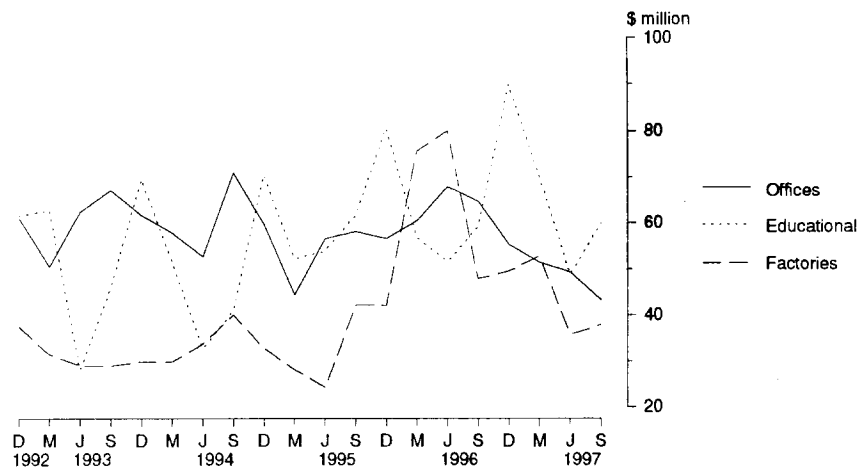


TABLE 1. VALUE OF BUILDING WORK COMMENCED, AVERAGE 1989-90 PRICES (a)
(\$ million)

Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building
	Houses	Other residential building	Total		Private sector	Total	
1994-95	2,574.8	1,257.8	3,832.6	228.1	1,633.7	2,082.2	6,142.9
1995-96	1,982.5	697.1	2,679.6	229.3	1,775.1	2,362.3	5,271.2
1996-97	2,066.8	766.2	2,833.0	250.6	1,422.7	2,053.7	5,137.3
1996 June qtr	542.7	220.2	762.9	59.4	610.8	701.2	1,523.5
Sept. qtr	511.9	167.5	679.4	69.2	390.2	526.9	1,275.5
Dec. qtr	560.2	199.8	760.0	64.8	412.9	583.8	1,408.6
1997 Mar. qtr	446.5	196.0	642.5	46.0	311.8	482.8	1,171.3
June qtr	548.2	202.9	751.1	70.6	307.8	460.2	1,281.9
Sept. qtr	590.8	183.5	774.3	68.6	369.3	871.9	1,714.8

(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): ORIGINAL AND SEASONALLY ADJUSTED SERIES
(\$ million)

(\$ 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							
1994-95	2,692.4	1,257.4	3,949.8	227.5	1,623.5	2,196.0	6,373.3
1995-96	2,006.8	758.6	2,765.4	229.4	1,747.2	2,316.2	5,311.0
1996-97	2,035.3	763.0	2,798.3	243.7	1,776.6	2,388.9	5,430.9
1996 June qtr	522.5	167.3	689.8	53.8	417.6	558.6	1,302.2
Sept. qtr	493.9	187.8	681.7	64.2	467.5	634.6	1,380.5
Dec. qtr	542.9	174.3	717.2	67.1	512.6	674.5	1,458.8
1997 Mar. qtr	461.8	194.0	655.8	50.5	403.3	539.4	1,245.7
June qtr	536.7	206.9	743.6	61.9	393.2	540.4	1,345.9
Sept. qtr	569.6	246.7	816.3	68.3	411.2	543.6	1,428.2
SEASONALLY ADJUSTED							
1996 June qtr	543.1	173.5	717.1	n.a.	n.a.	584.2	1,336.2
Sept. qtr	464.3	171.8	634.2	n.a.	n.a.	607.7	1,308.3
Dec. qtr	503.8	164.7	672.6	n.a.	n.a.	625.5	1,360.8
1997 Mar. qtr	514.6	220.0	731.5	n.a.	n.a.	585.9	1,388.2
June qtr	557.9	214.1	772.6	n.a.	n.a.	564.6	1,378.6
Sept. qtr	535.2	225.6	758.9	n.a.	n.a.	520.3	1,354.9

(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)

<i>Period</i>	<i>New residential building</i>			<i>Non-residential building</i>	<i>Total building</i>
	<i>Houses</i>	<i>Other residential building</i>	<i>Total</i>		
1996 June qtr	632.9	179.1	812.5	612.7	1,467.6
Sept. qtr	541.5	177.7	716.6	639.1	1,433.5
Dec. qtr	588.7	170.8	764.5	659.2	1,496.7
1997 Mar. qtr	596.6	228.5	821.8	619.0	1,521.4
June qtr	644.6	223.7	868.9	600.5	1,518.7
Sept. qtr	616.0	238.1	851.6	558.4	1,497.1

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

<i>Period</i>	<i>New houses</i>				<i>Total dwelling units (includes conversions etc)</i>			
	<i>Private sector</i>		<i>Total</i>		<i>Private sector</i>		<i>Total</i>	
	<i>Commenced</i>	<i>Completed</i>	<i>Commenced</i>	<i>Completed</i>	<i>Commenced</i>	<i>Completed</i>	<i>Commenced</i>	<i>Completed</i>
1996 June qtr	6,038	5,948	6,104	6,078	7,875	8,010	8,050	8,391
Sept. qtr	5,311	5,599	5,341	5,697	7,288	7,199	7,343	7,567
Dec. qtr	5,801	5,243	5,915	5,310	7,769	6,865	8,185	7,048
1997 Mar. qtr	5,602	5,550	5,702	5,617	8,312	7,488	8,644	7,635
June qtr	5,821	5,870	5,930	5,999	8,095	8,164	8,352	8,453
Sept. qtr	5,606	5,859	5,669	5,956	7,852	8,291	7,945	8,681

TABLE 5. NUMBER AND VALUE OF BUILDING COMMENCED, PRIVATE AND PUBLIC SECTOR: ORIGINAL

TABLE 3. NUMBER AND VALUE OF BUILDING COMMENCED, PRIVATE AND PUBLIC SECTOR, ORIGINAL											
Period	Number of dwelling units				Value (\$m)						
	New houses	New other residential building	Con-versions 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
PRIVATE SECTOR											
1994-95	30,538	13,761	200	44,499	2,891.3	1,141.1	4,032.3	258.2	4,290.5	1,662.3	5,952.8
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	22,524	8,314	535	31,373	2,363.5	740.1	3,103.7	287.2	3,390.9	1,501.1	4,892.0
1996 June qtr	6,006	2,018	20	8,044	624.8	216.4	841.1	68.4	909.5	636.8	1,546.4
Sept. qtr	5,638	2,054	45	7,737	591.1	166.8	757.8	79.8	837.6	408.2	1,245.8
Dec. qtr	6,205	1,913	21	8,139	644.7	185.5	830.2	74.7	904.9	434.2	1,339.1
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	5,948	2,282	101	8,331	667.1	187.8	854.9	77.5	932.4	397.8	1,330.2
PUBLIC SECTOR											
1994-95	509	1,352	9	1,870	47.2	111.0	158.2	1.3	159.5	456.1	615.6
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
1996 June qtr	80	129	—	209	7.7	9.7	17.4	0.4	17.8	94.2	112.0
Sept. qtr	53	88	—	141	5.7	5.6	11.2	0.3	11.6	143.0	154.6
Dec. qtr	76	260	—	336	8.7	20.7	29.4	0.3	29.7	179.7	209.4
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	92	73	22	187	12.1	6.0	18.2	0.5	18.6	541.4	560.1
TOTAL											
1994-95	31,047	15,113	209	46,369	2,938.5	1,252.1	4,190.6	259.5	4,450.0	2,118.5	6,568.5
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	22,871	9,004	535	32,410	2,399.2	794.4	3,193.6	288.4	3,482.0	2,167.5	5,649.5
1996 June qtr	6,086	2,147	20	8,253	632.5	226.0	858.5	68.8	927.3	731.0	1,658.4
Sept. qtr	5,691	2,142	45	7,878	596.7	172.3	769.1	80.1	849.2	551.2	1,400.4
Dec. qtr	6,281	2,173	21	8,475	653.4	206.2	859.6	75.0	934.6	613.9	1,548.4
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	6,040	2,355	123	8,518	679.3	193.8	873.1	78.0	951.1	939.3	1,890.3

TABLE 6. VALUE OF NON-RESIDENTIAL BUILDING COMMENCED, PRIVATE AND PUBLIC SECTOR: 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>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
PRIVATE SECTOR											
1994-95	188.8	577.3	103.4	150.4	263.4	84.5	16.9	63.6	151.8	62.2	1,662.3
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
1996 June qtr	88.2	268.4	35.7	55.9	69.3	19.7	3.6	40.1	31.8	24.1	636.8
Sept. qtr	86.2	94.7	28.3	36.8	57.9	27.6	4.4	17.2	39.8	15.4	408.2
Dec. qtr	78.9	132.9	39.7	40.7	52.6	24.2	3.1	31.4	18.2	12.5	434.2
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	57.0	112.6	33.8	27.7	84.7	30.9	1.9	16.9	23.1	9.2	397.8
PUBLIC SECTOR											
1994-95	1.6	17.5	5.8	49.2	42.4	184.0	—	42.2	59.5	53.9	456.1
1995-96	2.1	6.2	6.6	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
1996 June qtr	0.1	1.1	0.8	6.1	19.2	46.4	—	4.5	13.7	2.4	94.2
Sept. qtr	—	1.2	0.7	8.2	49.8	53.2	—	1.4	10.9	17.6	143.0
Dec. qtr	0.1	3.5	2.1	26.1	29.1	33.0	—	29.8	3.2	52.6	179.7
1997 Mar. qtr	—	1.2	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	31.1	22.8	95.6	—	366.4	5.3	13.9	541.4
TOTAL											
1994-95	190.4	594.8	109.1	199.6	305.8	268.5	16.9	105.8	211.3	116.1	2,118.5
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
1996 June qtr	88.2	269.5	36.4	62.0	88.5	66.1	3.6	44.6	45.5	26.5	731.0
Sept. qtr	86.2	95.9	29.0	45.0	107.7	80.8	4.4	18.6	50.6	32.9	551.2
Dec. qtr	79.0	136.5	41.8	66.8	81.7	57.2	3.1	61.2	21.4	65.2	613.9
1997 Mar. qtr	50.6	96.2	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	57.0	116.2	36.5	58.8	107.5	126.6	1.9	383.2	28.4	23.2	939.3

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

	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
PRIVATE SECTOR											
1994-95	6,772	7,632	79	14,483	714.3	758.2	1,472.5	71.6	1,544.2	1,291.7	2,835.8
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
1996 June qtr	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
Sept. qtr	6,141	5,030	59	11,230	685.4	575.9	1,261.4	90.9	1,352.3	1,319.2	2,671.5
Dec. qtr	6,073	5,192	62	11,327	702.9	623.5	1,326.4	85.2	1,411.6	1,285.6	2,697.2
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	6,437	5,485	486	12,408	787.3	617.9	1,405.2	99.2	1,504.4	1,175.1	2,679.5
PUBLIC SECTOR											
1994-95	199	786	1	986	18.8	74.7	93.5	0.1	93.6	691.7	785.2
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
1996 June qtr	137	357	—	494	14.3	26.3	40.6	0.2	40.8	455.4	496.2
Sept. qtr	75	204	—	279	7.8	14.2	22.0	0.2	22.3	479.3	501.5
Dec. qtr	75	324	—	399	8.6	24.9	33.6	0.3	33.9	522.2	556.0
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	97	256	—	353	12.5	24.7	37.2	0.3	37.4	972.6	1,010.0
TOTAL											
1994-95	6,971	8,418	80	15,469	733.2	832.9	1,566.0	71.7	1,637.8	1,983.3	3,621.1
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
1996 June qtr	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
Sept. qtr	6,216	5,234	59	11,509	693.3	590.1	1,283.4	91.1	1,374.5	1,798.4	3,173.0
Dec. qtr	6,148	5,516	62	11,726	711.5	648.4	1,360.0	85.5	1,445.4	1,807.7	3,253.2
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	6,534	5,741	486	12,761	799.8	642.6	1,442.4	99.5	1,541.9	2,147.7	3,689.5

TABLE 8. VALUE OF NON-RESIDENTIAL BUILDING UNDER CONSTRUCTION AT END OF PERIOD,
PRIVATE AND PUBLIC SECTOR: 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>
PRIVATE SECTOR											
1994-95	196.4	537.5	41.6	167.0	121.8	36.5	10.3	43.2	105.8	31.5	1,291.7
1995-96	273.1	546.8	181.5	79.8	97.4	20.4	7.7	57.4	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
1996 June qtr	273.1	546.8	181.5	79.8	97.4	20.4	7.7	57.4	84.5	47.6	1,396.2
Sept. qtr	300.8	437.3	172.6	64.4	96.0	38.2	9.9	58.0	115.5	26.6	1,319.2
Dec. qtr	320.4	446.6	154.8	50.5	81.4	36.8	7.9	73.9	85.4	27.9	1,285.6
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	339.0	413.3	50.7	42.9	132.0	66.6	6.7	63.1	45.0	15.7	1,175.1
PUBLIC SECTOR											
1994-95	1.6	10.2	4.0	26.1	200.9	137.3	—	37.8	231.0	42.7	691.7
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
1996 June qtr	2.0	1.1	3.4	30.5	71.2	85.1	0.2	105.6	75.5	80.9	455.4
Sept. qtr	2.0	0.1	1.8	16.6	111.8	124.5	—	76.6	70.8	75.0	479.3
Dec. qtr	—	0.8	2.6	34.1	114.1	121.8	—	68.1	67.5	113.2	522.2
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	44.1	87.8	167.1	—	511.4	69.1	83.0	972.6
TOTAL											
1994-95	198.0	547.7	45.7	193.2	322.7	173.8	10.3	81.0	336.8	74.2	1,983.3
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
1996 June qtr	275.1	547.9	184.9	110.3	168.6	105.5	7.9	162.9	160.0	128.5	1,851.6
Sept. qtr	302.9	437.4	174.4	81.0	207.8	162.7	9.9	134.5	186.3	101.6	1,798.4
Dec. qtr	320.4	447.4	157.4	84.7	195.5	158.6	7.9	142.0	152.9	141.1	1,807.7
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	339.0	416.1	57.9	87.1	219.9	233.7	6.7	574.5	114.2	98.7	2,147.7

TABLE 9. NUMBER AND VALUE OF BUILDING COMPLETED, PRIVATE AND PUBLIC SECTOR: ORIGINAL

Period	Number of dwelling units				Value (\$m)						
	New houses	New other residential building	Con-versions 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
PRIVATE SECTOR											
1994-95	32,974	14,044	168	47,186	3,123.8	1,044.0	4,167.9	244.3	4,412.1	1,531.3	5,943.4
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	22,194	7,237	158	29,589	2,283.3	651.7	2,935.0	275.7	3,210.8	1,775.7	4,986.4
1996 June qtr	5,639	1,768	3	7,410	575.8	143.6	719.5	54.8	774.3	415.2	1,189.5
Sept. qtr	5,410	1,612	49	7,071	544.9	124.0	669.0	63.3	732.3	490.8	1,223.1
Dec. qtr	6,273	1,704	18	7,995	639.5	139.7	779.2	83.1	862.3	470.6	1,332.8
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	5,658	2,433	55	8,146	616.1	217.6	833.7	71.1	904.8	446.0	1,350.8
PUBLIC SECTOR											
1994-95	553	885	8	1,446	48.5	56.0	104.6	1.0	105.6	302.8	408.4
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
1996 June qtr	114	199	—	313	12.1	13.9	26.0	0.5	26.5	188.3	214.8
Sept. qtr	114	241	—	355	12.0	17.6	29.6	0.3	29.9	119.5	149.4
Dec. qtr	76	140	—	216	7.9	9.3	17.2	0.2	17.4	118.9	136.3
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	111	243	22	376	11.8	17.5	29.3	0.3	29.6	76.1	105.7
TOTAL											
1994-95	33,527	14,929	176	48,632	3,172.3	1,100.1	4,272.4	245.3	4,517.7	1,834.1	6,351.8
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	22,552	7,854	158	30,564	2,320.2	695.2	3,015.4	277.2	3,292.6	2,389.1	5,681.7
1996 June qtr	5,753	1,967	3	7,723	587.9	157.5	745.5	55.3	800.8	603.4	1,404.2
Sept. qtr	5,524	1,853	49	7,426	557.0	141.6	698.6	63.6	762.2	610.3	1,372.5
Dec. qtr	6,349	1,844	18	8,211	647.4	149.0	796.4	83.3	879.7	589.4	1,469.2
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	5,769	2,676	77	8,522	627.9	235.1	863.0	71.4	934.4	522.1	1,456.5

TABLE 10. VALUE OF NON-RESIDENTIAL BUILDING COMPLETED, PRIVATE AND PUBLIC SECTOR: 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>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
PRIVATE SECTOR											
1994-95	302.0	381.3	224.9	157.2	192.9	67.7	11.1	49.2	83.6	61.3	1,531.3
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
1996 June qtr	23.9	133.1	28.6	59.9	79.7	23.4	3.3	20.9	28.8	13.6	415.2
Sept. qtr	59.2	208.9	40.7	48.2	59.5	10.6	2.2	17.0	8.7	35.8	490.8
Dec. qtr	60.3	125.2	57.8	56.3	68.0	25.4	5.2	14.1	46.7	11.6	470.6
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	219.9	27.8	29.3	51.9	7.7	3.7	15.0	20.2	7.2	446.0
PUBLIC SECTOR											
1994-95	2.4	9.7	4.2	101.2	20.8	94.7	—	32.5	11.9	25.3	302.8
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
1996 June qtr	0.1	14.7	1.7	5.6	9.4	79.9	—	4.8	58.1	14.0	188.3
Sept. qtr	—	2.1	2.4	22.2	9.8	13.3	0.2	30.2	17.2	22.1	119.5
Dec. qtr	2.1	2.9	1.4	8.6	22.6	35.6	—	25.2	6.3	14.2	118.9
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	11.2	17.4	25.1	—	1.8	8.1	9.2	76.1
TOTAL											
1994-95	304.5	391.0	229.1	258.4	213.7	162.4	11.1	81.7	95.5	86.6	1,834.1
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
1996 June qtr	23.9	147.7	30.3	65.6	89.0	103.3	3.3	25.7	86.9	27.6	603.4
Sept. qtr	59.2	211.0	43.0	70.4	69.3	23.9	2.4	47.1	25.9	58.0	610.3
Dec. qtr	62.5	128.1	59.2	64.9	90.6	61.0	5.2	39.3	52.9	25.8	589.4
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	221.9	29.1	40.5	69.4	32.9	3.7	16.8	28.4	16.4	522.1

TABLE 11. VALUE OF BUILDING WORK DONE, PRIVATE AND PUBLIC SECTOR: 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-resi- dential building</i>	<i>Total building</i>
PRIVATE SECTOR							
1994-95	3,030.7	1,168.3	4,198.9	259.3	4,458.3	1,646.6	6,104.9
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
1996 June qtr	597.8	157.1	754.9	62.4	817.2	438.1	1,255.3
Sept. qtr	567.9	184.4	752.3	74.5	826.8	491.7	1,318.6
Dec. qtr	627.5	172.5	800.0	78.1	878.1	540.3	1,418.4
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	643.5	247.8	891.2	78.2	969.5	441.3	1,410.8
PUBLIC SECTOR							
1994-95	48.7	84.8	133.4	1.1	134.5	580.5	715.0
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
1996 June qtr	11.1	15.6	26.7	0.4	27.1	147.9	175.0
Sept. qtr	8.1	9.9	18.0	0.4	18.4	175.7	194.0
Dec. qtr	6.9	8.3	15.2	0.3	15.5	170.6	186.1
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	142.1	167.3
TOTAL							
1994-95	3,079.3	1,253.1	4,332.4	260.4	4,592.8	2,227.1	6,819.9
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
1996 June qtr	608.9	172.7	781.6	62.8	844.3	585.9	1,430.3
Sept. qtr	576.0	194.3	770.3	74.9	845.2	667.4	1,512.6
Dec. qtr	634.4	180.7	815.1	78.5	893.6	710.9	1,604.5
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	655.6	260.4	916.0	78.7	994.7	583.4	1,578.1

TABLE 12. VALUE OF NON-RESIDENTIAL BUILDING WORK DONE, PRIVATE AND PUBLIC SECTOR: 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>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
PRIVATE SECTOR											
1994-95	258.9	555.5	122.2	158.0	224.2	75.9	14.1	62.2	117.1	58.4	1,646.6
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
1996 June qtr	49.5	118.3	78.1	54.7	56.0	14.9	2.6	14.0	25.6	24.3	438.1
Sept. qtr	61.6	163.3	46.6	46.9	59.8	21.1	4.1	25.4	39.8	23.1	491.7
Dec. qtr	59.2	199.1	48.5	41.6	67.2	30.4	3.1	29.7	47.0	14.6	540.3
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	77.5	146.5	34.8	31.6	74.8	22.1	1.8	19.4	24.4	8.2	441.3
PUBLIC SECTOR											
1994-95	2.5	12.0	3.1	73.6	153.6	141.7	—	37.3	116.2	40.5	580.5
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	1.7	8.9	4.6	67.5	135.2	184.3	—	87.1	54.3	102.9	646.6
1996 June qtr	0.1	2.5	2.0	13.1	25.0	36.6	0.1	22.0	25.4	20.8	147.9
Sept. qtr	1.6	1.8	1.3	17.7	40.6	38.1	—	17.4	17.8	39.2	175.7
Dec. qtr	0.1	2.9	1.1	13.7	35.2	59.5	—	24.9	12.5	20.7	170.6
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	11.7	26.4	37.7	—	30.6	8.7	22.5	142.1
TOTAL											
1994-95	261.4	567.4	125.4	231.6	377.9	217.6	14.1	99.5	233.3	98.9	2,227.1
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
1996 June qtr	49.6	120.8	80.1	67.9	81.0	51.5	2.7	36.1	51.0	45.1	585.9
Sept. qtr	63.2	165.1	48.0	64.6	100.4	59.2	4.1	42.8	57.6	62.3	667.4
Dec. qtr	59.3	202.0	49.6	55.3	102.4	89.9	3.1	54.6	59.5	35.3	710.9
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	77.5	147.8	37.9	43.4	101.2	59.9	1.8	50.0	33.2	30.7	583.4

**TABLE 13. VALUE OF BUILDING WORK YET TO BE DONE AT END OF PERIOD,
PRIVATE AND PUBLIC SECTOR: 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>
PRIVATE SECTOR							
1994-95	318.4	343.5	661.9	28.5	690.4	702.8	1,393.1
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
1996 June qtr	287.7	319.3	606.9	31.0	637.9	776.7	1,414.6
Sept. qtr	311.4	307.8	619.3	37.1	656.4	698.8	1,355.1
Dec. qtr	341.4	323.9	665.3	36.3	701.6	597.1	1,298.7
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	362.1	283.0	645.1	43.3	688.4	465.9	1,154.3
PUBLIC SECTOR							
1994-95	8.5	37.7	46.2	—	46.2	204.2	250.4
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
1996 June qtr	5.4	10.1	15.6	0.1	15.6	268.1	283.7
Sept. qtr	3.0	5.7	8.7	—	8.7	235.7	244.4
Dec. qtr	4.8	17.5	22.3	—	22.3	226.9	249.2
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	5.8	12.4	18.2	—	18.2	697.5	715.8
TOTAL							
1994-95	326.9	381.2	708.1	28.5	736.6	907.0	1,643.5
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
1996 June qtr	293.1	329.4	622.5	31.1	653.6	1,044.8	1,698.3
Sept. qtr	314.4	313.5	628.0	37.1	665.1	934.5	1,599.6
Dec. qtr	346.2	341.4	687.5	36.4	723.9	824.0	1,547.9
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	367.9	295.4	663.3	43.3	706.6	1,163.5	1,870.1

TABLE 14. VALUE OF NON-RESIDENTIAL BUILDING WORK YET TO BE DONE AT END OF PERIOD,
PRIVATE AND PUBLIC SECTOR: 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>
PRIVATE SECTOR											
1994-95	121.4	271.4	21.8	106.3	68.9	18.8	5.3	19.4	50.8	18.6	702.8
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
1996 June qtr	168.6	319.9	62.3	43.0	52.5	11.4	4.2	42.4	51.8	20.6	776.7
Sept. qtr	194.0	255.9	47.3	29.0	50.8	18.6	4.5	34.6	51.7	12.3	698.8
Dec. qtr	214.7	191.9	38.9	29.9	37.0	13.3	4.7	34.9	21.2	10.6	597.1
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	155.1	126.0	19.5	14.0	60.1	39.2	3.9	22.8	20.6	4.7	465.9
PUBLIC SECTOR											
1994-95	0.9	6.1	3.3	15.6	16.9	67.2	—	26.5	45.9	21.7	204.2
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
1996 June qtr	1.7	0.6	0.7	15.7	48.5	58.6	—	51.9	50.0	40.4	268.1
Sept. qtr	—	—	0.2	6.2	58.3	73.3	—	35.6	44.6	17.4	235.7
Dec. qtr	—	0.7	1.3	18.6	48.1	46.6	—	27.5	35.0	49.1	226.9
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	27.8	34.5	117.2	—	451.3	21.8	38.9	697.5
TOTAL											
1994-95	122.2	277.6	25.0	122.0	85.8	86.0	5.3	45.9	96.7	40.4	907.0
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
1996 June qtr	170.3	320.5	63.0	58.7	101.0	70.1	4.2	94.3	101.8	61.0	1,044.8
Sept. qtr	194.1	256.0	47.5	35.2	109.2	91.9	4.5	70.2	96.3	29.7	934.5
Dec. qtr	214.7	192.6	40.2	48.5	85.1	59.9	4.7	62.4	56.3	59.7	824.0
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	155.1	128.7	22.8	41.7	94.7	156.4	3.9	474.1	42.5	43.6	1,163.5

TABLE 15. BUILDING ACTIVITY RELATIVE STANDARD ERRORS, SEPTEMBER QUARTER 1997
(Percentage)

(Percentage)						
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		
TOTAL PRIVATE AND PUBLIC SECTORS						
Commenced	2.2	2.9	1.6	2.3	2.7	2.1
Under construction at end of period	3.7	4.0	2.0	2.2	4.2	2.1
Completed	4.0	4.3	2.7	3.2	4.3	2.9
Value of work done	..	2.8	..	2.0	2.7	1.9
Value of work yet to be done	..	5.0	..	2.8	4.6	2.6

EXPLANATORY NOTES

Introduction

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) 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 generally only available at the State, Territory and Australia levels. However, estimates for capital city Statistical Divisions can be made available. Also, data for regions below State/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 and other government authorities.

Scope and coverage

5. The statistics relate to building activity which includes construction of new buildings and alterations and additions to existing buildings. Construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks, etc.) is excluded.

6. Building jobs included in each quarter in the Building Activity Survey comprise those building jobs selected in previous quarters which have not been completed (or commenced) by the end of the previous quarter and those building jobs newly selected in the current quarter. The population list from which building jobs are selected for inclusion comprises all approved building jobs which were notified to the ABS up to but not including the last month of the reference quarter (e.g. up to the end of August in respect of the September quarter survey). This introduces a lag to the statistics in respect of those building jobs notified *and* commenced in the last month of the reference quarter (e.g. for the month of September in respect of the September quarter survey). For example, building jobs which were notified as approved in the month of June and which actually commenced in that month are shown as commencements in the September quarter. Similarly, building jobs which were notified in the month of September and which

actually commenced in that month are shown as commencements in the December quarter.

Definitions

7. A building is defined as a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design, to satisfy its intended use, is the provision for regular access by persons.

8. A dwelling unit is defined as a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Units (whether self-contained or not) within buildings offering institutional care, such as hospitals, or temporary accommodation such as motels, hostels and holiday apartments, are not defined as dwelling units. The value of units of this type is included in the appropriate category of non-residential building.

9. A residential building is defined as a building predominantly consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.

- (a) A *house* is defined as a detached building predominantly used for long-term residential purposes and consisting of only one dwelling unit. Thus, detached 'granny flats' and detached dwelling units (such as caretakers' residences) associated with non-residential buildings are defined as houses for the purpose of these statistics.

- (b) An *other residential building* is defined as a building which is predominantly used for long-term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes townhouses, duplexes, apartment buildings, etc.).

10. 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.

- (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

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.

- (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 15.

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 5) and that the associated relative standard error 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 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 2 to 4. In the seasonally adjusted series, account has been taken of normal seasonal factors and trading day effects (arising from the varying numbers of Sundays, Mondays, Tuesdays, etc. in the quarter) and the effect of the movement in the date of Easter which may, in successive years, affect figures for different quarters. Further information about seasonal adjustment can be obtained from the Assistant Director of Time Series Analysis, Canberra, on (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.

Estimates at constant prices

24. 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'.

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: photocopy, computer printout, floppy disk and clerically extracted tabulation. Inquiries should be made to Information Inquiries on Brisbane (07) 3222 6351 or any ABS State office.

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

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

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

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

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

29. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia* (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.

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.

Brian Doyle
Regional Director
Queensland

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