



BUILDING ACTIVITY QUEENSLAND

EMBARGO: 11:30AM (CANBERRA TIME) WED 2 FEB 2000

SEPTEMBER QTR KEY FIGURES

SEASONALLY ADJUSTED (a)	Sept qtr 99	Jun qtr 99 to Sept qtr 99 % change	Sept qtr 98 to Sept qtr 99 % change
Value of work done(b) (\$m)	1 439.6	-5.1	-10.1
New residential building (\$m)	758.8	-1.1	-11.9
Alterations and additions(c) (\$m)	66.9	-1.3	-16.9
Non-residential building (\$m)	604.0	-14.9	-7.0
Total dwelling units commenced (no.)	7 206	—	-7.7
New private sector houses (no.)	5 169	-1.7	0.5

(a) See 'Data Notes' on page 2. (b) Chain volume measures, reference year 1997-98. (c) To residential buildings.

SEPTEMBER QTR KEY POINTS

VALUE OF WORK DONE, SEASONALLY ADJUSTED, VOLUME TERMS

- In seasonally adjusted terms, total building work done fell 5.1% in the September quarter to \$1,439.6m.
- Work done on new residential building fell by 1.1% to \$758.8m. While work done on new other residential buildings fell by 18.5% to \$152.2m, the lowest for eight years, work done on new houses rose by 9.2% to \$617.5m.
- Work done on non-residential building fell by 14.9% to \$604.0m. The fall follows an increase of 22.1% in the June quarter 1999.

VALUE OF WORK COMMENCED, ORIGINAL, VOLUME TERMS

- Total building work commenced fell by 9.5% to \$1,302.5m, down by 1.5% on a year earlier.
- New residential commencements remained steady at \$816.7m, down by 2.8% on a year earlier. Commencements of alterations and additions to residential buildings increased by 24.3% in the latest quarter to \$77.2m.
- Commencements of non-residential buildings were down by 27.0% to \$408.6m. Although this figure was up by 1.9% when compared with a year earlier, that figure was the lowest since the December quarter 1992.

NUMBER OF DWELLING UNITS COMMENCED, SEASONALLY ADJUSTED

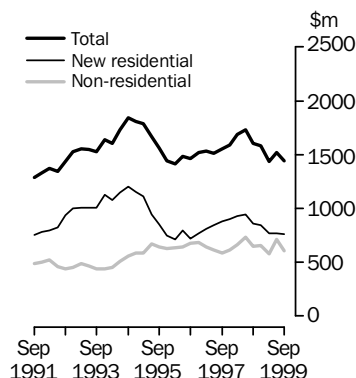
- In seasonally adjusted terms, the total number of dwelling units commenced remained steady at 7,206. This was 7.7% fewer than a year earlier.

VALUE OF WORK YET TO BE DONE, ORIGINAL

- Work yet to be done on jobs under construction at the end of September 1999 fell by 9.3% to \$1,757.4m. This was 1.15 times the value of work done for the quarter (0.71 for residential building and 1.75 for non-residential).

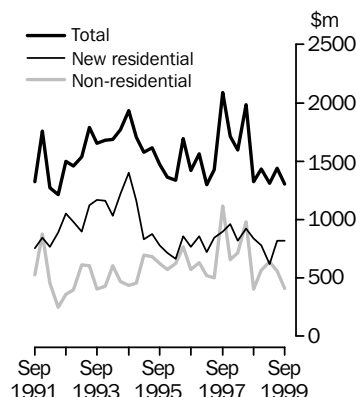
Value of work done

Volume terms
Seasonally adjusted



Value of work commenced

Volume terms



- For further information about these and related statistics, contact Tony Bammann on Adelaide 08 8237 7316, or Client Services in any ABS office as shown on the back cover of this publication.

NOTES

FORTHCOMING ISSUES

ISSUE (Quarter)	RELEASE DATE
December 1999	3 May 2000
March 2000	2 August 2000

CHANGES IN THIS ISSUE

Seasonally adjusted estimates of the value of building work done, in both current prices and chain volume measures are now available in tables 3 and 2 respectively for both 'alterations and additions to residential buildings' and 'private sector non-residential building'.

DATA NOTES

As reported in the November 1999 issue of *Building Approvals, Australia* (Cat. no. 8731.0), the reporting difficulties experienced in Queensland that resulted in under-reporting in the Building Activity collection have been resolved. The difficulties related to the under-reporting of building approvals, mainly by Brisbane City Council, but also involving Ipswich and Logan councils and from July 1999, Thuringowa and Cairns.

This publication includes revisions for this under-reporting. The additional building activity has been reflected in the June quarter 1999 and September quarter 1999 figures, although some of the work may actually have been undertaken in earlier quarters.

SIGNIFICANT REVISIONS THIS ISSUE

The revisions outlined below are to the June quarter 1999 data and include both the under-reporting outlined above and revisions made as a result of the September quarter 1999 processing. In original terms:

- the total number of dwelling units commenced has been revised upwards by 823 (12.4%). The revision included 604 new houses, 218 new other residential dwellings and 1 conversion, etc;
- the total value of building work commenced has been revised upwards by \$260.9m (21.6%). This included revisions to residential building (up \$82.3m or 10.1%) and non-residential building (up \$178.7m or 45.0%); and
- the total value of work done has been revised upwards by \$133.0m (9.6%). Residential building work done was revised upwards by \$49.7m (6.4%) and non-residential building by \$83.4m (13.6%).

The above revisions to work commenced and work done for non-residential building included a large shopping centre complex in Brisbane, as anticipated in the previous issue of this publication.

In table 3, series for 'total new residential building' and 'total non-residential building' have been amended. The data shown in these series in the June quarter 1998 to June quarter 1999 issues of this publication was incorrect.

Brian Doyle
Regional Director
Queensland

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TABLE 1. VALUE OF BUILDING WORK COMMENCED, CHAIN VOLUME MEASURES(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	
1996-97	2,375.7	804.5	3,181.6	285.9	1,544.3	2,228.0	5,709.7
1997-98	2,621.3	979.6	3,600.7	310.0	1,884.5	3,467.0	7,377.9
1998-99	2,301.3	754.6	3,055.9	285.0	1,696.0	2,163.8	5,504.8
1998 June qtr	651.2	272.9	923.7	81.8	541.2	982.4	1,986.5
Sept. qtr	612.8	227.3	840.0	81.3	301.8	400.9	1,322.2
Dec. qtr	577.2	202.6	779.8	85.2	434.6	567.5	1,432.6
1999 Mar. qtr	465.1	153.3	618.4	56.4	511.7	635.7	1,310.5
June qtr	646.2	171.4	817.7	62.1	447.9	559.7	1,439.5
Sept. qtr	637.2	179.5	816.7	77.2	313.9	408.6	1,302.5

(a) Reference year for chain volume measures is 1997-98. See paragraphs 25 and 26 of the Explanatory Notes.

TABLE 2. VALUE OF BUILDING WORK DONE, CHAIN VOLUME MEASURES(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							
1996-97	2,342.8	805.3	3,149.5	280.7	1,940.0	2,609.8	6,032.0
1997-98	2,649.3	1,000.8	3,650.1	315.0	1,707.3	2,595.6	6,560.7
1998-99	2,324.4	917.8	3,242.3	306.0	1,727.9	2,594.2	6,142.6
1998 June qtr	670.8	259.6	930.4	77.2	404.0	709.3	1,716.0
Sept. qtr	631.2	278.8	910.0	85.1	463.2	672.8	1,667.9
Dec. qtr	622.4	262.3	884.7	94.3	446.8	710.6	1,689.7
1999 Mar. qtr	501.0	192.6	693.6	61.9	353.7	531.4	1,286.9
June qtr	569.8	184.1	754.0	64.7	464.2	679.4	1,498.1
Sept. qtr	633.8	169.6	803.3	71.3	453.9	626.9	1,501.5
SEASONALLY ADJUSTED							
1998 June qtr	666.1	262.6	944.2	80.3	425.5	735.6	1,732.5
Sept. qtr	614.1	251.5	861.1	80.5	439.9	649.8	1,602.1
Dec. qtr	585.4	261.0	845.4	82.9	406.5	654.1	1,585.9
1999 Mar. qtr	559.6	218.6	768.9	74.7	390.8	580.9	1,436.8
June qtr	565.5	186.6	766.9	67.8	490.8	709.5	1,517.7
Sept. qtr	617.5	152.2	758.8	66.9	431.0	604.0	1,439.6

(a) Reference year for chain volume measures is 1997-98. See paragraphs 25 to 27 of the Explanatory Notes.

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

Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building
	Houses	Other residential building	Total		Private sector	Total	
1998 June qtr	667.5	261.0	944.0	80.5	429.7	742.9	1,739.5
Sept. qtr	615.3	251.9	862.5	80.4	447.3	660.0	1,613.4
Dec. qtr	585.1	264.9	848.5	82.4	416.5	668.8	1,603.1
1999 Mar. qtr	560.6	222.8	773.4	74.4	399.0	591.5	1,451.3
June qtr	568.4	190.4	772.9	67.7	502.5	724.1	1,537.2
Sept. qtr	627.6	156.8	773.7	68.2	442.9	621.2	1,473.0

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
1998 June qtr	5,716	5,894	5,816	5,953	8,465	8,612	8,853	8,808
Sept. qtr	5,142	6,190	5,221	6,290	7,572	9,336	7,808	9,530
Dec. qtr	4,642	4,804	4,802	4,953	7,193	7,887	7,472	8,274
1999 Mar. qtr	4,644	4,484	4,721	4,587	6,609	6,488	6,766	6,787
June qtr	5,259	4,801	5,369	4,912	6,789	7,462	7,203	7,721
Sept. qtr	5,169	5,572	5,247	5,626	6,881	7,288	7,206	7,427

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
PRIVATE SECTOR											
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	23,411	10,657	419	34,488	2,579.5	936.7	3,516.2	304.6	3,820.7	1,884.4	5,705.2
1998-99	19,714	8,292	211	28,217	2,260.0	723.5	2,983.5	277.3	3,260.7	1,731.2	4,991.9
1998 June qtr	5,819	2,798	144	8,761	638.6	251.9	890.5	80.2	970.7	545.2	1,516.0
Sept. qtr	5,269	2,425	30	7,724	602.3	215.3	817.6	79.6	897.2	305.4	1,202.7
Dec. qtr	5,019	2,442	100	7,561	564.0	199.9	763.9	81.6	845.5	441.9	1,287.4
1999 Mar. qtr	4,065	1,770	64	5,899	459.1	154.3	613.4	54.3	667.7	522.7	1,190.4
June qtr	5,361	1,655	17	7,033	634.5	154.0	788.6	61.8	850.3	461.1	1,311.4
Sept. qtr	5,284	1,597	120	7,001	636.9	166.7	803.6	70.7	874.3	325.8	1,200.1
PUBLIC SECTOR											
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	1,582.7	1,672.8
1998-99	436	670	2	1,108	51.6	53.2	104.8	9.2	114.0	477.0	591.0
1998 June qtr	122	305	—	427	13.5	22.2	35.7	1.8	37.5	445.2	482.7
Sept. qtr	99	202	—	301	12.1	15.1	27.3	2.0	29.2	100.4	129.6
Dec. qtr	140	100	1	241	14.8	8.0	22.8	3.8	26.6	135.1	161.7
1999 Mar. qtr	66	50	—	116	7.7	4.5	12.3	2.4	14.6	126.6	141.2
June qtr	131	318	1	450	16.9	25.6	42.5	1.0	43.5	115.0	158.5
Sept. qtr	99	285	—	384	10.5	22.9	33.4	8.1	41.6	98.4	140.0
TOTAL											
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	23,754	11,222	441	35,418	2,621.3	979.5	3,600.8	310.0	3,910.8	3,467.1	7,377.9
1998-99	20,150	8,962	213	29,325	2,311.6	776.6	3,088.2	286.5	3,374.7	2,208.2	5,582.9
1998 June qtr	5,941	3,103	144	9,188	652.1	274.1	926.2	82.0	1,008.2	990.5	1,998.7
Sept. qtr	5,368	2,627	30	8,025	614.5	230.4	844.9	81.5	926.4	405.8	1,332.2
Dec. qtr	5,159	2,542	101	7,802	578.9	207.8	786.7	85.4	872.1	577.0	1,449.1
1999 Mar. qtr	4,131	1,820	64	6,015	466.8	158.8	625.6	56.7	682.3	649.3	1,331.6
June qtr	5,492	1,973	18	7,483	651.5	179.6	831.0	62.8	893.9	576.1	1,469.9
Sept. qtr	5,383	1,882	120	7,385	647.5	189.6	837.1	78.8	915.9	424.2	1,340.1

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>
PRIVATE SECTOR											
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	286.4	530.6	141.9	147.9	268.2	86.4	18.1	161.1	192.5	51.3	1,884.4
1998-99	329.8	487.2	132.0	191.7	235.1	66.8	13.6	150.7	100.4	23.9	1,731.2
1998 June qtr	81.1	154.4	52.8	62.8	62.3	20.0	3.3	13.5	78.7	16.2	545.2
Sept. qtr	22.8	86.6	35.6	38.3	34.9	19.9	2.4	36.7	24.8	3.4	305.4
Dec. qtr	145.3	60.2	41.5	36.6	46.9	19.6	5.9	54.2	23.6	8.1	441.9
1999 Mar. qtr	92.0	124.0	32.5	80.6	97.5	10.8	3.0	49.6	27.0	5.6	522.7
June qtr	69.7	216.4	22.4	36.2	55.8	16.5	2.3	10.2	24.9	6.7	461.1
Sept. qtr	52.7	81.2	12.7	24.8	41.2	14.3	0.3	75.9	10.3	12.3	325.8
PUBLIC SECTOR											
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	89.0	196.7	—	924.6	24.8	212.9	1,582.7
1998-99	0.6	6.8	24.2	42.9	48.2	157.8	0.6	46.8	50.2	98.9	477.0
1998 June qtr	—	1.6	1.0	19.4	16.9	40.6	—	347.1	8.6	10.0	445.2
Sept. qtr	0.6	0.2	2.3	4.7	16.1	61.7	—	1.8	6.6	6.2	100.4
Dec. qtr	—	4.1	0.3	17.0	15.2	19.4	0.6	28.2	4.4	45.9	135.1
1999 Mar. qtr	—	1.7	0.1	12.4	10.1	47.9	—	9.3	37.3	7.7	126.6
June qtr	—	0.7	21.5	8.8	6.8	28.8	—	7.5	1.8	39.0	115.0
Sept. qtr	—	2.0	0.6	11.4	1.8	57.9	—	5.3	15.8	3.6	98.4
TOTAL											
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	287.7	538.0	146.4	269.3	357.2	283.1	18.1	1,085.7	217.3	264.2	3,467.1
1998-99	330.4	494.0	156.3	234.7	283.3	224.6	14.2	197.5	150.6	122.7	2,208.2
1998 June qtr	81.1	156.0	53.8	82.2	79.1	60.6	3.3	360.6	87.3	26.3	990.5
Sept. qtr	23.4	86.8	37.9	43.0	51.0	81.6	2.4	38.5	31.5	9.7	405.8
Dec. qtr	145.3	64.3	41.8	53.6	62.1	39.0	6.5	82.4	28.1	54.0	577.0
1999 Mar. qtr	92.0	125.7	32.7	93.0	107.6	58.7	3.0	58.9	64.3	13.3	649.3
June qtr	69.7	217.1	43.9	45.1	62.6	45.3	2.3	17.7	26.7	45.7	576.1
Sept. qtr	52.7	83.2	13.3	36.2	43.1	72.2	0.3	81.2	26.1	16.0	424.2

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>
PRIVATE SECTOR											
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	6,470	6,815	464	13,749	810.6	723.1	1,533.7	101.7	1,635.4	1,241.7	2,877.0
1998-99	5,855	4,463	90	10,408	736.1	454.7	1,190.8	88.8	1,279.6	1,374.3	2,653.9
1998 June qtr	6,470	6,815	464	13,749	810.6	723.1	1,533.7	101.7	1,635.4	1,241.7	2,877.0
Sept. qtr	5,634	6,172	145	11,951	721.6	601.6	1,323.2	105.5	1,428.7	1,101.2	2,529.9
Dec. qtr	5,094	5,350	193	10,637	636.9	507.7	1,144.7	107.0	1,251.6	1,092.4	2,344.0
1999 Mar. qtr	5,173	5,120	145	10,438	641.7	500.1	1,141.8	81.5	1,223.2	1,286.8	2,510.0
June qtr	5,855	4,463	90	10,408	736.1	454.7	1,190.8	88.8	1,279.6	1,374.3	2,653.9
Sept. qtr	5,630	4,188	168	9,986	749.4	443.0	1,192.4	88.6	1,280.9	1,330.1	2,611.0
PUBLIC SECTOR											
1996-97	116	426	—	542	12.2	36.1	48.3	0.1	48.4	504.9	553.3
1997-98	155	385	—	540	18.2	28.2	46.4	1.7	48.1	1,633.2	1,681.3
1998-99	115	372	1	488	15.4	29.8	45.2	0.1	45.3	1,280.5	1,325.8
1998 June qtr	155	385	—	540	18.2	28.2	46.4	1.7	48.1	1,633.2	1,681.3
Sept. qtr	133	494	—	627	15.2	36.5	51.7	1.0	52.6	1,435.2	1,487.9
Dec. qtr	104	291	—	395	12.1	22.2	34.3	1.8	36.1	1,373.6	1,409.7
1999 Mar. qtr	98	148	—	246	12.0	11.6	23.6	2.3	25.9	1,408.2	1,434.1
June qtr	115	372	1	488	15.4	29.8	45.2	0.1	45.3	1,280.5	1,325.8
Sept. qtr	141	574	1	716	16.8	46.1	62.9	2.0	64.9	1,201.6	1,266.5
TOTAL											
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	6,625	7,200	464	14,289	828.8	751.3	1,580.1	103.4	1,683.5	2,874.9	4,558.3
1998-99	5,970	4,835	91	10,896	751.5	484.4	1,236.0	88.9	1,324.9	2,654.8	3,979.7
1998 June qtr	6,625	7,200	464	14,289	828.8	751.3	1,580.1	103.4	1,683.5	2,874.9	4,558.3
Sept. qtr	5,767	6,666	145	12,578	736.8	638.1	1,374.9	106.4	1,481.3	2,536.4	4,017.8
Dec. qtr	5,198	5,641	193	11,032	649.0	530.0	1,178.9	108.8	1,287.8	2,465.9	3,753.7
1999 Mar. qtr	5,271	5,268	145	10,684	653.7	511.7	1,165.3	83.8	1,249.1	2,695.0	3,944.2
June qtr	5,970	4,835	91	10,896	751.5	484.4	1,236.0	88.9	1,324.9	2,654.8	3,979.7
Sept. qtr	5,771	4,762	169	10,702	766.2	489.1	1,255.3	90.6	1,345.9	2,531.7	3,877.5

**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>
PRIVATE SECTOR											
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	295.5	345.4	69.6	67.7	99.2	54.9	14.5	140.7	133.8	20.3	1,241.7
1998-99	303.2	397.4	101.8	102.2	127.3	19.2	5.1	212.7	96.4	8.9	1,374.3
1998 June qtr	295.5	345.4	69.6	67.7	99.2	54.9	14.5	140.7	133.8	20.3	1,241.7
Sept. qtr	222.3	309.5	75.7	80.0	70.0	32.9	15.4	161.1	125.2	9.1	1,101.2
Dec. qtr	267.0	262.2	89.9	69.1	63.5	35.2	9.8	191.4	97.2	7.0	1,092.4
1999 Mar. qtr	325.3	270.4	107.7	120.5	110.5	10.3	11.5	221.5	98.3	10.8	1,286.8
June qtr	303.2	397.4	101.8	102.2	127.3	19.2	5.1	212.7	96.4	8.9	1,374.3
Sept. qtr	326.7	396.6	64.6	84.2	85.8	27.0	4.7	269.0	56.7	14.8	1,330.1
PUBLIC SECTOR											
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	64.9	133.2	—	1,064.1	70.4	191.9	1,633.2
1998-99	—	1.2	21.6	24.1	29.7	147.5	—	923.9	31.3	101.3	1,280.5
1998 June qtr	—	3.8	2.5	102.3	64.9	133.2	—	1,064.1	70.4	191.9	1,633.2
Sept. qtr	—	0.4	3.8	17.8	71.4	133.2	—	1,019.9	17.5	171.2	1,435.2
Dec. qtr	—	4.1	1.8	20.5	59.9	129.1	0.6	943.9	14.2	199.5	1,373.6
1999 Mar. qtr	—	4.7	0.4	25.2	62.5	141.4	—	943.6	35.8	194.7	1,408.2
June qtr	—	1.2	21.6	24.1	29.7	147.5	—	923.9	31.3	101.3	1,280.5
Sept. qtr	—	0.5	20.3	16.5	23.5	176.7	—	823.2	47.7	93.2	1,201.6
TOTAL											
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	295.5	349.2	72.1	170.0	164.1	188.0	14.5	1,204.8	204.2	212.2	2,874.9
1998-99	303.2	398.6	123.4	126.3	157.0	166.7	5.1	1,136.6	127.7	110.2	2,654.8
1998 June qtr	295.5	349.2	72.1	170.0	164.1	188.0	14.5	1,204.8	204.2	212.2	2,874.9
Sept. qtr	222.3	309.9	79.5	97.8	141.4	166.1	15.4	1,181.0	142.8	180.2	2,536.4
Dec. qtr	267.0	266.3	91.6	89.6	123.4	164.3	10.4	1,135.3	111.4	206.5	2,465.9
1999 Mar. qtr	325.3	275.0	108.2	145.7	172.9	151.7	11.5	1,165.2	134.1	205.4	2,695.0
June qtr	303.2	398.6	123.4	126.3	157.0	166.7	5.1	1,136.6	127.7	110.2	2,654.8
Sept. qtr	326.7	397.0	84.9	100.7	109.3	203.7	4.7	1,092.2	104.4	108.0	2,531.7

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
PRIVATE SECTOR											
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	23,069	9,393	395	32,858	2,532.5	872.4	3,404.9	300.8	3,705.7	1,907.1	5,612.8
1998-99	20,296	10,427	585	31,308	2,361.0	1,002.8	3,363.8	299.8	3,663.7	1,583.9	5,247.6
1998 June qtr	5,733	2,270	118	8,121	619.3	183.1	802.4	68.2	870.6	403.9	1,274.5
Sept. qtr	6,104	2,948	349	9,401	701.0	335.7	1,036.7	78.0	1,114.6	437.6	1,552.2
Dec. qtr	5,540	3,277	52	8,869	652.2	304.0	956.2	83.3	1,039.5	441.9	1,481.4
1999 Mar. qtr	3,973	1,912	112	5,997	462.2	162.0	624.2	83.2	707.4	316.0	1,023.4
June qtr	4,679	2,290	72	7,041	545.7	201.1	746.8	55.3	802.1	388.5	1,190.6
Sept. qtr	5,493	1,807	42	7,342	626.5	177.5	804.1	72.6	876.7	368.5	1,245.2
PUBLIC SECTOR											
1996-97	358	617	—	975	36.9	43.5	80.4	1.5	81.8	613.4	695.3
1997-98	304	598	22	924	35.9	48.0	83.9	3.8	87.7	502.4	590.1
1998-99	476	683	1	1,160	54.9	52.1	107.0	10.8	117.8	823.9	941.7
1998 June qtr	64	78	—	142	8.1	6.5	14.6	0.3	14.9	109.6	124.5
Sept. qtr	121	93	—	214	15.5	7.2	22.6	2.7	25.4	289.3	314.7
Dec. qtr	169	303	1	473	18.0	22.3	40.3	3.0	43.3	168.6	211.8
1999 Mar. qtr	72	193	—	265	7.8	15.2	23.0	1.8	24.8	114.9	139.7
June qtr	114	94	—	208	13.7	7.4	21.1	3.3	24.4	251.1	275.5
Sept. qtr	73	83	—	156	9.4	6.7	16.1	6.3	22.4	181.9	204.3
TOTAL											
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	23,373	9,991	417	33,782	2,568.5	920.4	3,488.8	304.6	3,793.4	2,409.5	6,202.9
1998-99	20,772	11,110	586	32,468	2,415.9	1,054.9	3,470.9	310.6	3,781.5	2,407.8	6,189.3
1998 June qtr	5,797	2,348	118	8,263	627.4	189.6	816.9	68.6	885.5	513.5	1,399.1
Sept. qtr	6,225	3,041	349	9,615	716.4	342.9	1,059.3	80.7	1,140.0	726.9	1,866.8
Dec. qtr	5,709	3,580	53	9,342	670.1	326.3	996.5	86.3	1,082.8	610.4	1,693.2
1999 Mar. qtr	4,045	2,105	112	6,262	470.0	177.2	647.2	85.1	732.2	430.9	1,163.1
June qtr	4,793	2,384	72	7,249	559.4	208.5	768.0	58.6	826.5	639.6	1,466.2
Sept. qtr	5,566	1,890	42	7,498	636.0	184.2	820.2	78.9	899.1	550.5	1,449.5

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>
PRIVATE SECTOR											
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	344.3	723.4	115.8	124.9	274.8	77.6	12.3	88.4	101.2	44.6	1,907.1
1998-99	320.4	401.4	105.1	165.5	212.4	102.4	21.7	81.8	137.5	35.7	1,583.9
1998 June qtr	97.1	70.2	23.0	40.1	80.8	17.6	4.5	24.6	33.8	12.1	403.9
Sept. qtr	96.6	107.8	29.5	30.1	66.2	41.9	1.8	17.1	32.7	13.9	437.6
Dec. qtr	92.2	111.7	28.0	46.2	56.6	16.8	11.7	23.4	45.1	10.2	441.9
1999 Mar. qtr	36.2	89.0	18.3	31.5	50.4	36.2	0.6	20.7	31.2	1.9	316.0
June qtr	95.3	93.0	29.3	57.8	39.1	7.5	7.7	20.5	28.5	9.7	388.5
Sept. qtr	31.6	80.2	53.4	42.4	84.1	6.7	0.8	9.4	53.6	6.3	368.5
PUBLIC SECTOR											
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	107.8	158.3	—	45.5	32.3	96.4	502.4
1998-99	0.6	9.7	4.9	119.1	81.4	153.0	0.6	166.0	90.0	198.8	823.9
1998 June qtr	—	2.1	0.4	8.5	16.0	37.1	—	15.9	2.4	27.2	109.6
Sept. qtr	0.6	3.7	1.0	87.6	6.9	61.5	—	33.9	59.9	34.2	289.3
Dec. qtr	—	0.4	2.3	14.3	26.4	32.8	—	67.2	7.8	17.4	168.6
1999 Mar. qtr	—	1.2	1.2	7.1	8.5	35.6	0.6	29.5	15.9	15.3	114.9
June qtr	—	4.3	0.3	10.2	39.6	23.1	—	35.4	6.4	131.8	251.1
Sept. qtr	—	2.7	1.8	18.7	8.2	30.8	—	103.5	5.8	10.5	181.9
TOTAL											
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	345.6	728.2	123.6	173.1	382.6	235.9	12.3	133.9	133.4	141.0	2,409.5
1998-99	321.0	411.0	110.0	284.6	293.7	255.4	22.3	247.8	227.5	234.5	2,407.8
1998 June qtr	97.1	72.3	23.4	48.6	96.8	54.7	4.5	40.5	36.2	39.3	513.5
Sept. qtr	97.2	111.5	30.5	117.6	73.1	103.4	1.8	51.0	92.6	48.2	726.9
Dec. qtr	92.2	112.1	30.4	60.5	83.0	49.5	11.7	90.6	52.8	27.6	610.4
1999 Mar. qtr	36.2	90.2	19.5	38.5	58.9	71.8	1.2	50.2	47.2	17.2	430.9
June qtr	95.3	97.3	29.6	67.9	78.7	30.7	7.7	55.9	34.9	141.6	639.6
Sept. qtr	31.6	82.8	55.3	61.1	92.2	37.5	0.8	112.9	59.4	16.8	550.5

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>
PRIVATE SECTOR							
1996-97	2,330.9	748.1	3,079.1	282.1	3,361.2	1,876.4	5,237.6
1997-98	2,609.7	959.6	3,569.3	309.7	3,879.0	1,707.3	5,586.3
1998-99	2,280.0	881.5	3,161.5	297.7	3,459.1	1,763.8	5,222.9
1998 June qtr	661.9	247.8	909.7	75.6	985.2	406.7	1,391.9
Sept. qtr	617.2	264.0	881.2	83.5	964.6	470.1	1,434.7
Dec. qtr	608.0	250.7	858.7	91.3	950.0	457.4	1,407.4
1999 Mar. qtr	495.3	189.8	685.1	59.5	744.6	361.0	1,105.6
June qtr	559.4	177.0	736.5	63.4	799.9	475.3	1,275.2
Sept. qtr	632.4	155.8	788.2	64.5	852.7	465.2	1,317.9
PUBLIC SECTOR							
1996-97	34.8	44.6	79.4	1.4	80.8	646.6	727.4
1997-98	39.6	41.2	80.8	5.3	86.1	888.3	974.4
1998-99	52.3	52.2	104.4	9.3	113.7	884.4	998.1
1998 June qtr	10.4	10.7	21.0	1.8	22.9	307.1	330.0
Sept. qtr	15.6	16.2	31.8	1.8	33.7	212.7	246.4
Dec. qtr	14.9	16.7	31.6	3.1	34.7	270.0	304.7
1999 Mar. qtr	7.4	7.4	14.9	2.6	17.5	181.3	198.8
June qtr	14.3	11.8	26.2	1.7	27.9	220.4	248.2
Sept. qtr	11.5	18.5	30.0	7.9	37.9	177.0	215.0
TOTAL							
1996-97	2,365.8	792.8	3,158.5	283.5	3,442.0	2,522.9	5,964.9
1997-98	2,649.3	1,000.8	3,650.1	315.0	3,965.2	2,595.6	6,560.8
1998-99	2,332.3	933.6	3,265.9	306.9	3,572.9	2,648.2	6,221.1
1998 June qtr	672.3	258.4	930.7	77.4	1,008.1	713.8	1,721.8
Sept. qtr	632.9	280.2	913.0	85.3	998.3	682.8	1,681.1
Dec. qtr	622.9	267.4	890.3	94.4	984.7	727.4	1,712.1
1999 Mar. qtr	502.7	197.2	700.0	62.1	762.1	542.3	1,304.4
June qtr	573.8	188.9	762.6	65.1	827.8	695.7	1,523.4
Sept. qtr	643.9	174.3	818.2	72.4	890.6	642.3	1,532.9

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>
PRIVATE SECTOR											
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	328.0	470.7	122.9	120.0	281.7	103.8	14.9	95.8	125.3	44.3	1,707.3
1998-99	265.6	502.1	152.6	186.8	235.9	72.4	17.2	144.8	155.0	31.4	1,763.8
1998 June qtr	73.5	100.8	33.1	35.9	60.0	24.3	6.8	26.5	33.9	11.8	406.7
Sept. qtr	65.9	154.6	43.4	41.8	59.8	18.6	5.6	23.6	46.7	10.1	470.1
Dec. qtr	63.1	136.2	32.6	51.7	46.0	25.3	4.2	32.7	57.6	8.2	457.4
1999 Mar. qtr	50.3	78.9	40.5	44.0	55.8	17.5	3.4	35.7	30.4	4.5	361.0
June qtr	86.4	132.4	36.2	49.4	74.2	11.0	4.0	52.9	20.3	8.6	475.3
Sept. qtr	96.5	147.4	25.0	41.7	59.3	10.8	0.7	51.3	24.5	8.0	465.2
PUBLIC SECTOR											
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	94.3	194.8	—	274.7	41.9	160.8	888.3
1998-99	0.6	7.1	14.6	65.7	72.5	172.9	0.6	372.1	39.0	139.3	884.4
1998 June qtr	—	2.1	0.6	37.9	20.9	43.1	—	137.0	9.0	56.5	307.1
Sept. qtr	0.6	0.7	2.1	30.4	17.5	42.6	—	72.0	14.4	32.4	212.7
Dec. qtr	—	0.3	0.8	13.3	36.9	60.8	0.5	106.8	8.2	42.4	270.0
1999 Mar. qtr	—	2.9	0.6	10.6	8.5	36.2	0.1	82.2	11.3	28.9	181.3
June qtr	—	3.1	11.1	11.4	9.6	33.3	—	111.1	5.2	35.6	220.4
Sept. qtr	—	2.3	10.1	15.3	3.7	37.3	—	69.2	7.0	32.2	177.0
TOTAL											
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	329.3	478.0	129.8	226.2	376.0	298.6	14.9	370.5	167.2	205.1	2,595.6
1998-99	266.2	509.2	167.2	252.5	308.4	245.3	17.8	516.9	194.0	170.7	2,648.2
1998 June qtr	73.5	102.9	33.7	73.8	80.9	67.4	6.8	163.6	42.9	68.3	713.8
Sept. qtr	66.5	155.4	45.6	72.2	77.3	61.2	5.6	95.6	61.0	42.5	682.8
Dec. qtr	63.1	136.5	33.4	64.9	82.9	86.0	4.7	139.5	65.8	50.6	727.4
1999 Mar. qtr	50.3	81.8	41.1	54.6	64.4	53.7	3.5	117.9	41.7	33.4	542.3
June qtr	86.4	135.5	47.2	60.9	83.8	44.3	4.0	164.0	25.5	44.2	695.7
Sept. qtr	96.5	149.7	35.1	57.0	63.0	48.0	0.7	120.5	31.5	40.2	642.3

**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-residential building</i>	<i>Total building</i>
PRIVATE SECTOR							
1996-97	331.5	327.0	658.5	43.0	701.4	494.5	1,195.9
1997-98	337.7	331.4	669.1	44.1	713.2	733.4	1,446.5
1998-99	346.3	195.3	541.6	34.2	575.8	695.0	1,270.8
1998 June qtr	337.7	331.4	669.1	44.1	713.2	733.4	1,446.5
Sept. qtr	332.9	283.9	616.8	42.5	659.3	566.2	1,225.5
Dec. qtr	292.5	248.2	540.8	36.2	577.0	544.4	1,121.4
1999 Mar. qtr	264.8	216.4	481.1	34.4	515.6	694.2	1,209.8
June qtr	346.3	195.3	541.6	34.2	575.8	695.0	1,270.8
Sept. qtr	354.2	208.0	562.2	42.0	604.2	556.9	1,161.1
PUBLIC SECTOR							
1996-97	5.8	19.0	24.8	—	24.8	295.8	320.6
1997-98	8.1	17.8	26.0	0.1	26.1	1,049.8	1,075.9
1998-99	8.0	19.4	27.4	—	27.4	638.8	666.2
1998 June qtr	8.1	17.8	26.0	0.1	26.1	1,049.8	1,075.9
Sept. qtr	4.9	17.1	22.0	0.3	22.3	930.7	953.0
Dec. qtr	4.9	8.5	13.3	0.9	14.3	767.6	781.9
1999 Mar. qtr	5.2	5.6	10.8	0.7	11.5	735.8	747.3
June qtr	8.0	19.4	27.4	—	27.4	638.8	666.2
Sept. qtr	7.3	23.9	31.2	0.3	31.5	564.8	596.3
TOTAL							
1996-97	337.3	345.9	683.2	43.0	726.2	790.3	1,516.5
1997-98	345.8	349.2	695.0	44.3	739.3	1,783.2	2,522.5
1998-99	354.3	214.6	569.0	34.2	603.2	1,333.8	1,937.0
1998 June qtr	345.8	349.2	695.0	44.3	739.3	1,783.2	2,522.5
Sept. qtr	337.8	301.0	638.9	42.7	681.6	1,496.9	2,178.5
Dec. qtr	297.4	256.7	554.1	37.2	591.3	1,312.0	1,903.3
1999 Mar. qtr	269.9	222.0	491.9	35.1	527.0	1,430.0	1,957.1
June qtr	354.3	214.6	569.0	34.2	603.2	1,333.8	1,937.0
Sept. qtr	361.5	231.9	593.4	42.3	635.7	1,121.7	1,757.4

**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>
PRIVATE SECTOR											
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	142.4	240.8	38.2	46.2	44.4	15.7	7.4	97.3	90.3	10.6	733.4
1998-99	206.0	197.9	23.0	59.5	49.1	10.1	2.7	106.4	36.8	3.5	695.0
1998 June qtr	142.4	240.8	38.2	46.2	44.4	15.7	7.4	97.3	90.3	10.6	733.4
Sept. qtr	100.0	163.7	30.5	46.7	21.5	17.1	4.5	111.3	67.7	3.2	566.2
Dec. qtr	174.8	91.8	40.1	30.5	25.7	10.9	6.4	132.3	28.6	3.1	544.4
1999 Mar. qtr	219.1	110.3	35.8	69.4	67.3	4.7	5.3	147.5	30.5	4.3	694.2
June qtr	206.0	197.9	23.0	59.5	49.1	10.1	2.7	106.4	36.8	3.5	695.0
Sept. qtr	164.6	131.8	14.3	43.0	32.3	13.8	2.4	120.7	26.2	7.8	556.9
PUBLIC SECTOR											
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	34.1	59.4	—	807.1	14.1	97.1	1,049.8
1998-99	—	0.4	10.8	11.2	7.8	53.8	—	463.0	25.9	66.0	638.8
1998 June qtr	—	0.5	1.4	36.0	34.1	59.4	—	807.1	14.1	97.1	1,049.8
Sept. qtr	—	—	1.6	8.7	30.0	78.4	—	727.0	6.8	78.3	930.7
Dec. qtr	—	3.8	1.1	12.4	7.9	46.3	0.1	611.4	2.9	81.6	767.6
1999 Mar. qtr	—	2.7	0.3	13.6	10.5	57.9	—	558.4	29.2	63.1	735.8
June qtr	—	0.4	10.8	11.2	7.8	53.8	—	463.0	25.9	66.0	638.8
Sept. qtr	—	—	1.2	7.0	6.0	76.6	—	396.7	41.1	36.1	564.8
TOTAL											
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	142.4	241.2	39.6	82.2	78.5	75.2	7.4	904.5	104.4	107.8	1,783.2
1998-99	206.0	198.3	33.8	70.7	56.8	63.9	2.7	569.3	62.7	69.6	1,333.8
1998 June qtr	142.4	241.2	39.6	82.2	78.5	75.2	7.4	904.5	104.4	107.8	1,783.2
Sept. qtr	100.0	163.7	32.1	55.4	51.5	95.5	4.5	838.3	74.5	81.4	1,496.9
Dec. qtr	174.8	95.7	41.2	43.0	33.6	57.2	6.5	743.7	31.6	84.7	1,312.0
1999 Mar. qtr	219.1	113.0	36.1	83.0	77.9	62.6	5.3	705.9	59.7	67.4	1,430.0
June qtr	206.0	198.3	33.8	70.7	56.8	63.9	2.7	569.3	62.7	69.6	1,333.8
Sept. qtr	164.6	131.8	15.5	50.0	38.3	90.4	2.4	517.4	67.3	43.9	1,121.7

**TABLE 15. BUILDING ACTIVITY RELATIVE STANDARD ERRORS, SEPTEMBER QUARTER 1999
(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>		
TOTAL PRIVATE AND PUBLIC SECTORS						
Commenced	2.5	2.6	1.8	2.0	2.7	1.3
Under construction at end of period	3.8	3.8	2.1	2.3	4.4	0.7
Completed	3.7	4.0	2.8	3.1	4.4	1.8
Value of work done	..	2.6	..	2.1	3.9	1.1
Value of work yet to be done	..	4.5	..	2.7	4.5	0.9

EXPLANATORY NOTES

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 compiled by the ABS and 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 jobs selected in previous quarters which have not been completed (or commenced) by the end of the previous quarter and those jobs newly selected in the current quarter. The population list from which jobs are selected for inclusion comprises all approved building jobs which were notified to the ABS (refer paragraph 2) 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 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, 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 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 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 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 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, guest houses, 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 to private sector houses) 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 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.

CHAIN VOLUME MEASURES

25 Chain volume estimates of the value of commencements and work done are shown in tables 1 and 2. While current price estimates of the value of commencements and work done reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and therefore only reflect volume changes. 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 new other building components of the national accounts aggregate 'Gross fixed capital formation'.

26 The chain volume measures of commencements and work done appearing in this publication are annually reweighted chain Laspeyres indexes referenced to current price values in a chosen reference year (currently 1997–98). The reference year will be updated annually in the June quarter publication. Each year's data in the value of commencements and work done series are based on the prices of the previous year, except for the quarters of the latest incomplete year which are based upon the current reference year (i.e. 1997–98). Comparability with previous years is achieved by linking (or chaining) the series together to form a continuous time series. Further information on the nature and concepts of chain volume measures is contained in the ABS *Information Paper: Introduction of Chain Volume Measures in the Australian National Accounts* (Cat. no. 5248.0).

27 The factors used to seasonally adjust the chain volume measures are identical to those used to adjust the corresponding current price series.

EXPLANATORY NOTES *continued*

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, it can be provided via fax, photocopy, computer printout, floppy disk and email. 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 publications which are available on request:

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

Building Activity, Australia: Building Work Done, Preliminary
(Cat. no. 8755.0) — issued quarterly

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

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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.

SYMBOLS AND OTHER USAGES

ABS	Australian Bureau of Statistics
n.a.	not available
RSE	relative standard error
SE	standard error
..	not applicable
—	nil or rounded to zero

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

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- CPI INFOLINE* For current and historical Consumer Price Index data, call 1902 981 074 (call cost 75c per minute).
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