

**BUILDING ACTIVITY, TASMANIA
DECEMBER QUARTER 1996**

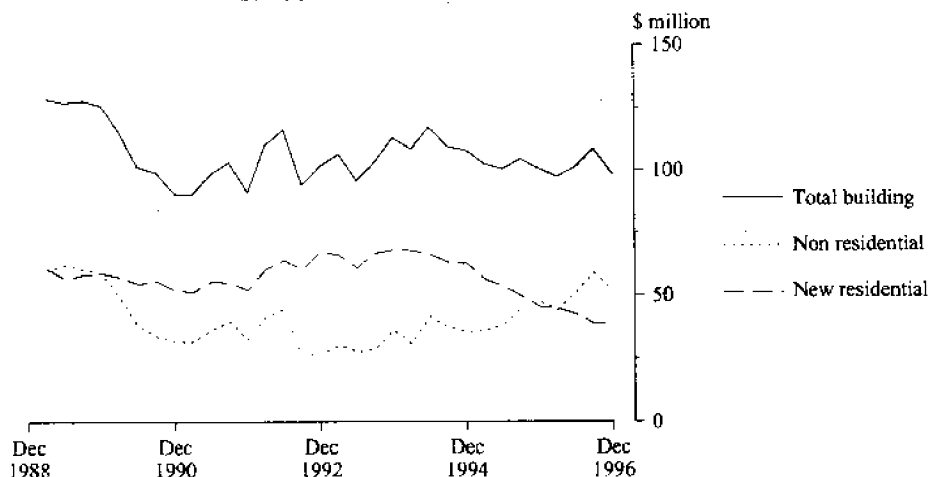
SUMMARY OF FINDINGS

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

	% change on	
	Sept quarter 1996	Dec quarter 1995
New residential building	-0.3	-14.1
Non-residential building	-13.2	8.0
Total building	-9.5	-2.5

- In seasonally adjusted average 1989-90 prices, the value of work done on new residential building during the December quarter 1996 remained at almost the same level as the previous quarter. Work done on new houses rose by 7.5% to \$32.9 million.
- Work done on non-residential building fell by 13.2% to \$51.4 million, but the levels for this and the previous 2 quarters have still been higher than for any since December 1989.
- In total, the value of building work done during the quarter decreased by 9.5% to \$98.2 million.

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



INQUIRIES

- for more information about statistics contained in this publication, the availability of related unpublished statistics and other ABS statistics and services, please contact Information Inquiries on Hobart (03) 6222 5800 (fax (03) 6222 5995), call at 200 Collins Street, Hobart or write to Information Inquiries, ABS, GPO Box 66A, Hobart, Tas 7001 or any ABS State office.
- for more detailed information about these statistics, contact Rex Porter on Adelaide (08) 8237 7316 or any ABS State office.

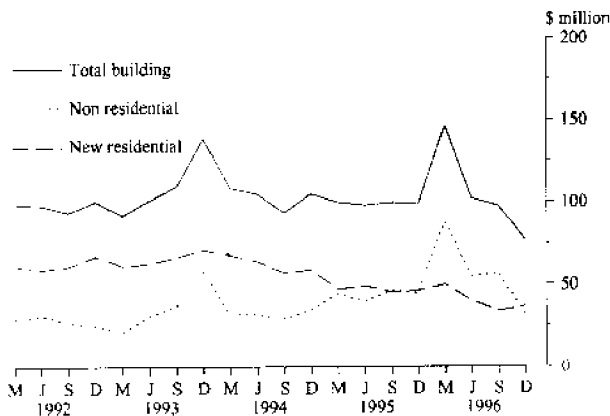
SUMMARY OF FINDINGS — continued

Value of building work commenced at average 1989–90 prices

	% change on	
	Sept quarter 1996	Dec quarter 1995
New residential building	9.2	-20.5
Alterations and additions to residential buildings	15.5	5.1
Non-residential building	-43.9	28.8
Total building	-21.2	-22.2

- In average 1989–90 prices, the value of new residential building work commenced during the December quarter rose by 9.2% to \$36.8 million, although the September quarter 1996 level was the lowest since that for the March quarter 1983. New houses rose by 24.9% to \$33.6 million, but other residential building fell by 52.9% to \$3.2 million, the lowest level since the series commenced in 1969.
- By comparison with residential building, non-residential commencements fell in the December quarter by 43.9% to \$31.7 million.
- As a result, the total value of all building work commenced during the quarter fell by 21.2% to \$76.7 million. This is 22.2% below the same quarter last year, and the lowest figure since March 1984.

VALUE OF WORK COMMENCED AT AVERAGE 1989-90 PRICES

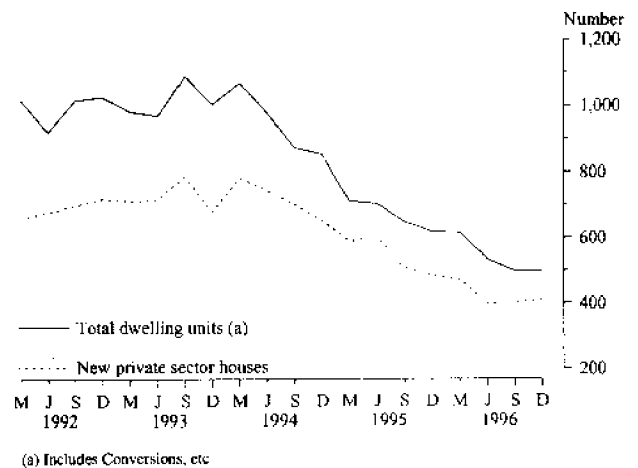


Number of dwelling units commenced, seasonally adjusted

	% change on	
	Sept quarter 1996	Dec quarter 1995
New private sector houses	2.5	-14.7
Private sector dwelling units	-4.1	-19.6
Total dwelling units	-0.2	-19.6

- In seasonally adjusted terms, the total number of dwelling units commenced during the December quarter 1996 was 497, virtually the same as the previous quarter. This was 54.2% fewer than the peak of September 1993, and the lowest figure since the series commenced in 1984.
- The number of new private sector houses commenced rose by 2.5% during the December quarter to 412, although this was still 14.7% less than the December quarter level of a year ago.

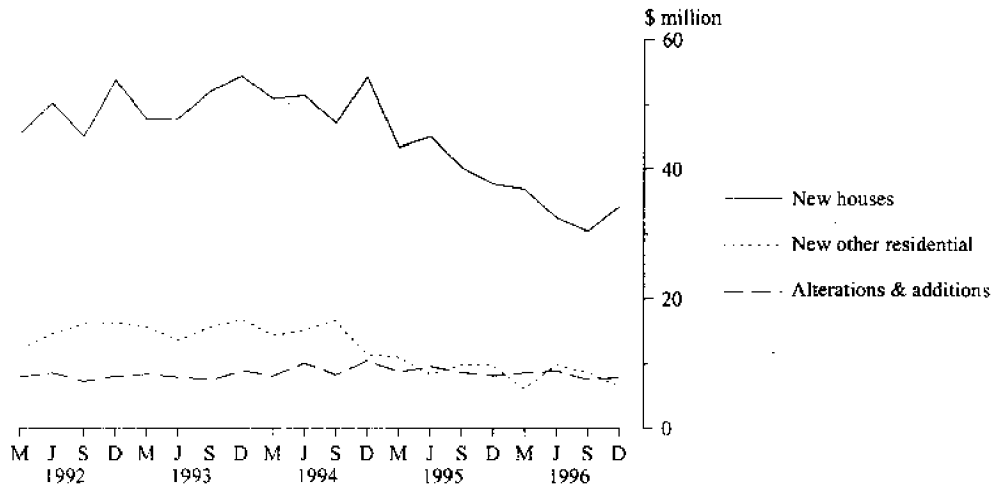
DWELLING UNITS COMMENCED SEASONALLY ADJUSTED



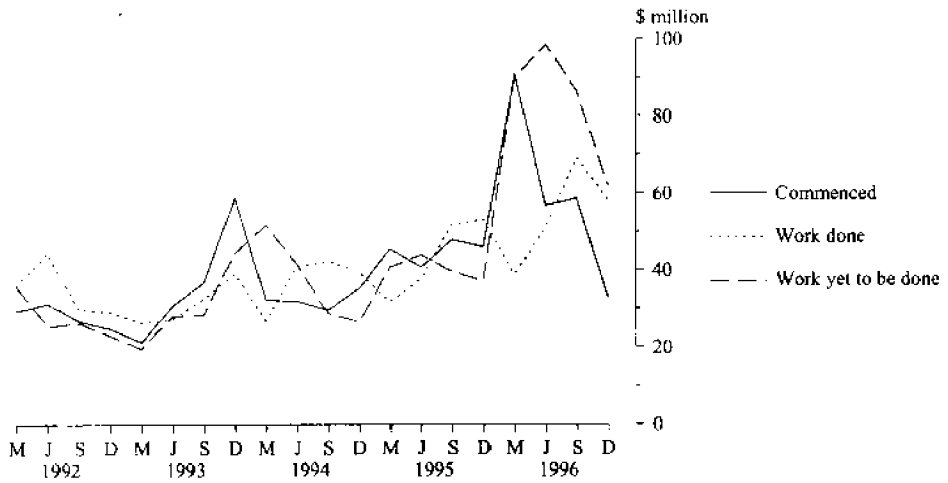
Original data

- The total value of building work commenced during the December quarter 1996 declined by 18.2% to \$88.9 million. The decline was caused by a 44.0% decrease in value of non-residential building commenced to \$32.9 million, while residential building rose 12.2% to \$56.0 million. The total number of dwelling units commenced rose by 11.0% to 526.
- The pattern for value of work commenced was mirrored by that for value of work done. Work done on non-residential building fell 16.1% to \$58.2 million, while residential building rose by 6.1% to \$61.2 million. Overall, total value of work done for the quarter was \$119.4 million, a decline of 6.1% from the previous quarter. Work yet to be done on jobs under construction at the end of December 1996 fell by 15.7% to \$145.1 million, or 1.2 times the work done during the quarter.

VALUE OF RESIDENTIAL WORK DONE
AT AVERAGE 1989-90 PRICES



VALUE OF NON-RESIDENTIAL BUILDING



VALUE OF NON-RESIDENTIAL BUILDING

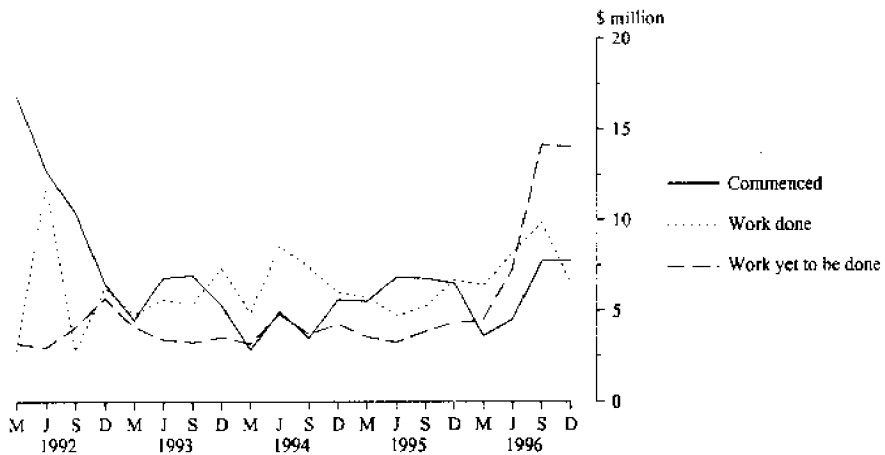


TABLE 1. VALUE OF BUILDING WORK COMMENCED, AVERAGE 1989-90 PRICES (a)
(**\$ million**)

Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building
	Houses	Other residential building	Total		Private sector	Total	
1993-94	203.8	65.2	269.0	33.8	85.6	158.5	461.3
1994-95	178.2	33.9	212.1	35.8	101.1	148.1	396.0
1995-96	135.9	45.5	181.4	31.5	150.4	233.5	446.4
1995 Sept. qtr	34.0	11.4	45.4	7.6	39.4	46.5	99.5
Dec. qtr	39.4	6.9	46.3	7.8	18.7	44.5	98.6
1996 Mar. qtr	33.8	16.0	49.8	8.9	62.9	87.7	146.4
June qtr	28.7	11.2	39.9	7.2	29.4	54.8	101.9
Sept. qtr	26.9	6.8	33.7	7.1	28.5	56.5	97.3
Dec. qtr	33.6	3.2	36.8	8.2	29.1	31.7	76.7

(a) See paragraphs 24 and 25 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up to date information on prices and commodity compositions becomes available

TABLE 2. VALUE OF BUILDING WORK DONE, AVERAGE 1989-90 PRICES (a):
ORIGINAL AND 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	
ORIGINAL							
1993-94	208.3	61.8	270.1	34.2	76.4	138.0	442.3
1994-95	189.6	46.9	236.5	36.8	97.8	147.8	421.1
1995-96	147.0	35.3	182.3	34.2	124.4	187.8	404.3
1995 Sept. qtr	40.1	9.8	49.9	8.6	34.7	50.2	108.7
Dec. qtr	37.6	9.7	47.3	8.1	34.3	51.3	106.7
1996 Mar. qtr	36.8	6.0	42.8	8.6	25.0	37.4	88.8
June qtr	32.5	9.8	42.3	8.9	30.4	48.9	100.1
Sept. qtr	30.4	8.6	39.0	7.5	45.0	66.5	113.0
Dec. qtr	34.2	6.5	40.7	7.9	36.9	55.6	104.2
SEASONALLY ADJUSTED							
1995 Sept. qtr	40.3	n.a.	49.9	n.a.	n.a.	44.9	104.7
Dec. qtr	36.2	n.a.	45.3	n.a.	n.a.	47.6	100.7
1996 Mar. qtr	38.2	n.a.	44.6	n.a.	n.a.	44.2	97.4
June qtr	32.3	n.a.	42.5	n.a.	n.a.	51.2	101.3
Sept. qtr	30.6	n.a.	39.0	n.a.	n.a.	59.2	108.5
Dec. qtr	32.9	n.a.	38.9	n.a.	n.a.	51.4	98.2

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

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

<i>Period</i>	<i>New residential building</i>		<i>Non-residential building</i>	<i>Total building</i>
	<i>Houses</i>	<i>Total</i>		
1995 Sept. qtr	50.4	60.3	46.6	118.5
Dec. qtr	45.5	55.0	49.3	114.0
1996 Mar. qtr	48.4	55.3	46.0	112.7
June qtr	40.9	51.8	53.4	115.1
Sept. qtr	39.3	48.1	61.8	122.0
Dec. qtr	42.4	48.7	53.9	112.5

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

<i>Period</i>	<i>New houses</i>				<i>Total dwelling units (includes conversions etc)</i>			
	<i>Private sector</i>		<i>Total</i>		<i>Private sector</i>		<i>Total</i>	
	<i>Commenced</i>	<i>Completed</i>	<i>Commenced</i>	<i>Completed</i>	<i>Commenced</i>	<i>Completed</i>	<i>Commenced</i>	<i>Completed</i>
1995 Sept. qtr	508	620	503	623	623	692	649	702
Dec. qtr	483	493	499	495	586	631	618	650
1996 Mar. qtr	471	587	466	592	567	743	615	766
June qtr	399	454	410	460	468	520	535	543
Sept. qtr	402	453	402	461	491	547	498	571
Dec. qtr	412	415	421	420	471	472	497	529

TABLE 5. NUMBER AND VALUE OF BUILDING COMMENCED, PRIVATE AND PUBLIC SECTOR: 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											
1993-94	2,974	1,031	16	4,021	238.9	62.3	301.2	39.7	340.9	86.2	427.1
1994-95	2,542	542	12	3,096	218.1	32.2	250.3	43.1	293.3	103.1	396.4
1995-96	1,859	378	8	2,245	168.3	32.9	201.2	38.3	239.5	155.5	395.0
1995 Sept. qtr	472	119	6	597	42.2	9.4	51.5	9.4	61.0	40.6	101.5
Dec. qtr	531	87	1	619	48.5	4.8	53.1	9.8	62.9	19.3	82.2
1996 Mar. qtr	459	108	1	568	41.9	13.6	55.5	10.7	66.2	65.1	131.3
June qtr	397	64	—	461	35.9	5.1	41.0	8.5	49.5	30.5	80.0
Sept. qtr	373	92	2	467	33.4	7.0	40.4	8.9	49.3	29.6	78.9
Dec. qtr	454	40	4	498	42.1	2.3	44.4	8.5	52.9	30.2	83.1
PUBLIC SECTOR											
1993-94	46	61	1	108	4.0	4.3	8.3	0.4	8.7	73.4	82.1
1994-95	6	40	—	46	0.5	2.8	3.2	0.6	3.9	48.1	51.9
1995-96	21	152	—	173	2.6	14.9	17.5	1.1	18.6	86.0	104.6
1995 Sept. qtr	2	23	—	25	0.2	2.5	2.7	0.1	2.8	7.3	10.2
Dec. qtr	10	24	—	34	1.4	2.4	3.8	—	3.8	26.6	30.5
1996 Mar. qtr	8	40	—	48	0.8	3.3	4.1	0.5	4.5	25.7	30.2
June qtr	1	65	—	66	0.2	6.7	6.9	0.5	7.3	26.3	33.7
Sept. qtr	5	2	—	7	0.5	0.2	0.7	—	0.7	29.1	29.8
Dec. qtr	3	12	13	28	0.2	1.1	1.3	1.8	3.1	2.7	5.7
TOTAL											
1993-94	3,020	1,092	17	4,129	242.9	66.6	309.5	40.1	349.6	159.6	509.3
1994-95	2,548	582	12	3,142	218.5	35.0	253.5	43.7	297.2	151.2	448.3
1995-96	1,880	530	8	2,418	170.9	47.8	218.7	39.4	258.1	241.5	499.6
1995 Sept. qtr	474	142	6	622	42.4	11.9	54.3	9.5	63.8	47.9	111.7
Dec. qtr	541	111	1	653	49.7	7.2	56.9	9.8	66.7	45.9	112.7
1996 Mar. qtr	467	148	1	616	42.7	16.9	59.6	11.1	70.7	90.8	161.5
June qtr	398	129	—	527	36.1	11.8	47.9	9.0	56.9	56.8	113.7
Sept. qtr	378	94	2	474	33.8	7.2	41.0	8.9	49.9	58.8	108.7
Dec. qtr	457	52	17	526	42.3	3.3	45.7	10.3	56.0	32.9	88.9

TABLE 6. VALUE OF NON-RESIDENTIAL BUILDING COMMENCED, PRIVATE AND PUBLIC SECTOR: ORIGINAL
(\$ million)

<i>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
PRIVATE SECTOR											
1993-94	4.4	10.4	13.1	15.2	6.6	1.6	1.1	23.9	2.8	7.1	86.2
1994-95	4.0	31.8	14.6	11.2	15.0	5.8	0.5	8.7	9.0	2.6	103.1
1995-96	12.3	34.1	37.9	15.3	23.2	8.2	2.0	14.4	1.9	6.1	155.5
1995 Sept. qtr	2.0	6.2	3.7	5.2	10.9	1.5	0.7	9.6	0.4	0.4	40.6
Dec. qtr	0.3	4.4	4.0	3.0	2.2	1.6	0.1	3.0	0.5	0.2	19.3
1996 Mar. qtr	9.0	11.1	23.8	5.8	8.0	3.8	0.1	0.4	0.5	2.6	65.1
June qtr	1.1	12.5	6.4	1.3	2.1	1.2	1.0	1.5	0.4	2.9	30.5
Sept. qtr	3.4	6.5	10.2	1.2	1.9	0.3	—	4.7	0.6	1.0	29.6
Dec. qtr	2.0	3.4	8.7	5.0	4.8	0.6	—	3.1	2.5	0.1	30.2
PUBLIC SECTOR											
1993-94	0.3	—	2.3	5.2	1.8	28.6	—	30.0	2.4	2.8	73.4
1994-95	—	—	0.1	9.1	3.1	14.8	—	10.3	0.4	10.2	48.1
1995-96	0.4	3.4	0.6	6.9	4.5	23.8	—	26.8	11.9	7.7	86.0
1995 Sept. qtr	—	—	—	1.4	0.3	2.5	—	1.3	—	1.7	7.3
Dec. qtr	—	—	—	0.8	0.4	15.4	—	9.5	—	0.6	26.6
1996 Mar. qtr	—	—	—	0.8	3.3	4.2	—	14.6	—	2.9	25.7
June qtr	0.4	3.4	0.6	3.9	0.5	1.7	—	1.4	11.9	2.5	26.3
Sept. qtr	—	—	—	9.1	—	10.5	—	—	0.2	9.3	29.1
Dec. qtr	0.2	0.1	—	1.2	0.2	—	—	—	0.4	0.6	2.7
TOTAL											
1993-94	4.7	10.4	15.4	20.4	8.4	30.2	1.1	53.9	5.2	9.9	159.6
1994-95	4.0	31.8	14.7	20.3	18.1	20.6	0.5	19.0	9.4	12.8	151.2
1995-96	12.8	37.5	38.5	22.2	27.7	32.0	2.0	41.2	13.8	13.8	241.5
1995 Sept. qtr	2.0	6.2	3.7	6.6	11.2	4.1	0.7	10.9	0.4	2.1	47.9
Dec. qtr	0.3	4.4	4.0	3.8	2.7	17.0	0.1	12.5	0.5	0.8	45.9
1996 Mar. qtr	9.0	11.1	23.8	6.6	11.3	8.0	0.1	14.9	0.5	5.5	90.8
June qtr	1.5	15.9	7.0	5.2	2.6	3.0	1.0	2.9	12.4	5.4	56.8
Sept. qtr	3.4	6.5	10.2	10.3	1.9	10.8	—	4.7	0.7	10.2	58.8
Dec. qtr	2.2	3.4	8.7	6.2	5.0	0.6	—	3.1	2.9	0.8	32.9

**TABLE 7. NUMBER AND VALUE OF BUILDING UNDER CONSTRUCTION AT END OF PERIOD,
PRIVATE AND PUBLIC SECTOR: 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</i>	<i>Total residential building</i>	<i>Total non-residential building</i>	<i>Total building</i>
								<i>residential buildings</i>			
PRIVATE SECTOR											
1993-94	2,019	566	4	2,589	170.5	38.0	208.6	19.4	227.9	35.2	263.2
1994-95	1,846	374	—	2,220	162.6	24.3	186.8	19.9	206.8	50.4	257.1
1995-96	1,529	313	—	1,842	138.2	27.5	165.8	17.9	183.6	91.7	275.4
1995 Sept. qtr	1,691	434	6	2,131	152.2	29.9	182.2	19.5	201.7	68.7	270.4
Dec. qtr	1,675	390	3	2,068	152.1	26.9	179.0	18.1	197.1	54.5	251.6
1996 Mar. qtr	1,585	324	2	1,911	143.7	26.7	170.4	18.6	189.0	87.4	276.4
June qtr	1,529	313	—	1,842	138.2	27.5	165.8	17.9	183.6	91.7	275.4
Sept. qtr	1,448	324	1	1,773	130.7	28.4	159.1	15.9	175.0	96.5	271.5
Dec. qtr	1,437	316	5	1,758	130.2	27.6	157.8	15.0	172.8	88.7	261.5
PUBLIC SECTOR											
1993-94	4	50	—	54	0.3	3.6	4.0	0.1	4.0	47.5	51.6
1994-95	2	21	—	23	0.1	1.7	1.8	—	1.9	39.3	41.2
1995-96	7	109	—	116	0.8	10.8	11.6	0.8	12.4	61.5	73.9
1995 Sept. qtr	2	32	—	34	0.2	3.3	3.5	0.1	3.5	34.6	38.2
Dec. qtr	11	36	—	47	1.6	4.0	5.6	—	5.6	44.7	50.3
1996 Mar. qtr	15	58	—	73	1.8	5.3	7.1	0.4	7.5	47.7	55.2
June qtr	7	109	—	116	0.8	10.8	11.6	0.8	12.4	61.5	73.9
Sept. qtr	5	95	—	100	0.6	8.4	9.0	0.4	9.3	85.0	94.3
Dec. qtr	4	50	13	67	0.4	3.8	4.2	1.7	5.9	70.9	76.9
TOTAL											
1993-94	2,023	616	4	2,643	170.9	41.6	212.5	19.4	232.0	82.8	314.7
1994-95	1,848	395	—	2,243	162.7	26.0	188.7	20.0	208.6	89.7	298.3
1995-96	1,536	422	—	1,958	139.0	38.3	177.4	18.7	196.0	153.3	349.3
1995 Sept. qtr	1,693	466	6	2,165	152.5	33.2	185.6	19.6	205.2	103.4	308.6
Dec. qtr	1,686	426	3	2,115	153.7	30.9	184.6	18.1	202.7	99.2	301.9
1996 Mar. qtr	1,600	382	2	1,984	145.5	32.0	177.5	19.0	196.5	135.1	331.7
June qtr	1,536	422	—	1,958	139.0	38.3	177.4	18.7	196.0	153.3	349.3
Sept. qtr	1,453	419	1	1,873	131.3	36.8	168.0	16.3	184.3	181.5	365.8
Dec. qtr	1,441	366	18	1,825	130.6	31.4	162.0	16.7	178.7	159.7	338.4

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

	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health recreational</i>	<i>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
PRIVATE SECTOR											
1993-94	0.4	1.4	4.1	5.9	6.1	0.4	1.3	11.6	1.6	2.2	35.2
1994-95	1.9	17.8	5.5	4.0	7.1	1.3	0.9	2.5	8.1	1.3	50.4
1995-96	10.3	21.5	26.5	6.5	4.9	4.7	1.7	7.9	1.4	6.2	91.7
1995 Sept. qtr	2.8	19.2	4.0	5.7	13.1	1.5	1.3	12.0	8.3	0.8	68.7
Dec. qtr	1.3	4.7	2.7	4.4	13.2	2.3	0.7	14.5	10.1	0.6	54.5
1996 Mar. qtr	9.4	10.9	23.1	6.9	10.4	4.2	0.8	10.3	8.7	2.7	87.4
June qtr	10.3	21.5	26.5	6.5	4.9	4.7	1.7	7.9	1.4	6.2	91.7
Sept. qtr	12.6	24.5	33.9	4.7	4.5	4.2	1.5	4.3	1.6	4.7	96.5
Dec. qtr	9.7	15.8	35.0	8.2	7.7	4.0	0.6	5.6	1.9	0.2	88.7
PUBLIC SECTOR											
1993-94	0.3	—	2.3	5.0	1.6	13.2	—	22.1	1.5	1.5	47.5
1994-95	—	—	—	7.0	1.8	11.3	—	9.0	0.1	10.1	39.3
1995-96	—	3.4	0.6	3.6	3.4	17.8	—	15.6	12.0	5.2	61.5
1995 Sept. qtr	—	—	—	3.0	2.1	8.2	—	9.6	0.1	11.6	34.6
Dec. qtr	—	—	—	1.9	0.5	17.5	—	19.1	0.1	5.5	44.7
1996 Mar. qtr	—	—	—	0.7	3.4	19.4	—	17.6	0.1	6.4	47.7
June qtr	—	3.4	0.6	3.6	3.4	17.8	—	15.6	12.0	5.2	61.5
Sept. qtr	—	3.3	0.6	11.6	3.4	27.4	—	14.6	10.2	13.9	85.0
Dec. qtr	0.2	0.1	—	12.5	—	22.5	—	14.6	9.2	12.0	70.9
TOTAL											
1993-94	0.7	1.4	6.5	10.9	7.7	13.6	1.3	33.7	3.2	3.7	82.8
1994-95	1.9	17.8	5.5	11.0	8.9	12.6	0.9	11.5	8.3	11.3	89.7
1995-96	10.3	24.9	27.1	10.1	8.3	22.5	1.7	23.5	13.5	11.4	153.3
1995 Sept. qtr	2.8	19.2	4.0	8.7	15.3	9.7	1.3	21.6	8.4	12.4	103.4
Dec. qtr	1.3	4.7	2.7	6.3	13.7	19.8	0.7	33.6	10.2	6.2	99.2
1996 Mar. qtr	9.4	10.9	23.1	7.7	13.8	23.6	0.8	27.9	8.9	9.0	135.1
June qtr	10.3	24.9	27.1	10.1	8.3	22.5	1.7	23.5	13.5	11.4	153.3
Sept. qtr	12.6	27.8	34.5	16.3	7.9	31.6	1.5	18.9	11.8	18.6	181.5
Dec. qtr	9.9	15.9	35.0	20.7	7.7	26.5	0.6	20.2	11.1	12.2	159.7

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

Period	Number of dwelling units				Value (\$m)						
	New houses	New other residential building	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											
1993-94	2,879	885	16	3,780	228.8	49.1	277.8	39.1	316.9	80.8	397.8
1994-95	2,636	736	12	3,384	227.3	50.1	277.4	42.7	320.1	89.4	409.6
1995-96	2,143	429	8	2,580	196.4	31.8	228.2	42.4	270.6	119.7	390.3
1995 Sept. qtr	610	59	—	669	52.5	4.2	56.7	10.3	67.0	20.9	87.9
Dec. qtr	545	130	4	679	49.8	9.7	59.6	11.6	71.2	37.5	108.7
1996 Mar. qtr	539	174	2	715	51.2	13.6	64.8	10.6	75.3	32.2	107.6
June qtr	449	66	2	517	43.0	4.3	47.3	9.8	57.1	29.0	86.1
Sept. qtr	446	81	1	528	42.1	6.2	48.4	11.2	59.6	24.5	84.2
Dec. qtr	461	48	—	509	43.8	3.2	47.0	10.2	57.2	40.5	97.7
PUBLIC SECTOR											
1993-94	43	41	1	85	3.9	2.7	6.6	0.3	6.9	49.8	56.7
1994-95	8	69	—	77	0.7	4.7	5.4	0.7	6.1	56.7	62.8
1995-96	16	60	—	76	1.9	5.5	7.4	0.4	7.8	65.8	73.7
1995 Sept. qtr	2	8	—	10	0.1	0.6	0.8	0.1	0.9	12.7	13.6
Dec. qtr	1	20	—	21	0.1	1.7	1.8	0.1	1.8	17.3	19.2
1996 Mar. qtr	4	18	—	22	0.6	2.0	2.6	0.1	2.6	23.3	25.9
June qtr	9	14	—	23	1.2	1.1	2.3	0.2	2.5	12.5	15.0
Sept. qtr	7	16	—	23	0.7	2.4	3.1	0.4	3.5	4.2	7.7
Dec. qtr	4	57	—	61	0.4	5.9	6.3	0.4	6.7	15.2	21.9
TOTAL											
1993-94	2,922	926	17	3,865	232.7	51.7	284.4	39.5	323.9	130.6	454.5
1994-95	2,644	805	12	3,461	228.0	54.8	282.8	43.3	326.2	146.1	472.3
1995-96	2,159	489	8	2,656	198.4	37.3	235.7	42.8	278.4	185.5	464.0
1995 Sept. qtr	612	67	—	679	52.6	4.8	57.4	10.4	67.8	33.7	101.5
Dec. qtr	546	150	4	700	49.9	11.4	61.4	11.7	73.1	54.8	127.9
1996 Mar. qtr	543	192	2	737	51.7	15.6	67.3	10.6	78.0	55.5	133.5
June qtr	458	80	2	540	44.2	5.4	49.6	10.0	59.6	41.5	101.1
Sept. qtr	453	97	1	551	42.9	8.6	51.5	11.7	63.1	28.7	91.9
Dec. qtr	465	105	—	570	44.2	9.1	53.3	10.6	63.9	55.7	119.6

TABLE 10. VALUE OF NON-RESIDENTIAL BUILDING COMPLETED, PRIVATE AND PUBLIC SECTOR: ORIGINAL
(\$ million)

<i>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
PRIVATE SECTOR											
1993-94	4.8	13.1	14.3	10.6	8.6	4.6	1.1	15.9	2.9	4.8	80.8
1994-95	2.7	15.5	14.5	13.5	13.6	5.3	0.4	18.4	2.2	3.5	89.4
1995-96	4.3	31.3	15.0	14.3	26.9	5.1	1.2	7.4	12.5	1.7	119.7
1995 Sept. qtr	1.3	5.1	3.6	3.3	4.9	1.2	0.3	0.1	0.3	0.8	20.9
Dec. qtr	1.8	19.4	5.4	4.5	3.2	0.9	0.8	0.5	0.6	0.4	37.5
1996 Mar. qtr	1.0	4.9	3.0	3.7	11.0	2.0	--	3.0	3.5	0.2	32.2
June qtr	0.2	1.9	3.0	2.8	7.9	0.9	0.1	3.8	8.1	0.4	29.0
Sept. qtr	1.0	3.4	2.6	2.5	2.5	0.9	0.3	8.3	0.4	2.7	24.5
Dec. qtr	5.0	12.3	9.4	1.7	1.6	0.8	0.9	1.8	2.4	4.6	40.5
PUBLIC SECTOR											
1993-94	--	--	--	8.4	0.4	24.4	--	7.6	1.3	7.6	49.8
1994-95	0.3	--	2.4	7.1	3.2	16.8	--	23.5	1.7	1.7	56.7
1995-96	0.4	--	--	10.7	3.0	18.2	--	21.2	--	12.2	65.8
1995 Sept. qtr	--	--	--	5.7	--	6.1	--	0.7	--	0.2	12.7
Dec. qtr	--	--	--	1.9	2.2	6.3	--	0.4	--	6.5	17.3
1996 Mar. qtr	--	--	--	1.9	0.3	2.5	--	16.6	--	1.9	23.3
June qtr	0.4	--	--	1.1	0.5	3.3	--	3.5	--	3.6	12.5
Sept. qtr	--	0.1	0.3	1.1	--	0.9	--	1.0	0.3	0.7	4.2
Dec. qtr	--	2.7	0.6	0.9	3.6	3.3	--	--	1.4	2.7	15.2
TOTAL											
1993-94	4.8	13.1	14.3	19.0	9.0	29.1	1.1	23.6	4.2	12.5	130.6
1994-95	3.0	15.5	16.9	20.6	16.8	22.1	0.4	41.9	3.8	5.2	146.1
1995-96	4.7	31.3	15.0	25.0	29.9	23.4	1.2	28.6	12.5	13.9	185.5
1995 Sept. qtr	1.3	5.1	3.6	9.0	4.9	7.3	0.3	0.8	0.3	1.1	33.7
Dec. qtr	1.8	19.4	5.4	6.5	5.3	7.2	0.8	1.0	0.6	6.8	54.8
1996 Mar. qtr	1.0	4.9	3.0	5.6	11.3	4.6	--	19.6	3.5	2.1	55.5
June qtr	0.6	1.9	3.0	3.9	8.4	4.2	0.1	7.3	8.1	4.0	41.5
Sept. qtr	1.0	3.5	2.6	3.6	2.5	1.8	0.3	9.3	0.7	3.3	28.7
Dec. qtr	5.0	15.0	10.0	2.6	5.2	4.1	0.9	1.8	3.8	7.3	55.7

TABLE 11. VALUE OF BUILDING WORK DONE, PRIVATE AND PUBLIC SECTOR: ORIGINAL
(\$ million)

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Total residential building</i>	<i>Total non-residential building</i>	<i>Total building</i>
PRIVATE SECTOR							
1993-94	243.9	59.1	303.0	40.3	343.3	77.2	420.5
1994-95	230.8	46.0	276.8	44.3	321.1	100.1	421.1
1995-96	182.6	25.2	207.7	41.8	249.6	129.3	378.8
1995 Sept. qtr	50.0	8.6	58.5	10.6	69.1	36.0	105.0
Dec. qtr	46.4	7.5	53.9	10.1	64.0	35.6	99.6
1996 Mar. qtr	45.7	4.4	50.2	10.7	60.9	26.0	86.8
June qtr	40.5	4.6	45.1	10.5	55.6	31.7	87.3
Sept. qtr	38.7	6.3	45.0	9.5	54.5	47.0	101.5
Dec. qtr	43.7	5.8	49.5	9.9	59.4	38.6	98.0
PUBLIC SECTOR							
1993-94	4.1	4.2	8.3	0.4	8.7	62.2	70.9
1994-95	0.5	2.5	3.0	0.7	3.6	51.2	54.8
1995-96	2.5	12.1	14.6	1.0	15.6	65.9	81.5
1995 Sept. qtr	0.1	1.7	1.9	0.1	1.9	16.1	18.1
Dec. qtr	0.8	2.7	3.5	-	3.6	17.6	21.1
1996 Mar. qtr	1.0	1.9	2.9	0.2	3.1	12.9	15.9
June qtr	0.6	5.7	6.4	0.7	7.1	19.3	26.4
Sept. qtr	0.4	2.8	3.1	0.1	3.2	22.4	25.6
Dec. qtr	0.3	1.1	1.4	0.3	1.8	19.6	21.4
TOTAL							
1993-94	248.0	63.3	311.3	40.7	352.0	139.4	491.4
1994-95	231.3	48.5	279.8	44.9	324.7	151.3	476.0
1995-96	185.1	37.3	222.4	42.8	265.2	195.2	460.3
1995 Sept. qtr	50.1	10.3	60.4	10.7	71.0	52.1	123.1
Dec. qtr	47.2	10.3	57.4	10.1	67.6	53.2	120.8
1996 Mar. qtr	46.7	6.4	53.1	10.9	63.9	38.8	102.8
June qtr	41.1	10.4	51.5	11.2	62.7	51.1	113.7
Sept. qtr	39.0	9.1	48.2	9.6	57.7	69.4	127.1
Dec. qtr	44.0	6.9	51.0	10.2	61.2	58.2	119.4

TABLE 12. VALUE OF NON-RESIDENTIAL BUILDING WORK DONE, PRIVATE AND PUBLIC SECTOR: ORIGINAL
(\$ million)

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscel- laneous	Total non-resi- dential building
PRIVATE SECTOR											
1993-94	4.7	11.6	12.6	11.9	6.7	2.9	1.0	16.7	2.9	6.1	77.2
1994-95	3.1	25.4	14.6	14.0	15.2	5.7	0.8	14.8	3.7	2.8	100.1
1995-96	8.1	25.2	19.9	14.8	24.5	5.1	1.7	15.6	9.5	4.9	129.3
1995 Sept. qtr	2.0	9.6	3.9	3.6	7.8	0.7	0.8	4.4	2.6	0.5	36.0
Dec. qtr	1.5	7.9	4.4	4.8	5.1	1.7	0.2	4.6	5.2	0.3	35.6
1996 Mar. qtr	1.0	2.2	4.5	3.2	7.7	2.0	—	4.1	0.4	0.7	26.0
June qtr	3.7	5.5	7.2	3.1	3.9	0.6	0.7	2.5	1.2	3.4	31.7
Sept. qtr	4.3	13.1	13.8	3.2	3.4	2.9	0.5	2.5	0.5	2.8	47.0
Dec. qtr	5.0	7.4	14.0	3.0	4.0	0.6	0.1	1.3	2.3	1.0	38.6
PUBLIC SECTOR											
1993-94	0.3	—	2.2	8.1	1.6	23.2	—	17.1	1.8	8.0	62.2
1994-95	—	—	0.2	7.5	2.3	18.3	—	16.1	1.0	5.8	51.2
1995-96	0.4	0.8	0.2	6.7	5.1	21.5	—	20.1	2.5	8.5	65.9
1995 Sept. qtr	—	—	—	3.2	1.2	4.5	—	4.1	—	3.0	16.1
Dec. qtr	—	—	—	1.7	0.9	5.0	—	6.8	—	3.1	17.6
1996 Mar. qtr	—	—	—	0.4	0.8	4.4	—	6.4	—	1.0	12.9
June qtr	0.4	0.8	0.2	1.4	2.2	7.6	—	2.8	2.5	1.4	19.3
Sept. qtr	—	1.8	0.3	4.6	1.0	7.0	—	2.5	3.1	2.0	22.4
Dec. qtr	—	0.2	0.1	4.8	0.2	5.9	—	2.8	2.2	3.5	19.6
TOTAL											
1993-94	4.9	11.6	14.8	20.1	8.3	26.1	1.0	33.8	4.7	14.1	139.4
1994-95	3.1	25.4	14.8	21.5	17.5	23.9	0.8	30.8	4.7	8.6	151.3
1995-96	8.6	26.0	20.1	21.5	29.6	26.6	1.7	35.7	12.0	13.5	195.2
1995 Sept. qtr	2.0	9.6	3.9	6.8	9.0	5.2	0.8	8.5	2.6	3.6	52.1
Dec. qtr	1.5	7.9	4.4	6.5	6.0	6.7	0.2	11.5	5.2	3.4	53.2
1996 Mar. qtr	1.0	2.2	4.5	3.6	8.4	6.4	—	10.5	0.4	1.7	38.8
June qtr	4.1	6.2	7.3	4.6	6.1	8.2	0.7	5.2	3.7	4.8	51.1
Sept. qtr	4.3	14.9	14.2	7.7	4.4	9.9	0.5	5.0	3.6	4.9	69.4
Dec. qtr	5.0	7.6	14.1	7.8	4.3	6.5	0.1	4.1	4.5	4.4	58.2

TABLE 13. VALUE OF BUILDING WORK YET TO BE DONE AT END OF PERIOD,
PRIVATE AND PUBLIC SECTOR: ORIGINAL
(\$ million)

	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Total residential building</i>	<i>Total non-resi- dential building</i>	<i>Total building</i>
PRIVATE SECTOR							
1993-94	79.9	17.7	97.6	8.4	106.0	19.0	125.0
1994-95	72.2	8.3	80.5	7.6	88.1	24.2	112.3
1995-96	62.9	18.4	81.3	6.1	87.4	56.5	143.9
1995 Sept. qtr	65.2	9.7	75.0	6.9	81.9	27.8	109.7
Dec. qtr	68.6	9.0	77.6	7.0	84.6	15.5	100.1
1996 Mar. qtr	65.7	17.9	83.6	7.5	91.1	54.9	146.0
June qtr	62.9	18.4	81.3	6.1	87.4	56.5	143.9
Sept. qtr	58.9	19.6	78.5	6.0	84.4	38.9	123.3
Dec. qtr	58.5	16.2	74.8	5.4	80.2	33.0	113.1
PUBLIC SECTOR							
1993-94	0.1	0.9	0.9	—	0.9	22.5	23.4
1994-95	0.1	1.1	1.2	—	1.2	19.9	21.1
1995-96	0.2	3.7	3.9	0.2	4.1	42.0	46.1
1995 Sept. qtr	0.2	1.7	1.9	—	1.9	11.8	13.7
Dec. qtr	0.8	1.4	2.3	—	2.3	21.6	23.8
1996 Mar. qtr	0.6	2.8	3.4	0.3	3.8	35.0	38.7
June qtr	0.2	3.7	3.9	0.2	4.1	42.0	46.1
Sept. qtr	0.3	0.9	1.2	0.1	1.3	47.4	48.7
Dec. qtr	0.2	1.1	1.3	1.5	2.8	29.2	32.0
TOTAL							
1993-94	80.0	18.5	98.5	8.4	106.9	41.5	148.4
1994-95	72.3	9.4	81.7	7.6	89.3	44.1	133.4
1995-96	63.0	22.2	85.2	6.3	91.5	98.5	190.0
1995 Sept. qtr	65.4	11.5	76.9	6.9	83.8	39.6	123.4
Dec. qtr	69.4	10.5	79.9	7.0	86.9	37.1	123.9
1996 Mar. qtr	66.3	20.7	87.1	7.8	94.9	89.9	184.8
June qtr	63.0	22.2	85.2	6.3	91.5	98.5	190.0
Sept. qtr	59.2	20.5	79.7	6.0	85.7	86.3	172.1
Dec. qtr	58.8	17.3	76.1	6.9	83.0	62.1	145.1

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

	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health recreational</i>	<i>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
PRIVATE SECTOR											
1993-94	0.2	0.6	1.8	3.8	3.0	0.1	0.7	7.3	0.8	0.8	19.0
1994-95	1.2	7.1	3.0	1.3	2.4	0.6	0.4	1.8	5.8	0.6	24.2
1995-96	5.8	17.0	19.3	3.4	2.6	4.1	0.8	0.4	0.6	2.5	56.5
1995 Sept. qtr	1.4	4.1	1.5	2.7	5.5	1.4	0.3	7.0	3.5	0.4	27.8
Dec. qtr	0.3	1.1	1.2	1.2	3.6	1.3	0.3	5.4	0.7	0.3	15.5
1996 Mar. qtr	8.3	10.0	20.1	4.1	4.2	3.3	0.4	1.5	1.0	2.0	54.9
June qtr	5.8	17.0	19.3	3.4	2.6	4.1	0.8	0.4	0.6	2.5	56.5
Sept. qtr	4.8	10.2	15.5	0.9	1.3	1.6	0.4	2.6	0.7	0.9	38.9
Dec. qtr	1.9	6.5	12.0	3.0	2.1	1.6	0.3	4.5	1.1	...	33.0
PUBLIC SECTOR											
1993-94	—	—	0.1	0.9	0.3	8.3	—	11.7	0.7	0.2	22.5
1994-95	—	—	—	2.6	1.5	4.9	—	6.0	0.1	4.7	19.9
1995-96	—	2.6	0.4	3.0	1.0	8.1	—	13.7	9.5	3.6	42.0
1995 Sept. qtr	—	—	—	1.0	0.6	3.4	—	3.2	0.1	3.4	11.8
Dec. qtr	—	—	—	0.1	0.2	14.0	—	6.3	0.1	0.8	21.6
1996 Mar. qtr	—	—	—	0.5	2.7	14.1	—	15.0	0.1	2.5	35.0
June qtr	—	2.6	0.4	3.0	1.0	8.1	—	13.7	9.5	3.6	42.0
Sept. qtr	—	0.8	0.1	7.6	—	11.9	—	11.2	4.9	10.9	47.4
Dec. qtr	0.2	0.1	—	4.7	—	4.5	—	8.4	3.0	8.2	29.2
TOTAL											
1993-94	0.2	0.6	2.0	4.7	3.3	8.5	0.7	19.0	1.5	1.0	41.5
1994-95	1.2	7.1	3.0	3.9	3.9	5.6	0.4	7.8	5.9	5.3	44.1
1995-96	5.8	19.6	19.7	6.4	3.6	12.3	0.8	14.1	10.1	6.1	98.5
1995 Sept. qtr	1.4	4.1	1.5	3.7	6.1	4.8	0.3	10.2	3.6	3.9	39.6
Dec. qtr	0.3	1.1	1.2	1.4	3.8	15.3	0.3	11.7	0.8	1.1	37.1
1996 Mar. qtr	8.3	10.0	20.1	4.7	6.9	17.3	0.4	16.5	1.1	4.5	89.9
June qtr	5.8	19.6	19.7	6.4	3.6	12.3	0.8	14.1	10.1	6.1	98.5
Sept. qtr	4.8	11.1	15.6	8.6	1.3	13.4	0.4	13.8	5.6	11.7	86.3
Dec. qtr	2.0	6.6	12.0	7.7	2.1	6.1	0.3	12.9	4.2	8.2	62.1

TABLE 15. BUILDING ACTIVITY RELATIVE STANDARD ERRORS, DECEMBER QUARTER 1996
(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	2.7	2.7	2.4	2.5	4.5	1.4
Under construction at end of period	2.5	2.5	2.0	2.0	6.1	1.0
Completed	4.5	4.8	3.7	3.9	7.2	1.9
Value of work done	..	2.8	..	2.4	5.0	1.1
Value of work yet to be done	..	2.9	..	2.2	6.0	1.2

EXPLANATORY NOTES

Introduction

This publication contains detailed results from the quarterly Building Activity Survey. Each issue includes revisions to the previous quarter. Therefore data for the latest quarter should be considered to be preliminary only.

2. The statistics are compiled on the basis of returns collected from builders and other individuals and organisations engaged in building activity. The quarterly survey consists of two components.

- (a) A sample survey of private sector house building activity involving new house construction or alterations and additions valued at \$10,000 or more to houses.
- (b) A complete enumeration of jobs involving construction of new residential buildings other than private sector houses, all alterations and additions to residential buildings (other than private sector houses) with an approval value of \$10,000 or more, and all non-residential building jobs with an approval value of \$50,000 or more.

3. Prior to the September quarter 1990, the cut-off for inclusion of non-residential building jobs (both new and alterations and additions) was \$30,000 or more and prior to the September quarter 1985 it was \$10,000 or more. Care should be taken in interpreting data for specific classes of non-residential building.

4. The use of sample survey techniques in the Building Activity Survey means that reliable estimates of private sector house building activity, including alterations and additions to houses, are available only at the State/Territory and Australia levels with the exception of the Northern Territory. However, dwelling unit commencement data for regions below State level are shown in the monthly series of dwelling unit commencements compiled by State offices of the ABS. Data from this series, unlike those compiled from the Building Activity Survey, are based on information reported by local and other government authorities.

Scope and coverage

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

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

Definitions

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

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

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

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

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

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

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

12. *Commenced.* A building job is regarded as commenced when the first physical building activity has been performed on site in the form of materials fixed in place and/or labour expended (this includes site preparation but excludes delivery of building materials, the drawing of plans and specifications and the construction of non-building infrastructures such as roads).

13. *Under construction.* A building job is regarded as being under construction at the end of a period if it has been commenced but has not been completed, and work on it has not been abandoned.

14. *Completed.* A building job is regarded as completed when building activity has progressed to the stage when the building can fulfil its intended function. In practice, the ABS regards buildings as completed when notified as such by respondents to the survey.

Valuation of building jobs

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

- (a) *Value of building commenced or under construction* represents the anticipated completion value based, where practicable, on estimated market or contract price of building jobs excluding the value of land and landscaping. Site preparation costs are included. Where building jobs proceed over several quarters, the anticipated completion value reported on the return for the first (commencement) quarter may be amended on returns for subsequent (under construction) quarters as the job nears completion.
- (b) *Value of building completed* represents the actual completion value based, where practicable, on the market or contract price of building jobs including site preparation costs but excluding the value of land and landscaping.
- (c) *Value of building work done during the period* represents the estimated value of building work actually carried out during the quarter on building jobs which have commenced.
- (d) *Value of building work yet to be done* represents the difference between the anticipated completion value and the estimated value of work done up to the end of the period on building jobs commenced but not completed.
- (e) *Factories*. Includes paper mills, oil refinery buildings, brickworks, foundries, powerhouses, manufacturing laboratories, workshops as part of a manufacturing process.
- (f) *Offices*. Includes banks, post offices, council chambers, head and regional offices.
- (g) *Other business premises*. Includes warehouses, storage depots, service stations, transport depots and terminals, electricity substation buildings, pumping station buildings, telephone exchanges, mail sorting centres, broadcasting stations, film studios.
- (h) *Educational*. Includes schools, colleges, kindergartens, libraries, museums, art galleries, research and teaching laboratories, theological colleges.
- (i) *Religious*. Includes churches, chapels, temples.
- (j) *Health*. Includes hospitals, nursing homes, surgeries, clinics, medical centres.
- (k) *Entertainment and recreational*. Includes clubs, theatres, cinemas, public halls, gymnasiums, grandstands, squash courts, sports and recreation centres.
- (l) *Miscellaneous*. Includes law courts, homes for the aged (where medical care is not provided as a normal service), orphanages, gaols, barracks, mine buildings, glasshouses, livestock sheds, shearing sheds, fruit and skin drying sheds, public toilets, and ambulance, fire and police stations.

Building classification

16. *Ownership*. The ownership of a building is classified as either *public sector* or *private sector* according to the sector of the intended owner of the completed building as evident at the time of approval. Residential buildings being constructed by private sector builders under government housing authority schemes whereby the authority has contracted, or intends to contract, to purchase the buildings on or before completion, are classified as public sector.

17. *Functional classification of buildings*. A building is classified according to its intended major function. Hence, a building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to Offices, a detached cafeteria building to Shops, while factory buildings would be classified to Factories. An exception to this rule is the treatment of group accommodation buildings where, for example, a student accommodation building on a university campus would be classified to Educational.

18. Examples of the types of buildings included under each main functional heading are shown in the following list.

- (a) *Houses*. Includes cottages, bungalows, detached caretakers'/managers' cottages, rectories.
- (b) *Other residential buildings*. Includes blocks of flats, home units, attached townhouses, villa units, terrace houses, semi-detached houses, maisonettes.
- (c) *Hotels, etc.* Includes motels, hostels, boarding houses, guesthouses, holiday apartment buildings.
- (d) *Shops*. Includes retail shops, restaurants, cafes, taverns, dry cleaners, laundromats, hair salons, shopping arcades.

Reliability of the estimates

19. Since the figures for private sector house building activity (including alterations and additions) are derived from information obtained from a sample of approved building jobs, they are subject to sampling error; that is, they may differ from the figures that would have been obtained if information for all approved jobs for the relevant period had been included in the survey. One measure of the likely difference is given by the *standard error*, which indicates the extent to which an estimate might have varied by chance because only a sample of approved jobs was included. There are about two chances in three that a sample estimate will differ by less than one standard error from the figure that would have been obtained if all approved jobs had been included, and about nineteen chances in twenty that the difference will be less than two standard errors. Another measure of sampling variability is the *relative standard error*, which is obtained by expressing the standard error as a percentage of the estimate to which it refers. The relative standard errors of estimates provide an indication of the percentage errors likely to have occurred due to sampling, and are shown in Table 15.

20. An example of the use of relative standard errors is as follows. Assume that the estimate of the number of new private sector houses commenced during the latest quarter is 2,000 (for actual estimate see Table 5) and that the associated relative standard error is 2.5 per cent (for actual percentage see Table 15). There would then be about two chances in three that the number which would have been obtained if information had been collected about all approved private sector house jobs would have been within the range 1,950 to 2,050 (2.5 per cent of 2,000 is 50) and about nineteen chances in twenty that the number would have been within the range 1,900 to 2,100.

21. The imprecision due to sampling variability, which is measured by the relative standard error, should not be confused with inaccuracies that may occur because of inadequacies in

the source of building approval information, imperfections in reporting by respondents, and errors made in the coding and processing of data. Inaccuracies of this kind are referred to as non-sampling error, and may occur in any enumeration whether it be a full count or only a sample. Every effort is made to reduce the non-sampling error to a minimum by the careful design of questionnaires, efforts to obtain responses for all selected building jobs, and efficient operating procedures.

Seasonal adjustment

22. Seasonally adjusted building statistics are shown in Tables 2-4. In the seasonally adjusted series, account has been taken of normal seasonal factors and trading day effects (arising from the varying numbers of Sundays, Mondays, Tuesdays, etc. in the quarter) and the effect of the movement in the date of Easter which may, in successive years, affect figures for different quarters. Further information about seasonal adjustment can be obtained from the Assistant Director of Time Series Analysis, Canberra, on (06) 252 6345.

23. Since seasonally adjusted statistics reflect both irregular and trend movements, an upward or downward movement in a seasonally adjusted series does not necessarily indicate a change of trend. Particular care should therefore be taken in interpreting individual quarter to quarter movements. Each of the component series shown has been seasonally adjusted independently. As a consequence, while the unadjusted components in the original series shown add to the totals, the adjusted components may not add to the adjusted totals. Further, the difference between independently seasonally adjusted series does not necessarily produce series which are optimal or even adequate adjustments of the similarly derived original series. Thus the figures which can be derived by subtracting seasonally adjusted private sector dwelling units from the seasonally adjusted total should not be used to represent seasonally adjusted public sector dwelling units.

Estimates at constant prices

24. Estimates of the value of commencements and work done at average 1989-90 prices are shown in Tables 1 and 2. Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The deflators used to revalue the current price estimates in this publication are derived from the same price data underlying the deflators compiled for the dwellings and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

25. Estimates at constant prices are subject to a number of approximations and assumptions. Further information on the nature and concepts of constant price estimates is contained in Chapter 4 of *Australian National Accounts: Concepts, Sources and Methods* (5216.0).

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

Unpublished data and related publications

27. The ABS can also make available certain building approvals and activity data which are not published. Where it is not practicable to provide the required information by telephone, data can be provided in the following forms: microfiche, photocopy, computer printout, floppy disk and clerically extracted tabulation. Inquiries should be made to Information Inquiries on Hobart (002) 20 5800 or any ABS State office.

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

Building Approvals, Australia (8731.0) – issued monthly
Building Approvals, Tasmania (8731.6) – issued monthly
Dwelling Unit Commencements Reported by Approving Authorities, Tasmania (8741.6) – issued monthly
Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0) – issued quarterly
Building Activity, Australia (8752.0) – issued quarterly

29. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia* (1101.0). The ABS also issues, on Tuesdays and Fridays, a *Release Advice* (1105.0) which lists publications to be released in the next few days. The Catalogue and Release Advice are available from any ABS office.

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DENNIS W. ROGERS
 Regional Director

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