



BUILDING ACTIVITY WESTERN AUSTRALIA

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

SEPTEMBER QTR KEY FIGURES

SEASONALLY ADJUSTED	Sept qtr 99	Jun qtr 99 to Sept qtr 99 % change	Sept qtr 98 to Sept qtr 99 % change
Value of work done(a) (\$m)	878.9	6.7	22.8
New residential building (\$m)	488.0	-0.2	9.7
Alterations and additions(b) (\$m)	76.3	41.0	61.3
Non-residential building (\$m)	310.9	8.4	42.0
Total dwelling units commenced (no.)	5 985	26.0	21.5
New private sector houses (no.)	4 710	20.8	17.6

(a) Chain volume measures, reference year 1997-98. (b) To residential buildings.

SEPTEMBER QTR KEY POINTS

VALUE OF WORK DONE, SEASONALLY ADJUSTED, VOLUME TERMS

- In seasonally adjusted terms, total building work done rose by 6.7% in the September quarter to a new high for the series of \$878.9m.
- Work done on new residential building fell marginally (by 0.2%) to \$488.0m but was still 9.7% above the level of a year ago. However, alterations and additions to residential buildings jumped by 41.0% in the September quarter to a high for the series of \$76.3m.
- Work done on non-residential building rose by 8.4% to \$310.9m. This was the fourth consecutive quarterly increase and the highest level since the June quarter 1990.

VALUE OF WORK COMMENCED, ORIGINAL, VOLUME TERMS

- Total building work commenced surged by 21.6% in the September quarter to \$983.3m, the highest since the June quarter 1989.
- New residential building commencements rose by 22.4% to a series high of \$638.4m. Commencements of new houses were up by 16.0% to \$525.1m, a new high for the series, while new other dwelling units surged 64.6% to \$113.2m. Commencements of alterations and additions to residential buildings also rose, by 18.6%, to a series high of \$70.7m.
- Commencements of non-residential buildings rose by 20.6% to \$274.3m, due to an increase in the Miscellaneous category, mainly attributable to a new gaol.

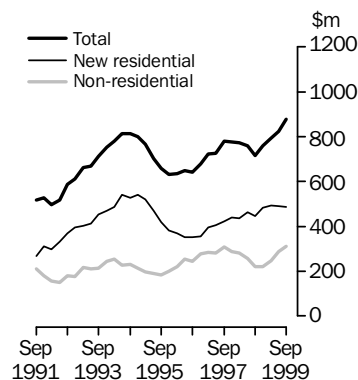
NUMBER OF DWELLING UNITS COMMENCED, SEASONALLY ADJUSTED

- In seasonally adjusted terms, the total number of dwelling units commenced rose by 26.0% to 5,985. New private sector house commencements increased by 20.8% to 4,710, the most since the March quarter 1989.

VALUE OF WORK YET TO BE DONE, ORIGINAL

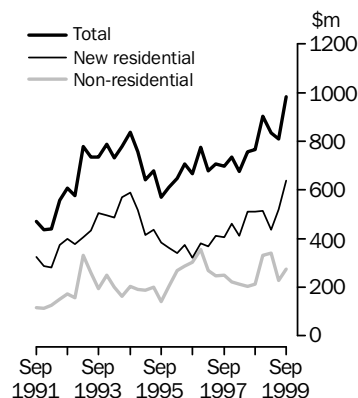
- Work yet to be done on jobs under construction at the end of September 1999 rose by 13.5% to \$1,123.4m. This was 1.22 times the value of work done for the quarter.

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

There are no changes in this issue.

SIGNIFICANT REVISIONS THIS ISSUE

The value of non-residential building work commenced during the June quarter 1999 has been revised upwards by \$26.3m (12.7%) with the public sector up \$19.1m (87.6%).

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

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

Colin Nagle
Regional Director
Western Australia

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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	1,283.4	198.0	1,481.1	174.9	831.2	1,174.1	2,825.9
1997-98	1,574.6	212.8	1,787.4	188.1	693.2	888.4	2,863.9
1998-99	1,719.4	261.6	1,981.0	218.9	922.8	1,110.0	3,309.9
1998 June qtr	427.3	83.7	510.7	44.9	162.8	202.4	758.1
Sept. qtr	447.2	63.2	510.4	42.7	176.8	211.9	765.0
Dec. qtr	448.1	64.5	512.6	58.8	289.7	330.8	902.3
1999 Mar. qtr	371.3	65.1	436.4	57.8	268.6	339.9	834.0
June qtr	452.8	68.8	521.6	59.6	187.7	227.4	808.6
Sept. qtr	525.1	113.2	638.4	70.7	156.3	274.3	983.3

(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	1,276.0	233.7	1,508.9	177.0	792.0	1,084.1	2,768.9
1997-98	1,547.6	212.6	1,760.2	193.4	812.3	1,135.2	3,088.7
1998-99	1,646.3	263.6	1,910.0	208.8	805.1	972.9	3,091.8
1998 June qtr	404.8	57.1	461.8	48.1	190.6	249.9	760.0
Sept. qtr	388.5	62.0	450.5	44.0	185.6	224.1	718.7
Dec. qtr	430.0	63.3	493.4	57.1	194.2	238.1	788.6
1999 Mar. qtr	413.8	63.6	477.4	50.9	192.4	231.9	760.3
June qtr	414.0	74.7	488.7	56.8	232.9	278.8	824.2
Sept. qtr	419.3	74.6	493.8	70.7	251.3	316.4	880.9
SEASONALLY ADJUSTED							
1998 June qtr	403.1	58.0	462.5	45.8	202.1	258.8	760.7
Sept. qtr	387.6	59.1	444.9	47.3	184.0	219.0	715.6
Dec. qtr	420.1	61.4	483.0	53.2	174.4	221.3	758.1
1999 Mar. qtr	426.3	67.4	492.9	54.2	201.4	245.9	794.4
June qtr	412.3	75.8	489.2	54.1	245.2	286.7	823.6
Sept. qtr	418.5	71.0	488.0	76.3	251.1	310.9	878.9

(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	405.3	58.2	464.9	46.1	204.0	260.4	764.6
Sept. qtr	393.5	59.3	450.9	48.0	186.2	220.9	723.9
Dec. qtr	430.7	61.6	493.8	54.5	177.2	224.1	772.5
1999 Mar. qtr	442.6	67.9	509.7	56.1	206.0	250.8	817.4
June qtr	431.2	77.0	509.2	56.4	252.1	294.0	852.2
Sept. qtr	440.7	72.6	511.5	80.4	259.1	320.2	915.6

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	3,756	3,654	3,903	n.a.	4,417	4,101	4,746	4,335
Sept. qtr	4,004	3,567	4,334	n.a.	4,605	4,022	4,927	4,305
Dec. qtr	3,837	3,362	3,908	n.a.	4,230	3,778	4,453	4,012
1999 Mar. qtr	3,622	3,898	3,641	n.a.	4,082	4,539	4,286	4,847
June qtr	3,898	3,973	4,034	n.a.	4,520	4,489	4,750	4,693
Sept. qtr	4,710	3,322	4,799	n.a.	5,755	3,735	5,985	4,086

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	12,013	1,858	80	13,951	1,233.8	170.6	1,404.5	171.2	1,575.7	817.5	2,393.2
1997-98	14,170	1,855	115	16,140	1,515.5	181.9	1,697.4	185.5	1,882.9	693.2	2,576.1
1998-99	15,383	1,982	92	17,457	1,722.5	231.6	1,954.1	221.5	2,175.6	939.2	3,114.8
1998 June qtr	3,892	640	28	4,560	417.0	71.3	488.3	44.0	532.3	163.5	695.8
Sept. qtr	4,049	543	12	4,604	424.5	59.1	483.6	42.4	526.0	178.2	704.1
Dec. qtr	3,946	398	37	4,381	456.2	55.5	511.7	60.0	571.7	293.7	865.3
1999 Mar. qtr	3,350	426	28	3,804	381.6	55.6	437.2	59.3	496.5	274.2	770.7
June qtr	4,038	615	15	4,668	460.2	61.5	521.7	59.8	581.5	193.1	774.6
Sept. qtr	4,760	867	119	5,746	538.9	101.1	640.0	72.8	712.8	162.3	875.1
PUBLIC SECTOR											
1996-97	509	383	6	898	48.7	24.7	73.4	3.3	76.7	337.5	414.3
1997-98	620	505	—	1,125	59.1	30.9	90.0	2.6	92.6	195.1	287.7
1998-99	565	425	—	990	51.1	33.2	84.2	5.2	89.4	190.7	280.1
1998 June qtr	132	204	—	336	12.4	12.3	24.8	1.3	26.1	39.8	65.9
Sept. qtr	369	59	—	428	29.8	4.3	34.1	1.1	35.2	35.4	70.6
Dec. qtr	41	90	—	131	4.4	9.5	13.8	0.7	14.5	41.7	56.2
1999 Mar. qtr	36	160	—	196	4.0	10.5	14.4	0.8	15.3	72.7	88.0
June qtr	119	116	—	235	13.0	9.0	21.9	2.5	24.4	40.9	65.3
Sept. qtr	129	219	9	357	14.2	15.7	29.9	2.0	31.9	122.6	154.4
TOTAL											
1996-97	12,522	2,241	86	14,849	1,282.6	195.3	1,477.9	174.5	1,652.4	1,155.0	2,807.4
1997-98	14,790	2,360	115	17,265	1,574.6	212.8	1,787.4	188.1	1,975.5	888.3	2,863.8
1998-99	15,948	2,407	92	18,447	1,773.6	264.7	2,038.4	226.7	2,265.0	1,129.9	3,394.9
1998 June qtr	4,024	844	28	4,896	429.4	83.7	513.1	45.3	558.3	203.3	761.7
Sept. qtr	4,418	602	12	5,032	454.3	63.3	517.6	43.5	561.2	213.6	774.7
Dec. qtr	3,987	488	37	4,512	460.5	65.0	525.5	60.7	586.2	335.3	921.5
1999 Mar. qtr	3,386	586	28	4,000	385.6	66.0	451.6	60.1	511.8	346.9	858.7
June qtr	4,157	731	15	4,903	473.2	70.4	543.6	62.3	605.9	234.0	839.9
Sept. qtr	4,889	1,086	128	6,103	553.1	116.8	669.9	74.8	744.7	284.8	1,029.6

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>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
PRIVATE SECTOR											
1996-97	79.2	173.8	105.2	105.7	141.3	40.8	5.7	89.9	41.2	34.7	817.5
1997-98	54.6	176.0	89.1	79.8	144.9	36.9	6.6	45.9	36.6	22.8	693.2
1998-99	50.7	377.9	85.9	74.7	155.9	47.8	5.5	37.1	84.0	19.8	939.2
1998 June qtr	13.0	55.4	18.9	15.5	43.2	4.2	0.3	5.1	5.7	2.3	163.5
Sept. qtr	6.1	48.5	23.8	12.9	40.4	12.0	1.1	11.7	18.6	2.9	178.2
Dec. qtr	16.8	140.0	17.2	18.4	29.5	16.8	1.3	6.0	38.5	9.1	293.7
1999 Mar. qtr	20.6	128.6	24.2	25.3	31.4	7.3	2.0	9.9	21.9	3.0	274.2
June qtr	7.1	60.8	20.7	18.0	54.6	11.6	1.0	9.6	5.0	4.7	193.1
Sept. qtr	11.3	49.2	18.3	11.4	28.2	12.4	8.1	10.4	7.7	5.3	162.3
PUBLIC SECTOR											
1996-97	—	2.7	6.9	40.3	33.9	58.1	0.2	135.2	41.2	19.0	337.5
1997-98	1.4	0.8	2.1	47.3	6.7	84.5	—	4.6	27.6	20.3	195.1
1998-99	0.6	2.4	4.1	26.9	7.2	60.9	—	20.3	32.0	36.2	190.7
1998 June qtr	—	—	—	2.4	0.2	18.3	—	—	16.8	2.0	39.8
Sept. qtr	0.5	0.2	2.6	11.8	0.1	9.8	—	1.4	4.1	4.8	35.4
Dec. qtr	0.1	1.8	1.2	1.7	6.2	22.7	—	1.3	2.1	4.7	41.7
1999 Mar. qtr	—	0.1	0.3	12.4	—	16.0	—	17.6	20.4	6.0	72.7
June qtr	—	0.4	—	1.0	0.8	12.4	—	0.1	5.5	20.7	40.9
Sept. qtr	0.1	1.3	—	4.5	0.8	21.2	—	—	1.6	93.0	122.6
TOTAL											
1996-97	79.2	176.5	112.1	146.0	175.3	98.9	5.8	225.1	82.5	53.7	1,155.0
1997-98	56.0	176.7	91.2	127.1	151.6	121.4	6.6	50.4	64.2	43.1	888.3
1998-99	51.3	380.3	90.0	101.6	163.0	108.7	5.5	57.5	116.0	56.0	1,129.9
1998 June qtr	13.0	55.4	18.9	17.9	43.4	22.6	0.3	5.1	22.6	4.3	203.3
Sept. qtr	6.6	48.7	26.5	24.7	40.5	21.8	1.1	13.0	22.7	7.8	213.6
Dec. qtr	16.9	141.8	18.4	20.1	35.8	39.5	1.3	7.2	40.6	13.8	335.3
1999 Mar. qtr	20.6	128.7	24.5	37.8	31.4	23.4	2.0	27.4	42.2	9.0	346.9
June qtr	7.1	61.2	20.7	19.0	55.3	24.0	1.0	9.8	10.5	25.4	234.0
Sept. qtr	11.4	50.6	18.3	15.9	29.0	33.5	8.1	10.4	9.3	98.3	284.8

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	5,157	1,268	37	6,462	645.2	134.5	779.7	70.0	849.7	467.2	1,316.9
1997-98	5,756	1,251	101	7,108	736.8	142.4	879.2	75.6	954.7	395.2	1,350.0
1998-99	6,300	1,307	59	7,666	860.2	178.0	1,038.2	110.0	1,148.2	622.6	1,770.8
1998 June qtr	5,756	1,251	101	7,108	736.8	142.4	879.2	75.6	954.7	395.2	1,350.0
Sept. qtr	6,268	1,378	59	7,705	775.6	163.5	939.1	74.1	1,013.2	391.3	1,404.5
Dec. qtr	6,568	1,318	69	7,955	837.3	177.2	1,014.4	85.9	1,100.3	455.9	1,556.3
1999 Mar. qtr	6,307	1,162	55	7,524	841.2	176.0	1,017.3	112.7	1,129.9	545.6	1,675.5
June qtr	6,300	1,307	59	7,666	860.2	178.0	1,038.2	110.0	1,148.2	622.6	1,770.8
Sept. qtr	7,758	1,761	160	9,679	1,032.1	240.5	1,272.6	123.8	1,396.4	579.2	1,975.6
PUBLIC SECTOR											
1996-97	139	119	—	258	14.5	6.5	21.0	0.9	22.0	326.3	348.2
1997-98	174	360	—	534	14.8	21.0	35.8	1.2	37.0	194.6	231.6
1998-99	187	304	—	491	17.7	20.7	38.4	2.4	40.8	137.1	177.9
1998 June qtr	174	360	—	534	14.8	21.0	35.8	1.2	37.0	194.6	231.6
Sept. qtr	461	311	—	772	37.9	19.6	57.4	1.7	59.1	132.2	191.3
Dec. qtr	342	228	—	570	25.8	17.9	43.8	0.9	44.6	139.5	184.2
1999 Mar. qtr	198	263	—	461	14.8	16.4	31.2	0.6	31.9	138.6	170.5
June qtr	187	304	—	491	17.7	20.7	38.4	2.4	40.8	137.1	177.9
Sept. qtr	186	400	1	587	20.6	28.2	48.7	3.0	51.8	223.7	275.5
TOTAL											
1996-97	5,296	1,387	37	6,720	659.7	141.0	800.8	70.9	871.7	793.4	1,665.1
1997-98	5,930	1,611	101	7,642	751.6	163.4	915.0	76.8	991.8	589.9	1,581.6
1998-99	6,487	1,611	59	8,157	877.9	198.8	1,076.6	112.5	1,189.1	759.7	1,948.8
1998 June qtr	5,930	1,611	101	7,642	751.6	163.4	915.0	76.8	991.8	589.9	1,581.6
Sept. qtr	6,729	1,689	59	8,477	813.5	183.1	996.5	75.7	1,072.3	523.6	1,595.8
Dec. qtr	6,910	1,546	69	8,525	863.1	195.1	1,058.2	86.8	1,145.0	595.5	1,740.4
1999 Mar. qtr	6,505	1,425	55	7,985	856.1	192.4	1,048.5	113.3	1,161.8	684.2	1,846.0
June qtr	6,487	1,611	59	8,157	877.9	198.8	1,076.6	112.5	1,189.1	759.7	1,948.8
Sept. qtr	7,944	2,161	161	10,266	1,052.7	268.6	1,321.4	126.8	1,448.2	802.9	2,251.1

**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	62.5	108.9	47.3	48.0	64.0	12.7	4.0	84.5	19.3	16.0	467.2
1997-98	49.2	77.5	33.7	35.5	60.7	9.9	3.3	83.0	23.3	19.2	395.2
1998-99	58.0	290.7	42.9	38.0	68.5	15.9	3.8	29.5	58.9	16.4	622.6
1998 June qtr	49.2	77.5	33.7	35.5	60.7	9.9	3.3	83.0	23.3	19.2	395.2
Sept. qtr	34.5	87.2	29.0	33.7	63.0	14.7	4.1	83.6	29.1	12.2	391.3
Dec. qtr	42.9	178.7	33.4	22.6	39.4	27.2	2.6	46.4	50.6	12.0	455.9
1999 Mar. qtr	55.2	254.6	39.8	28.2	39.0	21.7	3.9	23.2	67.6	12.4	545.6
June qtr	58.0	290.7	42.9	38.0	68.5	15.9	3.8	29.5	58.9	16.4	622.6
Sept. qtr	41.3	275.8	36.8	30.1	62.2	24.2	8.9	23.4	63.5	12.9	579.2
PUBLIC SECTOR											
1996-97	—	0.9	4.8	25.6	29.8	75.4	0.2	143.3	37.1	9.1	326.3
1997-98	0.7	—	—	30.3	2.8	50.4	—	66.9	38.8	4.8	194.6
1998-99	—	0.1	0.3	16.9	4.8	46.3	—	17.6	26.7	24.5	137.1
1998 June qtr	0.7	—	—	30.3	2.8	50.4	—	66.9	38.8	4.8	194.6
Sept. qtr	0.5	0.2	2.5	38.0	0.1	36.4	—	30.0	19.2	5.2	132.2
Dec. qtr	0.5	0.3	3.6	32.1	5.8	37.0	—	30.7	20.3	9.2	139.5
1999 Mar. qtr	—	—	1.3	16.7	4.2	48.0	—	18.8	39.6	10.0	138.6
June qtr	—	0.1	0.3	16.9	4.8	46.3	—	17.6	26.7	24.5	137.1
Sept. qtr	0.1	1.3	0.3	15.6	0.6	53.6	—	16.2	26.3	109.7	223.7
TOTAL											
1996-97	62.5	109.8	52.1	73.6	93.9	88.1	4.2	227.8	56.3	25.1	793.4
1997-98	49.9	77.5	33.7	65.8	63.5	60.2	3.3	149.9	62.0	24.1	589.9
1998-99	58.0	290.8	43.2	54.9	73.3	62.2	3.8	47.1	85.6	40.8	759.7
1998 June qtr	49.9	77.5	33.7	65.8	63.5	60.2	3.3	149.9	62.0	24.1	589.9
Sept. qtr	35.1	87.4	31.6	71.7	63.1	51.1	4.1	113.7	48.4	17.4	523.6
Dec. qtr	43.5	179.0	37.0	54.7	45.2	64.3	2.6	77.1	70.8	21.3	595.5
1999 Mar. qtr	55.2	254.6	41.1	45.0	43.3	69.7	3.9	41.9	107.1	22.4	684.2
June qtr	58.0	290.8	43.2	54.9	73.3	62.2	3.8	47.1	85.6	40.8	759.7
Sept. qtr	41.4	277.1	37.1	45.8	62.8	77.8	8.9	39.6	89.8	122.6	802.9

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	11,074	2,235	93	13,402	1,136.2	202.7	1,338.9	176.8	1,515.7	715.7	2,231.4
1997-98	13,542	1,856	50	15,448	1,453.3	192.1	1,645.4	186.2	1,831.7	800.9	2,632.6
1998-99	14,764	1,876	134	16,774	1,606.7	208.6	1,815.4	196.6	2,011.9	737.8	2,749.8
1998 June qtr	3,723	399	9	4,131	382.4	48.7	431.1	50.1	481.3	179.9	661.2
Sept. qtr	3,538	412	54	4,004	388.8	42.1	430.9	46.3	477.2	186.4	663.5
Dec. qtr	3,583	433	27	4,043	385.7	44.6	430.3	50.8	481.1	235.5	716.6
1999 Mar. qtr	3,599	570	42	4,211	385.9	61.6	447.4	41.6	489.0	191.5	680.5
June qtr	4,044	461	11	4,516	446.4	60.3	506.7	57.9	564.6	124.5	689.1
Sept. qtr	3,302	404	18	3,724	373.9	40.1	414.0	61.4	475.4	217.7	693.1
PUBLIC SECTOR											
1996-97	424	609	6	1,039	40.2	51.0	91.2	2.4	93.6	171.4	264.9
1997-98	582	264	—	846	58.4	15.4	73.8	2.3	76.1	335.5	411.6
1998-99	542	477	—	1,019	47.8	29.7	77.4	3.9	81.3	247.3	328.6
1998 June qtr	150	83	—	233	13.9	4.5	18.5	0.4	18.8	81.5	100.3
Sept. qtr	82	108	—	190	6.8	5.8	12.6	0.7	13.3	97.4	110.7
Dec. qtr	157	173	—	330	16.4	11.0	27.4	1.4	28.8	35.2	64.0
1999 Mar. qtr	174	121	—	295	14.5	8.1	22.6	1.1	23.7	72.1	95.8
June qtr	129	75	—	204	10.1	4.8	14.8	0.8	15.6	42.5	58.1
Sept. qtr	130	123	8	261	11.3	8.3	19.6	1.4	20.9	34.1	55.0
TOTAL											
1996-97	11,498	2,844	99	14,441	1,176.4	253.7	1,430.1	179.2	1,609.3	887.1	2,496.4
1997-98	14,124	2,120	50	16,294	1,511.7	207.5	1,719.2	188.6	1,907.8	1,136.4	3,044.1
1998-99	15,306	2,353	134	17,793	1,654.5	238.3	1,892.8	200.5	2,093.3	985.1	3,078.4
1998 June qtr	3,873	482	9	4,364	396.4	53.3	449.6	50.5	500.1	261.4	761.5
Sept. qtr	3,620	520	54	4,194	395.6	47.9	443.5	46.9	490.4	283.8	774.2
Dec. qtr	3,740	606	27	4,373	402.1	55.6	457.7	52.2	509.9	270.7	780.6
1999 Mar. qtr	3,773	691	42	4,506	400.3	69.7	470.0	42.7	512.7	263.6	776.3
June qtr	4,173	536	11	4,720	456.5	65.1	521.6	58.6	580.2	167.0	747.2
Sept. qtr	3,432	527	26	3,985	385.2	48.3	433.6	62.8	496.4	251.8	748.1

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>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
PRIVATE SECTOR											
1996-97	121.9	126.3	99.2	89.8	110.8	40.4	4.8	21.8	35.0	65.7	715.7
1997-98	80.1	215.2	108.2	95.2	145.4	40.3	7.6	51.3	37.6	20.0	800.9
1998-99	44.8	177.1	78.6	73.0	150.9	44.1	5.2	94.2	48.6	21.4	737.8
1998 June qtr	21.8	35.2	31.7	21.2	34.3	9.5	0.4	17.5	5.7	2.6	179.9
Sept. qtr	21.4	42.4	28.2	14.8	39.1	7.3	0.4	11.2	12.9	8.7	186.4
Dec. qtr	9.0	50.3	12.7	29.8	54.0	4.6	2.9	45.9	17.1	9.2	235.5
1999 Mar. qtr	10.2	52.9	18.9	20.1	32.2	14.3	0.8	34.0	5.3	2.7	191.5
June qtr	4.2	31.4	18.7	8.4	25.6	17.8	1.1	3.1	13.4	0.8	124.5
Sept. qtr	30.6	67.9	24.9	19.7	36.6	4.4	3.0	17.9	3.9	8.8	217.7
PUBLIC SECTOR											
1996-97	—	1.9	2.2	40.6	17.3	50.1	—	7.4	24.9	26.9	171.4
1997-98	0.6	1.7	6.5	45.2	34.3	112.7	0.2	83.0	26.4	24.8	335.5
1998-99	1.3	2.3	3.8	38.2	5.2	65.9	—	70.5	43.0	17.1	247.3
1998 June qtr	—	0.6	0.5	4.2	1.8	40.9	—	13.1	6.8	13.7	81.5
Sept. qtr	0.7	—	0.1	3.5	2.8	23.8	—	38.2	23.7	4.7	97.4
Dec. qtr	0.1	1.7	0.3	7.1	0.5	22.5	—	1.5	1.0	0.7	35.2
1999 Mar. qtr	0.5	0.4	2.4	26.5	1.6	5.0	—	29.5	1.0	5.2	72.1
June qtr	—	0.2	1.0	1.2	0.2	14.6	—	1.3	17.3	6.6	42.5
Sept. qtr	—	0.1	—	5.7	5.0	14.3	—	—	1.3	7.8	34.1
TOTAL											
1996-97	121.9	128.2	101.4	130.4	128.1	90.5	4.8	29.2	60.0	92.5	887.1
1997-98	80.7	216.8	114.7	140.3	179.7	153.0	7.8	134.4	64.1	44.8	1,136.4
1998-99	46.1	179.4	82.3	111.2	156.1	110.0	5.2	164.7	91.6	38.5	985.1
1998 June qtr	21.8	35.8	32.2	25.4	36.1	50.4	0.4	30.6	12.4	16.3	261.4
Sept. qtr	22.1	42.4	28.3	18.2	41.8	31.2	0.4	49.4	36.5	13.4	283.8
Dec. qtr	9.1	52.0	13.0	36.9	54.5	27.1	2.9	47.4	18.0	9.9	270.7
1999 Mar. qtr	10.7	53.3	21.3	46.6	33.8	19.3	0.8	63.5	6.3	7.9	263.6
June qtr	4.2	31.6	19.7	9.5	25.9	32.4	1.1	4.5	30.7	7.3	167.0
Sept. qtr	30.6	68.0	24.9	25.4	41.6	18.6	3.0	17.9	5.1	16.6	251.8

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	1,230.7	185.2	1,415.9	174.0	1,589.9	776.5	2,366.4
1997-98	1,489.9	191.6	1,681.5	191.2	1,872.7	812.3	2,684.9
1998-99	1,646.7	233.8	1,880.5	211.1	2,091.5	815.7	2,907.3
1998 June qtr	396.2	49.1	445.4	47.8	493.2	191.8	685.0
Sept. qtr	377.9	53.1	430.9	43.5	474.5	186.9	661.4
Dec. qtr	425.2	57.0	482.3	57.5	539.8	196.0	735.8
1999 Mar. qtr	420.2	56.3	476.5	51.9	528.5	195.3	723.8
June qtr	423.4	67.4	490.7	58.1	548.8	237.5	786.3
Sept. qtr	430.1	65.9	496.0	72.4	568.4	259.3	827.6
PUBLIC SECTOR							
1996-97	44.4	44.3	88.7	2.9	91.6	286.5	378.1
1997-98	57.6	21.1	78.7	2.2	80.8	323.0	403.8
1998-99	50.9	31.3	82.2	4.4	86.6	170.0	256.7
1998 June qtr	10.8	8.0	18.8	0.6	19.4	59.7	79.1
Sept. qtr	16.5	9.1	25.6	1.2	26.7	38.8	65.5
Dec. qtr	15.7	6.3	22.0	1.0	23.1	44.3	67.4
1999 Mar. qtr	9.3	7.6	16.9	0.9	17.9	40.1	58.0
June qtr	9.4	8.2	17.7	1.3	19.0	46.8	65.8
Sept. qtr	11.4	10.2	21.6	2.1	23.7	67.2	90.9
TOTAL							
1996-97	1,275.2	229.4	1,504.6	176.9	1,681.5	1,063.0	2,744.5
1997-98	1,547.5	212.6	1,760.2	193.3	1,953.5	1,135.2	3,088.7
1998-99	1,697.6	265.0	1,962.7	215.5	2,178.2	985.8	3,164.0
1998 June qtr	407.1	57.1	464.2	48.4	512.5	251.5	764.1
Sept. qtr	394.4	62.1	456.5	44.7	501.2	225.7	726.9
Dec. qtr	440.9	63.4	504.3	58.6	562.9	240.3	803.2
1999 Mar. qtr	429.5	63.9	493.5	52.9	546.3	235.4	781.8
June qtr	432.8	75.6	508.4	59.4	567.8	284.3	852.1
Sept. qtr	441.5	76.1	517.6	74.5	592.1	326.5	918.6

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>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
PRIVATE SECTOR											
1996-97	88.3	159.6	100.7	109.9	126.4	41.1	6.2	47.5	40.3	56.5	776.5
1997-98	80.2	196.8	104.5	85.2	145.6	40.2	7.2	89.4	38.9	24.3	812.3
1998-99	56.7	265.6	83.5	72.1	159.3	46.4	6.1	43.7	63.8	18.6	815.7
1998 June qtr	19.8	38.8	24.4	21.6	40.0	7.5	0.9	22.7	10.9	5.4	191.8
Sept. qtr	13.2	53.6	20.9	17.2	41.6	6.0	1.5	13.3	14.4	5.3	186.9
Dec. qtr	11.4	59.4	18.5	19.3	43.4	15.3	0.9	10.2	13.3	4.4	196.0
1999 Mar. qtr	16.5	65.2	18.5	19.1	24.2	14.9	1.7	13.0	17.5	4.8	195.3
June qtr	15.6	87.5	25.7	16.5	50.0	10.2	2.0	7.2	18.6	4.1	237.5
Sept. qtr	20.3	114.4	18.3	16.7	33.1	9.8	3.9	12.1	23.9	6.7	259.3
PUBLIC SECTOR											
1996-97	—	2.1	4.2	48.3	32.3	94.5	—	56.6	30.3	18.2	286.5
1997-98	0.9	1.4	4.4	46.2	14.0	89.7	0.2	96.1	42.4	27.6	323.0
1998-99	1.0	2.4	4.0	31.8	6.4	58.2	—	15.9	28.0	22.3	170.0
1998 June qtr	0.2	0.1	0.2	8.2	1.8	23.8	—	8.9	11.3	5.2	59.7
Sept. qtr	0.5	0.2	0.4	10.6	1.0	11.3	—	5.3	7.2	2.3	38.8
Dec. qtr	0.4	1.7	2.2	8.1	2.7	18.6	—	2.4	4.5	3.7	44.3
1999 Mar. qtr	0.1	0.2	1.1	9.0	1.5	14.5	—	3.3	7.7	2.9	40.1
June qtr	—	0.3	0.3	4.2	1.2	13.9	—	4.9	8.5	13.5	46.8
Sept. qtr	0.1	0.7	—	5.6	2.2	21.6	—	5.0	9.4	22.6	67.2
TOTAL											
1996-97	88.3	161.8	104.9	158.2	158.7	135.6	6.2	104.1	70.6	74.6	1,063.0
1997-98	81.1	198.2	108.9	131.4	159.5	129.9	7.4	185.6	81.3	52.0	1,135.2
1998-99	57.7	268.0	87.5	103.9	165.6	104.7	6.1	59.6	91.7	40.9	985.8
1998 June qtr	20.0	38.9	24.6	29.8	41.7	31.3	0.9	31.6	22.1	10.6	251.5
Sept. qtr	13.7	53.7	21.3	27.8	42.6	17.3	1.5	18.6	21.7	7.5	225.7
Dec. qtr	11.8	61.1	20.7	27.3	46.1	33.9	0.9	12.6	17.8	8.1	240.3
1999 Mar. qtr	16.6	65.3	19.6	28.0	25.7	29.3	1.7	16.3	25.2	7.7	235.4
June qtr	15.6	87.9	26.0	20.8	51.3	24.1	2.0	12.1	27.0	17.6	284.3
Sept. qtr	20.4	115.1	18.3	22.3	35.3	31.4	3.9	17.1	33.4	29.3	326.5

**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	304.9	67.8	372.8	30.7	403.5	238.2	641.7
1997-98	362.2	76.3	438.5	31.7	470.2	155.4	625.7
1998-99	448.5	89.0	537.4	52.0	589.5	305.0	894.4
1998 June qtr	362.2	76.3	438.5	31.7	470.2	155.4	625.7
Sept. qtr	412.1	86.5	498.7	32.9	531.6	151.0	682.6
Dec. qtr	435.7	88.3	524.0	38.0	562.0	255.1	817.1
1999 Mar. qtr	406.1	93.1	499.2	54.5	553.7	340.9	894.6
June qtr	448.5	89.0	537.4	52.0	589.5	305.0	894.4
Sept. qtr	564.2	127.0	691.2	54.8	746.1	220.0	966.1
PUBLIC SECTOR							
1996-97	7.1	3.3	10.5	0.4	10.9	173.2	184.1
1997-98	8.3	12.2	20.5	0.8	21.3	55.4	76.7
1998-99	8.5	10.5	19.0	1.5	20.5	75.2	95.7
1998 June qtr	8.3	12.2	20.5	0.8	21.3	55.4	76.7
Sept. qtr	21.6	7.6	29.1	0.8	29.9	51.6	81.5
Dec. qtr	10.3	10.5	20.9	0.3	21.2	49.8	71.1
1999 Mar. qtr	4.9	9.7	14.6	0.2	14.8	80.9	95.8
June qtr	8.5	10.5	19.0	1.5	20.5	75.2	95.7
Sept. qtr	11.3	16.0	27.3	1.4	28.7	128.6	157.3
TOTAL							
1996-97	312.1	71.2	383.3	31.0	414.3	411.5	825.8
1997-98	370.5	88.5	459.0	32.5	491.5	210.9	702.3
1998-99	456.9	99.5	556.4	53.6	610.0	380.1	990.1
1998 June qtr	370.5	88.5	459.0	32.5	491.5	210.9	702.3
Sept. qtr	433.7	94.1	527.8	33.7	561.5	202.6	764.1
Dec. qtr	446.0	98.9	544.9	38.4	583.2	304.9	888.2
1999 Mar. qtr	411.0	102.8	513.8	54.7	568.5	421.8	990.3
June qtr	456.9	99.5	556.4	53.6	610.0	380.1	990.1
Sept. qtr	575.5	143.0	718.5	56.2	774.8	348.6	1,123.4

**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	37.2	51.9	23.7	17.3	29.2	6.7	1.8	55.6	7.6	7.3	238.2
1997-98	24.1	38.9	13.8	14.8	25.8	4.0	1.5	16.0	10.3	6.3	155.4
1998-99	20.9	163.5	18.1	18.2	25.3	7.7	1.1	13.1	30.8	6.2	305.0
1998 June qtr	24.1	38.9	13.8	14.8	25.8	4.0	1.5	16.0	10.3	6.3	155.4
Sept. qtr	17.6	37.4	16.5	10.5	25.7	10.2	1.2	14.5	14.6	2.7	151.0
Dec. qtr	23.6	119.9	15.1	9.9	12.6	12.0	1.8	13.1	39.8	7.3	255.1
1999 Mar. qtr	29.5	183.6	22.0	16.6	20.2	5.9	2.1	10.8	44.6	5.6	340.9
June qtr	20.9	163.5	18.1	18.2	25.3	7.7	1.1	13.1	30.8	6.2	305.0
Sept. qtr	14.5	102.1	18.6	13.3	22.6	10.6	5.3	12.7	15.4	4.9	220.0
PUBLIC SECTOR											
1996-97	—	0.6	2.7	11.8	7.7	19.9	0.2	93.8	28.3	8.2	173.2
1997-98	0.4	—	—	15.4	1.0	17.9	—	5.6	14.0	1.1	55.4
1998-99	—	0.1	—	8.5	1.7	21.5	—	10.9	16.9	15.5	75.2
1998 June qtr	0.4	—	—	15.4	1.0	17.9	—	5.6	14.0	1.1	55.4
Sept. qtr	0.4	—	2.2	16.1	—	16.4	—	1.6	10.9	3.9	51.6
Dec. qtr	0.1	0.1	1.3	9.2	3.6	20.9	—	1.4	8.4	4.9	49.8
1999 Mar. qtr	—	—	0.3	11.3	2.2	22.5	—	15.6	21.0	7.9	80.9
June qtr	—	0.1	—	8.5	1.7	21.5	—	10.9	16.9	15.5	75.2
Sept. qtr	0.1	0.6	—	7.3	0.3	21.4	—	4.5	8.4	86.0	128.6
TOTAL											
1996-97	37.2	52.5	26.5	29.1	36.8	26.6	1.9	149.4	35.8	15.5	411.5
1997-98	24.5	38.9	13.8	30.2	26.8	21.9	1.5	21.6	24.3	7.4	210.9
1998-99	20.9	163.5	18.1	26.7	27.1	29.2	1.1	24.0	47.8	21.7	380.1
1998 June qtr	24.5	38.9	13.8	30.2	26.8	21.9	1.5	21.6	24.3	7.4	210.9
Sept. qtr	18.0	37.5	18.8	26.6	25.7	26.6	1.2	16.2	25.5	6.6	202.6
Dec. qtr	23.7	120.0	16.4	19.1	16.2	32.9	1.8	14.5	48.2	12.2	304.9
1999 Mar. qtr	29.5	183.6	22.3	28.0	22.4	28.4	2.1	26.4	65.6	13.6	421.8
June qtr	20.9	163.5	18.1	26.7	27.1	29.2	1.1	24.0	47.8	21.7	380.1
Sept. qtr	14.6	102.8	18.6	20.6	22.9	32.0	5.3	17.3	23.7	90.8	348.6

**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	3.6	3.1	2.9	2.6	4.8	1.7
Under construction at end of period	2.9	2.7	2.2	2.1	4.7	1.3
Completed	5.1	5.4	4.4	4.8	8.4	2.9
Value of work done	..	2.8	..	2.4	4.4	1.4
Value of work yet to be done	..	2.8	..	2.3	5.0	1.5

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 2–4. 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.

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 Perth 08 9360 5140 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

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

Building Approvals, Western Australia (Cat. no. 8731.5) — issued monthly

Engineering Construction Activity, Australia (Cat. no. 8762.0) —
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Estimated Stocks of Dwellings, Western Australia (Cat. no. 8705.5) —
the final issue was for the year ended 30 June 1996. More recent data is
available from the ABS Information Consultancy Service.

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

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

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