

**BUILDING ACTIVITY, TASMANIA
SEPTEMBER QUARTER 1995**

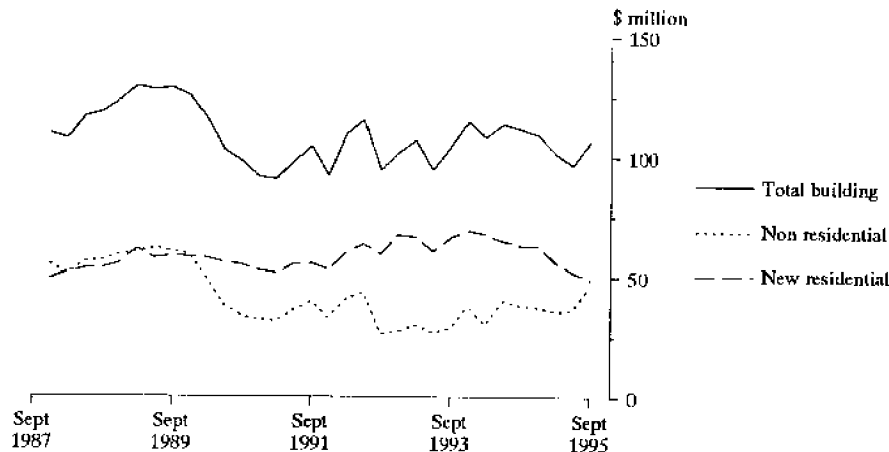
SUMMARY OF FINDINGS

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

	% change on	
	June quarter 1995	Sept quarter 1994
New residential building	5.6	-22.6
Non-residential building	27.1	21.8
Total building	10.2	-4.8

- In seasonally adjusted average 1989-90 prices, the total value of building work done during the quarter was up 10.2% to \$106.5 million.
- The upward movement was attributable to a 27.1% jump in work done on non-residential building to \$46.4 million, the highest quarterly figure since the March quarter 1990.
- On the other hand, work done on new residential buildings was down a further 5.6% to \$49.1 million, the equal lowest since the September quarter 1987.

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



INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Rex Porter on Adelaide (08) 237 7496 or any ABS State Office.
- for information about other ABS statistics and services please contact Information Services on Hobart (002) 20 5800, call at 175 Collins Street, Hobart, or write to Information Services, ABS, GPO Box 66A, Hobart Tas. 7001.

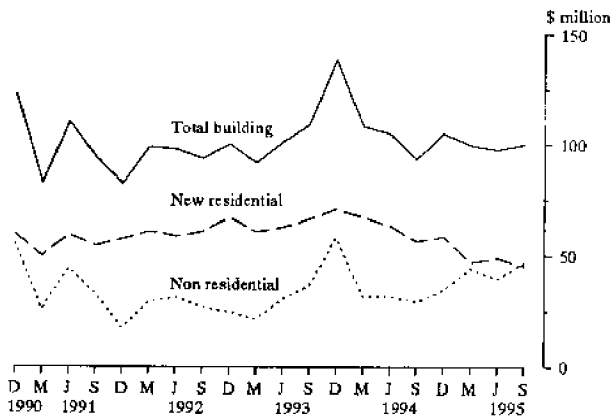
SUMMARY OF FINDINGS -- continued

Value of building work commenced at average 1989-90 prices

	% change on	
	June quarter 1995	Sept quarter 1994
New residential building	-7.3	-19.7
Alterations and additions to residential buildings	-15.9	0.0
Non-residential building	18.3	61.3
Total building	2.4	7.2

- In average 1989-90 prices, the total value of all building work commenced during the quarter increased relatively marginally by 2.4% but rose by 7.2% on a year earlier. These modest increases were the result of significant increases in the non-residential sector being largely negated by falls in the residential sector.
- For non residential building, work commenced during the quarter was up 18.3% to \$47.1 million. This was 61.3% up on a year earlier and, other than for the December quarter 1993, was the highest quarterly figure since the December quarter 1990.
- Commencements of new residential buildings fell 7.3% for the quarter to \$45.6 million. This was down 19.7% on a year earlier and the lowest since the March quarter 1984.

VALUE OF WORK COMMENCED AT AVERAGE 1989-90 PRICES

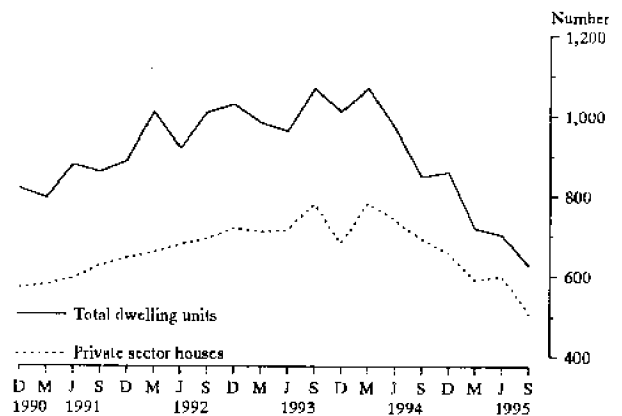


Number of dwelling units commenced, seasonally adjusted

	% change on	
	June quarter 1995	Sept quarter 1994
Private sector houses	-15.6	-26.7
Private sector dwelling units	-8.4	28.6
Total dwelling units	-10.8	26.0

- In seasonally adjusted terms, the estimate of the total number of dwelling units commenced during the quarter was down 10.8% to 626. This compares with the recent high of 1,069 commenced during the March quarter 1994 and is the lowest since the March quarter 1983.
- Commencements of private sector houses fell 15.6% to 507, the lowest quarterly figure for 9 years.

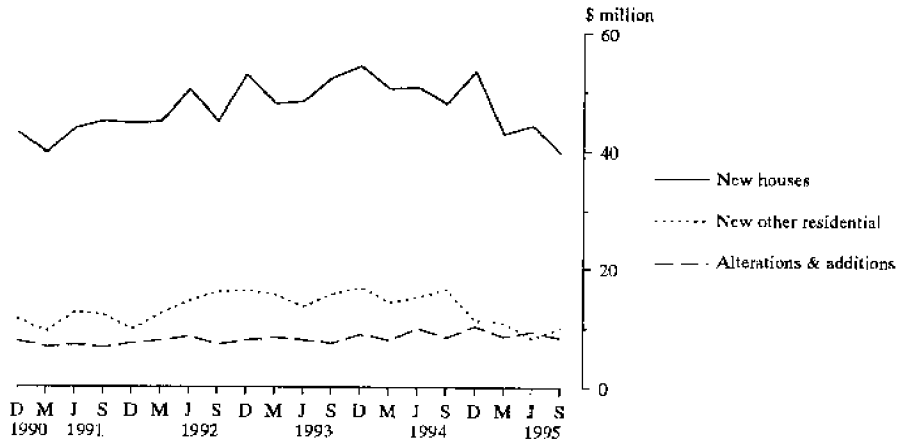
NEW DWELLING UNITS COMMENCED SEASONALLY ADJUSTED



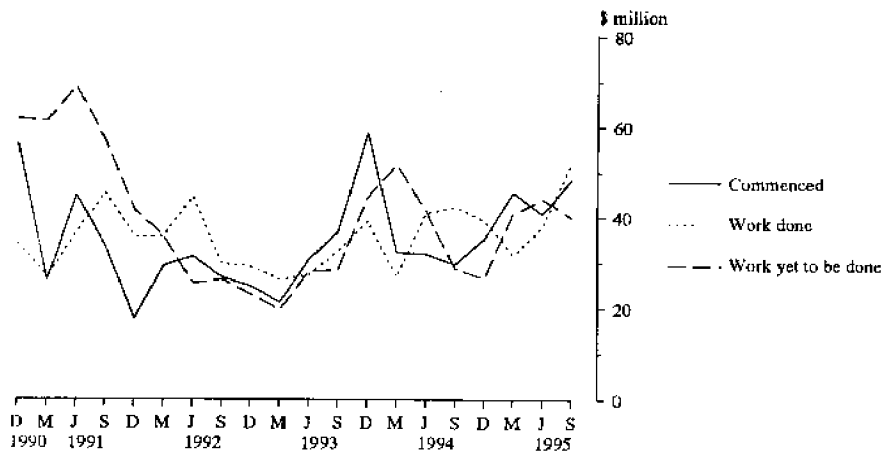
Original data

- The total value of all building work done during the quarter was up 9.6% to \$124.1 million, due entirely to a 38.4% increase to \$52.3 million for the non-residential sector.
- The total value of all building work commenced during the quarter was virtually unchanged. However, non residential work commenced was up 18.6% while residential work was down 9.5%.
- The total number of dwelling units commenced fell by 71 or 10.3% to 621. Within the private sector, a fall of 122 in the number of houses commenced was partially compensated for by an increase of 55 in other residential dwelling units.
- Work yet to be done on jobs under construction at the end of the quarter was down 7.6% to \$123.2 million or 0.99 times the work done for the September quarter 1995.

VALUE OF RESIDENTIAL WORK DONE
AT AVERAGE 1989-90 PRICES



VALUE OF NON-RESIDENTIAL BUILDING



VALUE OF NON-RESIDENTIAL WORK DONE

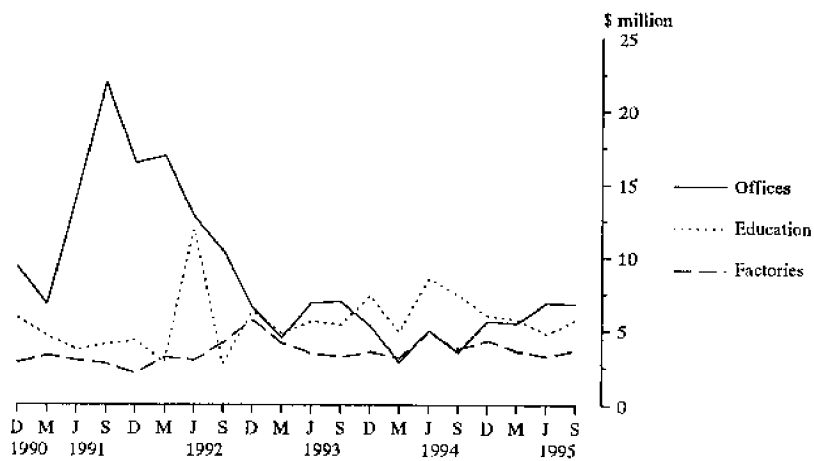


TABLE 1. SUMMARY OF BUILDING ACTIVITY, TASMANIA

Period	New residential building				Non-residential building										Total building				
	Houses				Other residential buildings		Total		Value (\$m)										
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Alterations and additions to residential buildings	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious		Health	Entertainment and recreational	Miscellaneous	Total
COMMENCED																			
1992-93	2,878	220.8	1,099	60.9	3,977	281.7	36.0	6.4	10.6	14.1	21.1	8.2	18.0	1.4	11.5	2.8	9.2	103.6	421.3
1993-94	3,020	242.9	1,092	66.6	4,112	309.5	40.1	4.7	10.4	15.4	20.4	8.4	30.2	1.1	53.9	5.2	9.9	159.6	509.3
1994-95 T	2,548	218.5	582	35.0	3,130	253.5	43.7	4.0	31.8	14.7	20.3	18.1	20.6	0.5	19.0	9.4	12.8	151.2	448.3
1994 June qtr	746	61.9	216	12.4	962	74.2	11.6	0.9	2.5	5.0	4.6	2.8	8.9	--	6.5	0.2	0.4	31.9	117.8
Sept. qtr	651	55.9	186	10.9	837	66.8	9.0	0.3	6.2	3.8	3.3	3.9	4.6	0.1	5.8	1.1	0.4	29.6	105.4
Dec. qtr	722	59.1	171	10.9	893	70.0	14.1	1.4	4.1	4.0	4.5	3.2	8.7	0.3	1.2	0.5	7.3	35.3	119.4
1995 Mar. qtr	576	49.8	132	7.1	708	56.9	9.8	0.7	17.1	4.3	6.0	6.8	5.2		4.5	0.8	0.1	45.5	112.2
June qtr	599	53.7	93	6.0	692	59.8	10.8	1.6	4.2	2.6	6.5	4.2	2.2	0.1	7.5	7.0	5.0	40.8	111.3
Sept. qtr	479	42.8	142	11.9	621	54.7	9.2	2.0	6.2	3.6	6.6	11.2	4.7	0.7	10.9	0.4	2.1	48.4	112.2
UNDER CONSTRUCTION AT END OF PERIOD																			
1992-93	1,956	156.7	454	26.5	2,410	183.2	16.9	2.5	3.7	5.2	11.5	8.0	12.5	1.8	6.4	2.1	6.8	60.5	260.6
1993-94	2,023	170.9	616	41.6	2,639	212.5	19.4	0.7	1.4	6.5	10.9	7.7	13.6	1.3	33.7	3.2	3.7	82.8	314.7
1994-95 T	1,848	162.7	395	26.0	2,243	188.7	20.0	1.9	17.8	5.5	11.0	8.9	12.6	0.9	11.5	8.3	11.3	89.7	298.3
1994 June qtr	2,023	170.9	616	41.6	2,639	212.5	19.4	0.7	1.4	6.5	10.9	7.7	13.6	1.3	33.7	3.2	3.7	82.8	314.7
Sept. qtr	2,004	175.0	584	38.8	2,588	213.8	16.8	0.2	6.0	5.6	10.8	3.0	13.9	1.5	38.1	3.8	1.1	84.0	314.6
Dec. qtr	1,940	165.7	546	38.8	2,486	204.4	19.2	0.4	2.7	7.9	12.6	4.0	16.7	1.7	12.3	2.0	7.5	67.9	291.5
1995 Mar. qtr	1,883	162.5	433	27.5	2,316	190.0	19.2	0.7	17.8	7.0	15.7	8.0	14.1	1.0	5.8	2.3	7.0	79.4	288.6
June qtr	1,848	162.7	395	26.0	2,243	188.7	20.0	1.9	17.8	5.5	11.0	8.9	12.6	0.9	11.5	8.3	11.3	89.7	298.3
Sept. qtr	1,723	154.5	468	33.3	2,191	187.9	19.6	3.0	19.2	4.0	9.4	15.3	11.9	1.3	21.7	8.4	12.5	106.7	314.2
COMPLETED																			
1992-93	2,915	223.1	1,203	66.0	4,118	289.1	35.8	5.2	9.6	15.8	57.1	5.8	14.4	1.0	15.9	3.3	8.3	136.2	461.0
1993-94	2,922	232.7	926	51.7	3,848	284.4	39.5	4.8	13.1	14.3	19.0	9.0	29.1	1.1	23.6	4.2	12.5	130.6	454.5
1994-95 T	2,644	228.0	805	54.8	3,449	282.8	43.3	3.0	15.5	16.9	20.6	16.8	22.1	0.4	41.9	3.8	5.2	146.1	472.3
1994 June qtr	752	59.1	203	10.6	955	69.8	12.0	0.6	4.3	3.0	4.1	0.6	14.0	--	13.0	0.5	9.3	49.3	131.1
Sept. qtr	650	51.8	230	14.5	880	66.3	11.0	0.8	1.8	4.9	3.4	8.3	4.2	--	1.4	0.2	3.0	28.1	105.5
Dec. qtr	769	68.6	203	11.9	972	80.5	11.6	1.3	7.7	2.1	2.8	2.0	5.9	0.1	27.6	2.3	1.0	52.6	144.8
1995 Mar. qtr	613	53.2	243	20.2	856	73.4	10.2	0.4	2.0	5.3	3.3	3.2	8.1	0.2	11.1	0.6	0.6	34.7	118.3
June qtr	612	54.4	129	8.2	741	62.6	10.5	0.5	4.0	4.5	11.1	3.3	3.9	0.1	1.8	0.7	0.7	30.7	103.8
Sept. qtr	596	51.5	69	5.0	665	56.5	10.1	1.1	5.1	3.4	8.6	4.9	5.8	0.3	0.7	0.3	0.9	31.1	97.6

TABLE 1. SUMMARY OF BUILDING ACTIVITY, TASMANIA—continued

Period	New residential building				Non-residential building										Total building			
	Houses		Other residential buildings		Alterations and additions to residential buildings					Other business premises						Total		
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Hotels etc.	Shops	Factories	Offices	Educational	Religious	Health	Entertainment and recreational	Miscellaneous					
VALUE OF WORK DONE DURING PERIOD																		
1992-93	..	221.4	..	62.4	283.8	35.8	17.4	10.7	17.4	28.3	8.0	19.5	1.6	12.5	2.9	6.0	112.2	431.8
1993-94	..	248.0	..	63.3	311.3	40.7	14.8	11.6	14.8	20.1	8.3	26.1	1.0	33.8	4.7	14.1	139.4	491.4
1994-95 r	..	231.3	..	48.5	279.8	44.9	14.8	25.4	14.8	21.5	17.5	23.9	0.8	30.8	4.7	8.6	151.3	476.0
1994 June qtr	..	61.2	..	15.6	76.8	11.9	4.8	3.6	4.8	5.0	2.1	8.6	0.1	12.5	0.6	2.7	40.9	129.6
Sept. qtr	..	57.8	..	17.0	74.8	10.1	4.5	3.7	3.7	3.5	5.4	7.4	0.1	15.4	0.9	1.1	42.3	127.2
Dec. qtr	..	65.6	..	11.6	77.2	12.7	5.7	4.3	4.3	5.6	2.7	6.0	0.5	9.8	1.3	1.9	39.3	129.2
1995 Mar. qtr	..	52.7	..	11.3	64.0	10.6	6.8	3.6	3.6	5.5	4.9	5.7	0.2	2.1	0.6	2.2	31.7	106.4
June qtr r	..	55.1	..	8.6	63.7	11.6	8.4	3.3	3.3	6.9	4.5	4.8	0.1	3.6	1.9	3.5	37.8	113.2
Sept. qtr	..	50.6	..	10.5	61.1	10.6	9.6	3.7	3.7	6.8	9.0	5.8	0.8	8.3	2.6	3.6	52.3	124.1
VALUE OF WORK YET TO BE DONE																		
1992-93	..	78.6	..	14.8	93.4	6.9	1.4	1.2	1.2	6.4	3.0	4.4	0.9	2.0	0.9	5.8	26.0	128.3
1993-94	..	80.0	..	18.5	98.5	8.4	0.6	2.0	2.0	4.7	3.3	8.5	0.7	19.0	1.5	1.0	41.5	148.4
1994-95 r	..	72.3	..	9.4	81.7	7.6	7.1	3.0	3.0	3.9	3.9	5.6	0.4	7.8	5.9	5.3	44.1	133.4
1994 June qtr	..	80.0	..	18.5	98.5	8.4	0.6	2.0	2.0	4.7	3.3	8.5	0.7	19.0	1.5	1.0	41.5	148.4
Sept. qtr	..	78.8	..	13.3	92.0	6.8	2.4	2.3	2.3	4.5	1.5	5.6	0.7	9.5	1.6	0.4	28.7	127.4
Dec. qtr	..	73.3	..	13.5	86.8	8.2	1.1	2.5	2.5	3.4	1.8	8.3	1.2	1.4	0.8	5.9	26.5	121.4
1995 Mar. qtr	..	71.4	..	11.1	82.5	7.8	11.5	3.2	3.2	4.3	4.1	7.9	0.4	3.9	1.1	3.8	40.9	131.2
June qtr r	..	72.3	..	9.4	81.7	7.6	7.1	3.0	3.0	3.9	3.9	5.6	0.4	7.8	5.9	5.3	44.1	133.4
Sept. qtr	..	65.2	..	11.3	76.4	6.6	4.1	1.5	1.5	4.0	6.1	4.9	0.3	10.4	3.6	3.8	40.1	123.2

NOTE: The number of self-contained dwelling units commenced as part of the construction of non-residential building and alterations and additions to existing buildings (including conversions to dwelling units) are excluded from this table. There were 5 such dwelling units commenced in the September quarter 1995.

TABLE 2. SUMMARY OF PRIVATE SECTOR BUILDING ACTIVITY, TASMANIA

Period	New residential building				Non-residential building										Total building				
	Houses				Other residential buildings		Total												
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Alterations and additions to residential buildings	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious		Health	Recreational	Miscellaneous	Total
COMMENCED																			
1992-93	2,840	217.9	997	54.2	3,837	272.0	35.8	6.4	10.5	14.1	10.1	7.8	5.8	1.4	9.0	2.0	0.5	67.7	375.5
1993-94	2,974	238.9	1,031	62.3	4,005	301.2	39.7	4.4	10.4	13.1	15.2	6.6	1.6	1.1	23.9	2.8	7.1	86.2	427.1
1994-95 r	2,542	218.1	542	32.2	3,084	250.3	43.1	4.0	31.8	14.6	11.2	15.0	5.8	0.5	8.7	9.0	2.6	103.1	396.4
1994 June qtr	740	61.4	199	11.2	939	72.5	11.4	0.6	2.5	5.0	3.8	2.8	0.3	—	5.9	0.2	—	21.2	105.2
Sept. qtr	651	55.9	182	10.7	833	66.5	8.9	0.3	6.2	3.8	2.8	3.1	0.8	0.1	4.8	0.9	0.4	23.4	98.8
Dec. qtr	718	58.8	164	10.4	882	69.1	13.9	1.4	4.1	4.0	3.3	3.0	1.2	0.3	1.0	0.4	0.6	19.3	102.4
1995 Mar. qtr	574	49.7	132	7.1	706	56.7	9.6	0.7	17.1	4.2	3.5	6.5	3.0	—	0.4	0.6	0.1	36.2	102.6
June qtr r	599	53.7	64	4.1	663	57.8	10.7	1.6	4.2	2.6	1.5	2.4	0.8	0.1	2.4	7.0	1.5	24.2	92.7
Sept. qtr	477	42.5	119	9.4	596	51.9	9.1	2.0	6.2	3.6	5.2	10.9	1.5	0.7	9.6	0.4	0.4	40.4	101.4
UNDER CONSTRUCTION AT END OF PERIOD																			
1992-93	1,955	156.5	424	24.5	2,379	181.0	16.9	2.5	3.7	5.2	3.6	7.9	3.0	1.8	4.2	1.7	0.2	33.8	231.7
1993-94	2,019	170.5	566	38.0	2,585	208.6	19.4	0.4	1.4	4.1	5.9	6.1	0.4	1.3	11.6	1.6	2.2	35.2	263.2
1994-95 r	1,846	162.6	374	24.3	2,220	186.8	19.9	1.9	17.8	5.5	4.0	7.1	1.3	0.9	2.5	8.1	1.3	50.4	257.1
1994 June qtr	2,019	170.5	566	38.0	2,585	208.6	19.4	0.4	1.4	4.1	5.9	6.1	0.4	1.3	11.6	1.6	2.2	35.2	263.2
Sept. qtr	2,004	175.0	582	38.7	2,586	213.7	16.7	0.2	6.0	5.6	6.5	3.0	0.5	1.5	15.5	2.4	0.6	41.8	272.2
Dec. qtr	1,938	165.5	540	38.3	2,478	203.8	19.1	0.4	2.7	7.9	7.5	3.8	1.1	1.7	11.0	1.9	0.9	38.9	261.8
1995 Mar. qtr	1,880	162.3	433	27.5	2,313	189.8	18.9	0.7	17.8	7.0	8.6	7.7	2.1	1.0	1.7	2.0	0.3	48.9	257.7
June qtr r	1,846	162.6	374	24.3	2,220	186.8	19.9	1.9	17.8	5.5	4.0	7.1	1.3	0.9	2.5	8.1	1.3	50.4	257.1
Sept. qtr	1,721	154.3	432	29.8	2,153	184.1	19.5	3.0	19.2	4.0	6.4	13.1	1.5	1.3	12.0	8.3	0.8	69.6	273.3
COMPLETED																			
1992-93	2,868	219.4	1,113	60.1	3,981	279.5	35.5	5.2	9.4	14.4	51.5	5.5	4.3	1.0	8.7	2.7	1.3	103.9	418.9
1993-94	2,879	228.8	885	49.1	3,764	277.8	39.1	4.8	13.1	14.3	10.6	8.6	4.6	1.1	15.9	2.9	4.8	80.8	397.8
1994-95 r	2,636	227.3	756	50.1	3,372	277.4	42.7	2.7	15.5	14.5	13.5	13.6	5.3	0.4	18.4	2.2	3.5	89.4	409.6
1994 June qtr	717	56.1	192	10.0	909	66.0	11.9	0.6	4.3	3.0	3.8	0.6	0.3	—	9.1	0.5	2.0	24.1	102.0
Sept. qtr	646	51.5	178	10.7	824	62.2	10.9	0.5	1.8	2.6	2.3	5.8	0.8	—	0.9	0.2	2.0	16.8	89.9
Dec. qtr	767	68.5	200	11.7	967	80.2	11.4	1.3	7.7	2.1	2.3	2.0	0.6	0.1	6.1	0.9	0.4	23.4	115.0
1995 Mar. qtr	612	53.1	237	19.8	849	72.9	10.1	0.4	2.0	5.2	2.9	2.8	2.0	0.2	9.8	0.6	0.6	26.4	109.4
June qtr r	611	54.2	121	8.0	732	62.2	10.2	0.5	4.0	4.5	6.0	3.0	1.8	0.1	1.7	0.5	0.6	22.8	95.2
Sept. qtr	594	51.4	61	4.3	655	55.8	10.0	1.1	5.1	3.4	2.9	4.9	1.2	0.3	0.1	0.3	0.8	20.1	85.8

TABLE 2. SUMMARY OF PRIVATE SECTOR BUILDING ACTIVITY, TASMANIA—continued

Period	New residential building						Non-residential building											Total building	
	Houses			Other residential buildings			Alterations and additions to residential buildings etc.			Value (\$m)									
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total		
	VALUE OF WORK DONE DURING PERIOD																		
1992-93	..	218.3	..	56.3	..	274.6	35.5	10.5	16.5	20.5	7.7	5.7	1.6	9.4	2.1	1.1	80.5	390.6	
1993-94	..	243.9	..	59.1	..	303.0	40.3	11.6	12.6	11.9	6.7	2.9	1.0	16.7	2.9	6.1	77.2	420.5	
1994-95 r	..	230.8	..	46.0	..	276.8	44.3	25.4	14.6	14.0	15.2	5.7	0.8	14.8	3.7	2.8	100.1	421.1	
1994 June qtr	..	59.7	..	13.0	..	72.7	11.7	3.6	4.3	4.3	1.2	0.2	0.1	6.7	0.3	1.4	22.8	107.2	
Sept. qtr	..	57.7	..	15.9	..	73.7	10.0	4.5	3.6	2.8	4.2	0.9	0.1	7.4	0.4	0.8	25.1	108.8	
Dec. qtr	..	65.4	..	11.2	..	76.5	12.4	5.7	4.3	4.8	2.7	0.7	0.5	5.0	0.9	0.8	26.8	115.8	
1995 Mar. qtr	..	52.6	..	11.1	..	63.7	10.4	6.8	3.5	4.0	4.2	2.8	0.2	1.6	0.4	0.2	23.9	98.1	
June qtr r	..	55.1	..	7.8	..	62.9	11.5	8.4	3.3	2.4	4.1	1.2	0.1	0.8	1.9	1.0	24.2	98.5	
Sept. qtr	..	50.5	..	8.7	..	59.2	10.5	9.6	3.7	3.6	7.8	0.7	0.8	4.2	2.6	0.6	35.7	105.4	
	VALUE OF WORK YET TO BE DONE																		
1992-93	..	78.5	..	14.0	..	92.5	6.9	2.1	1.4	1.2	2.9	1.0	0.9	0.7	0.8	0.1	13.9	113.3	
1993-94	..	79.9	..	17.7	..	97.6	8.4	0.2	0.6	1.8	3.0	0.1	0.7	7.3	0.8	0.8	19.0	125.0	
1994-95 r	..	72.2	..	8.3	..	80.5	7.6	1.2	7.1	3.0	2.4	0.6	0.4	1.8	5.8	0.6	24.2	112.3	
1994 June qtr	..	79.9	..	17.7	..	97.6	8.4	0.2	0.6	1.8	3.0	0.1	0.7	7.3	0.8	0.8	19.0	125.0	
Sept. qtr	..	78.8	..	13.2	..	92.0	6.7	0.1	2.4	2.3	3.8	1.5	0.1	4.7	1.2	0.4	17.2	115.9	
Dec. qtr	..	73.2	..	13.3	..	86.5	8.2	0.1	1.1	2.5	2.4	1.7	1.2	1.2	0.7	0.2	11.6	106.3	
1995 Mar. qtr	..	71.3	..	11.1	..	82.4	7.8	0.5	11.5	3.2	4.1	0.8	0.4	0.2	1.0	0.1	24.1	114.3	
June qtr r	..	72.2	..	8.3	..	80.5	7.6	1.2	7.1	3.0	2.4	0.6	0.4	1.8	5.8	0.6	24.2	112.3	
Sept. qtr	..	65.0	..	9.5	..	74.5	6.6	1.4	4.1	1.5	5.5	1.4	0.3	7.2	3.5	0.3	28.2	109.3	

TABLE 3. SUMMARY OF PUBLIC SECTOR BUILDING ACTIVITY, TASMANIA

Period	New residential building										Non-residential building										Total building
	Houses			Other residential buildings			Total				Non-residential building										
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Alterations and additions to residential buildings	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total			
COMMENCED																					
1992-93	38	2.9	102	6.8	140	9.7	0.3	—	0.1	—	11.0	0.4	12.2	—	2.6	0.8	8.7	35.9	45.8		
1993-94	46	4.0	61	4.3	107	8.3	0.4	0.3	—	2.3	5.2	1.8	28.6	—	30.0	2.4	2.8	73.4	82.1		
1994-95 r	6	0.5	40	2.8	46	3.2	0.6	—	—	0.1	9.1	3.1	14.8	—	10.3	0.4	10.2	48.1	51.9		
1994 June qtr	6	0.5	17	1.2	23	1.7	0.2	0.3	—	—	0.8	—	8.5	—	0.7	—	0.4	10.7	12.6		
Sept. qtr	—	—	4	0.3	4	0.3	0.1	—	—	—	0.5	0.8	3.7	—	1.0	0.1	—	6.2	6.6		
Dec. qtr	4	0.3	7	0.5	11	0.9	0.2	—	—	—	1.2	0.2	7.5	—	0.2	0.1	6.7	15.9	17.0		
1995 Mar. qtr	2	0.1	—	—	2	0.1	0.2	—	—	0.1	2.5	0.3	2.2	—	4.0	0.2	—	9.3	9.7		
June qtr r	—	—	29	2.0	29	2.0	0.1	—	—	—	4.9	1.8	1.3	—	5.1	—	3.5	16.6	18.7		
Sept. qtr	2	0.2	23	2.5	25	2.7	0.1	—	—	—	1.4	0.3	3.2	—	1.3	—	1.7	8.0	10.8		
UNDER CONSTRUCTION AT END OF PERIOD																					
1992-93	1	0.1	30	2.0	31	2.2	—	—	—	7.9	0.1	0.1	9.4	—	2.2	0.4	6.6	26.7	28.9		
1993-94	4	0.3	50	3.6	54	4.0	0.1	0.3	—	2.3	5.0	1.6	13.2	—	22.1	1.5	1.5	47.5	51.6		
1994-95 r	2	0.1	21	1.7	23	1.8	—	—	—	—	7.0	1.8	11.3	—	9.0	0.1	10.1	39.3	41.2		
1994 June qtr	4	0.3	50	3.6	54	4.0	0.1	0.3	—	2.3	5.0	1.6	13.2	—	22.1	1.5	1.5	47.5	51.6		
Sept. qtr	—	—	2	0.1	2	0.1	—	—	—	—	4.3	—	13.5	—	22.6	1.4	0.4	42.3	42.4		
Dec. qtr	2	0.2	6	0.4	8	0.6	—	—	—	—	5.1	0.2	15.6	—	1.3	0.1	6.7	29.0	29.7		
1995 Mar. qtr	3	0.2	—	—	3	0.2	0.2	—	—	—	7.2	0.3	12.0	—	4.0	0.3	6.7	30.5	30.9		
June qtr r	2	0.1	21	1.7	23	1.8	—	—	—	—	7.0	1.8	11.3	—	9.0	0.1	10.1	39.3	41.2		
Sept. qtr	2	0.2	36	3.6	38	3.8	—	—	—	—	3.0	2.1	10.4	—	9.7	0.1	11.7	37.0	40.8		
COMPLETED																					
1992-93	47	3.7	90	5.9	137	9.6	0.3	—	0.1	1.4	5.6	0.3	10.1	—	7.2	0.6	6.9	32.3	42.2		
1993-94	43	3.9	41	2.7	84	6.6	0.3	—	—	8.4	0.4	0.4	24.4	—	7.6	1.3	7.6	49.8	56.7		
1994-95 r	8	0.7	69	4.7	77	5.4	0.7	0.3	—	2.4	7.1	3.2	16.8	—	23.5	1.7	1.7	56.7	62.8		
1994 June qtr	35	3.1	11	0.7	46	3.7	0.1	—	—	—	0.3	—	13.7	—	3.9	—	7.3	25.2	29.0		
Sept. qtr	4	0.3	52	3.8	56	4.2	0.1	0.3	—	2.3	1.2	2.5	3.4	—	0.5	0.1	1.1	11.3	15.6		
Dec. qtr	2	0.1	3	0.2	5	0.3	0.2	—	—	—	0.4	—	5.3	—	21.5	1.4	0.6	29.2	29.8		
1995 Mar. qtr	1	0.1	6	0.4	7	0.6	—	—	—	0.1	0.4	0.4	6.0	—	1.3	—	—	8.3	8.9		
June qtr r	1	0.1	8	0.3	9	0.4	0.3	—	—	—	5.2	0.4	2.0	—	0.1	0.2	0.1	7.9	8.5		
Sept. qtr	2	0.1	8	0.6	10	0.8	0.1	—	—	—	5.7	—	4.6	—	0.6	—	0.1	11.0	11.8		

TABLE 3. SUMMARY OF PUBLIC SECTOR BUILDING ACTIVITY, TASMANIA - continued

Period	New residential building										Non-residential building																				
	Houses					Other residential buildings					Total					Other business premises					Non-residential building										
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Total	Alterations and additions to residential buildings	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Recreational	Miscellaneous	Total	Alterations and additions to residential buildings	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Recreational	Miscellaneous	Total		
VALUE OF WORK DONE DURING PERIOD																															
1992-93	..	3.1	..	6.1	..	9.2	0.3	..	0.1	0.9	7.8	0.4	13.7	..	3.0	0.8	31.7	..	..	..	..	..	7.8	0.4	13.7	..	3.0	0.8	5.0	31.7	41.2
1993-94	..	4.1	..	4.2	..	8.3	0.4	0.3	..	2.2	8.1	1.6	23.2	..	17.1	1.8	62.2	..	..	..	..	..	8.1	1.6	23.2	..	17.1	1.8	8.0	62.2	70.9
1994-95 r	..	0.5	..	2.5	..	3.0	0.7	..	..	0.2	7.5	2.3	18.3	..	16.1	1.0	51.2	..	..	..	..	..	7.5	2.3	18.3	..	16.1	1.0	5.8	51.2	54.8
1994 June qtr	..	1.5	..	2.5	..	4.1	0.2	0.3	..	0.6	0.7	1.0	8.3	..	5.7	0.3	18.2	..	..	..	..	..	0.7	1.0	8.3	..	5.7	0.3	1.3	18.2	22.4
Sept. qtr	..	0.1	..	1.1	..	1.2	0.1	..	..	0.1	0.7	1.2	6.5	..	8.0	0.4	17.2	..	..	..	..	..	0.7	1.2	6.5	..	8.0	0.4	0.2	17.2	18.5
Dec. qtr	..	0.2	..	0.4	..	0.7	0.2	..	..	..	0.9	0.1	5.3	..	4.8	0.4	12.5	..	..	..	..	..	0.9	0.1	5.3	..	4.8	0.4	1.1	12.5	13.4
1995 Mar. qtr	..	0.2	..	0.2	..	0.3	0.2	..	..	0.1	1.5	0.6	2.9	..	0.5	0.1	7.8	..	..	..	..	..	1.5	0.6	2.9	..	0.5	0.1	2.0	7.8	8.3
June qtr r	0.8	..	0.8	0.1	..	..	..	4.5	0.4	3.6	..	2.8	0.1	13.7	..	..	..	..	..	4.5	0.4	3.6	..	2.8	0.1	2.5	13.7	14.7
Sept. qtr	..	0.1	..	1.8	..	1.9	0.1	..	..	..	3.2	1.2	5.0	..	4.1	0.1	16.7	..	..	..	..	..	3.2	1.2	5.0	..	4.1	3.0	16.7	18.7	
VALUE OF WORK YET TO BE DONE																															
1992-93	..	0.1	..	0.8	..	0.9	..	..	..	..	3.7	..	3.3	..	1.3	0.1	14.1	..	..	..	..	..	3.7	..	3.3	..	1.3	0.1	5.6	14.1	15.0
1993-94	..	0.1	..	0.9	..	0.9	..	..	..	0.1	0.9	0.3	8.3	..	11.7	0.7	22.5	..	..	..	..	..	0.9	0.3	8.3	..	11.7	0.7	0.2	22.5	23.4
1994-95 r	..	0.1	..	1.1	..	1.2	..	..	..	..	2.6	1.5	4.9	..	6.0	0.1	19.9	..	..	..	..	..	2.6	1.5	4.9	..	6.0	0.1	4.7	19.9	21.1
1994 June qtr	..	0.1	..	0.9	..	0.9	..	..	..	0.1	0.9	0.3	8.3	..	11.7	0.7	22.5	..	..	..	..	..	0.9	0.3	8.3	..	11.7	0.7	0.2	22.5	23.4
Sept. qtr	0.1	..	0.1	..	..	..	..	0.7	..	5.5	..	4.8	0.4	11.4	..	..	..	..	..	0.7	..	5.5	..	4.8	0.4	..	11.4	11.5
Dec. qtr	..	0.1	..	0.2	..	0.3	..	..	..	..	1.0	0.1	7.7	..	0.2	0.1	14.9	..	..	..	..	..	1.0	0.1	7.7	..	0.2	0.1	5.7	14.9	15.1
1995 Mar. qtr	..	0.1	..	..	..	0.1	..	..	..	..	2.0	..	7.2	..	3.7	0.2	16.8	..	..	..	..	..	2.0	..	7.2	..	3.7	0.2	3.7	16.8	16.9
June qtr r	..	0.1	..	1.1	..	1.2	..	..	..	..	2.6	1.5	4.9	..	6.0	0.1	19.9	..	..	..	..	..	2.6	1.5	4.9	..	6.0	0.1	4.7	19.9	21.1
Sept. qtr	..	0.2	..	1.8	..	2.0	..	..	..	..	1.0	0.6	3.5	..	3.2	0.1	11.9	..	..	..	..	..	1.0	0.6	3.5	..	3.2	0.1	3.4	11.9	13.9

**TABLE 4. NUMBER OF DWELLING UNITS BY STAGE OF CONSTRUCTION, TASMANIA
SEASONALLY ADJUSTED SERIES**

<i>Period</i>	<i>Houses</i>				<i>Total</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>
1994 June qtr	741	693	753	723	930	895	971	939
Sept. qtr	692	666	687	674	844	837	846	898
Dec. qtr	657	707	666	707	843	900	858	888
1995 Mar. qtr	592	673	588	676	736	916	719	942
June qtr r	601	591	606	589	658	722	702	729
Sept. qtr	507	611	505	616	603	663	626	678

**TABLE 5. VALUE OF BUILDING WORK DONE, TASMANIA
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>		
1994 June qtr	60.9	75.9	40.6	126.9
Sept. qtr	57.1	73.7	38.7	124.4
Dec. qtr	64.7	75.7	38.3	124.6
1995 Mar. qtr	54.5	67.2	36.5	115.9
June qtr r	54.9	63.0	37.5	110.7
Sept. qtr	50.0	60.2	48.0	121.6

**TABLE 6. VALUE OF BUILDING WORK COMMENCED, AT AVERAGE 1989-90 PRICES (a), TASMANIA
(\$ million)**

Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building
	Houses	Other residential buildings	Total		Private sector	Total	
1992-93	192.1	60.2	252.3	31.2	67.8	103.7	387.2
1993-94	203.8	65.2	269.0	33.8	85.6	158.5	461.3
1994-95 r	178.2	33.9	212.1	35.8	101.1	148.1	396.0
1994 June qtr	51.6	12.1	63.7	9.7	21.0	31.6	105.0
Sept. qtr	46.1	10.7	56.8	7.4	23.1	29.2	93.4
Dec. qtr	48.2	10.6	58.8	11.6	19.0	34.6	105.0
1995 Mar. qtr	40.5	6.8	47.3	8.0	35.4	44.5	99.8
June qtr r	43.4	5.8	49.2	8.8	23.6	39.8	97.8
Sept. qtr	34.2	11.4	45.6	7.4	39.3	47.1	100.1

(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 7. VALUE OF BUILDING WORK DONE, AT AVERAGE 1989-90 PRICES (a), TASMANIA
ORIGINAL AND SEASONALLY ADJUSTED SERIES
(\$ million)**

Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building
	Houses	Other residential buildings	Total		Private sector	Total	
ORIGINAL							
1992-93	194.0	61.5	255.5	31.4	79.8	111.3	398.2
1993-94	208.1	61.8	269.9	34.0	76.4	138.0	441.9
1994-95 r	188.6	46.9	235.5	36.6	97.8	147.8	419.9
1994 June qtr	50.8	15.1	65.9	9.9	22.5	40.4	116.2
Sept. qtr	47.9	16.5	64.4	8.4	24.7	41.6	114.4
Dec. qtr	53.5	11.2	64.7	10.3	26.2	38.4	113.4
1995 Mar. qtr	42.9	10.9	53.8	8.6	23.4	31.0	93.4
June qtr r	44.3	8.3	52.6	9.3	23.5	36.8	98.7
Sept. qtr	39.8	10.0	49.8	8.3	34.5	50.6	108.7
SEASONALLY ADJUSTED							
1994 June qtr	50.5	n.a.	65.2	n.a.	n.a.	40.1	113.8
Sept. qtr	47.3	n.a.	63.4	n.a.	n.a.	38.1	111.9
Dec. qtr	52.8	n.a.	63.4	n.a.	n.a.	37.4	109.3
1995 Mar. qtr	44.3	n.a.	56.5	n.a.	n.a.	35.6	101.8
June qtr r	44.1	n.a.	52.0	n.a.	n.a.	36.5	96.6
Sept. qtr	39.3	n.a.	49.1	n.a.	n.a.	46.4	106.5

(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 8. NUMBER OF DWELLING UNITS BY OWNERSHIP,
CLASS OF BUILDER AND STAGE OF CONSTRUCTION,
TASMANIA**

Period	Private sector			Public sector			Total				
	Houses		Total	Other residential buildings		Total	Houses		Total	Other residential buildings	
	Contractor-built	Other		Houses	Other residential buildings		Houses	Other residential buildings			
COMMENCED											
1992-93	1,625	1,215	2,840	997	3,837	38	102	140	2,878	1,099	3,977
1993-94	1,736	1,238	2,974	1,031	4,005	46	61	107	3,020	1,092	4,112
1994-95 r	1,594	948	2,542	542	3,084	6	40	46	2,548	582	3,130
1994 June qtr	459	282	740	199	939	6	17	23	746	216	962
Sept. qtr	449	202	651	182	833	—	4	4	651	186	837
Dec. qtr	450	268	718	164	882	4	7	11	722	171	893
1995 Mar. qtr	362	212	574	132	706	2	—	2	576	132	708
June qtr r	334	265	599	64	663	—	29	29	599	93	692
Sept. qtr	243	233	477	119	596	2	23	25	479	142	621
UNDER CONSTRUCTION AT END OF PERIOD											
1992-93	562	1,393	1,955	424	2,379	1	30	31	1,956	454	2,410
1993-94	666	1,352	2,019	566	2,585	4	50	54	2,023	616	2,639
1994-95 r	612	1,233	1,846	374	2,220	2	21	23	1,848	395	2,243
1994 June qtr	666	1,352	2,019	566	2,585	4	50	54	2,023	616	2,639
Sept. qtr	689	1,314	2,004	582	2,586	—	2	2	2,004	584	2,588
Dec. qtr	632	1,306	1,938	540	2,478	2	6	8	1,940	546	2,486
1995 Mar. qtr	620	1,260	1,880	433	2,313	3	—	3	1,883	433	2,316
June qtr r	612	1,233	1,846	374	2,220	2	21	23	1,848	395	2,243
Sept. qtr	527	1,194	1,721	432	2,153	2	36	38	1,723	468	2,191
COMPLETED											
1992-93	1,643	1,224	2,868	1,113	3,981	47	90	137	2,915	1,203	4,118
1993-94	1,645	1,234	2,879	885	3,764	43	41	84	2,922	926	3,848
1994-95 r	1,642	994	2,636	736	3,372	8	69	77	2,644	805	3,449
1994 June qtr	399	318	717	192	909	35	11	46	752	203	955
Sept. qtr	436	211	646	178	824	4	52	56	650	230	880
Dec. qtr	496	271	767	200	967	2	3	5	769	203	972
1995 Mar. qtr	367	245	612	237	849	1	6	7	613	243	856
June qtr r	344	267	611	121	732	1	8	9	612	129	741
Sept. qtr	329	265	594	61	655	2	8	10	596	69	665

TABLE 9. NUMBER AND VALUE OF NEW HOUSES BUILT BY CONTRACT BUILDERS FOR PRIVATE OWNERSHIP, BY COMPLETION VALUE RANGE AND STAGE OF CONSTRUCTION TASMANIA

Period	Commenced				Under construction at end of period				Completed			
	Less than \$40,000	\$40,000 to \$59,999	\$60,000 and over	Total	Less than \$40,000	\$40,000 to \$59,999	\$60,000 and over	Total	Less than \$40,000	\$40,000 to \$59,999	\$60,000 and over	Total
NUMBER												
1992-93	98	417	1,110	1,625	16	107	440	562	128	424	1,091	1,643
1993-94	97	319	1,320	1,736	27	82	557	666	84	353	1,208	1,645
1994-95	64	193	1,337	1,594	27	50	535	612	61	230	1,351	1,642
1994 June qtr	21	64	374	459	27	82	557	666	34	99	266	399
Sept. qtr	30	58	361	449	25	71	593	689	34	74	328	436
Dec. qtr	18	53	378	450	25	67	540	632	18	51	427	496
1995 Mar. qtr	2	53	307	362	18	62	540	620	4	58	305	367
June qtr r	14	30	290	334	27	50	535	612	5	48	291	344
Sept. qtr	9	37	198	243	20	66	440	527	14	28	288	329
VALUE (\$m)												
1992-93	2.6	20.9	105.0	128.4	0.4	5.2	45.5	51.1	3.5	21.2	105.5	130.2
1993-94	2.5	16.1	123.2	141.9	0.7	4.1	57.2	62.0	2.2	17.8	113.5	133.4
1994-95	1.8	9.7	129.8	141.3	0.7	2.5	57.2	60.4	1.7	11.6	133.1	146.4
1994 June qtr	0.6	3.3	34.7	38.7	0.7	4.1	57.2	62.0	0.9	5.1	25.0	31.0
Sept. qtr	0.9	2.9	35.1	38.9	0.6	3.5	63.1	67.2	1.0	3.7	30.0	34.7
Dec. qtr	0.5	2.7	35.8	39.0	0.6	3.3	57.2	61.2	0.5	2.5	42.2	45.2
1995 Mar. qtr	0.1	2.6	30.5	33.2	0.5	3.1	58.0	61.5	0.1	2.9	30.7	33.7
June qtr r	0.3	1.6	28.3	30.2	0.7	2.5	57.2	60.4	0.1	2.5	30.2	32.8
Sept. qtr	0.3	1.9	19.8	21.9	0.5	3.3	49.4	53.2	0.4	1.4	28.0	29.8

**TABLE 10. SUMMARY OF BUILDING ACTIVITY, TASMANIA
RELATIVE STANDARD ERRORS (PER CENT)
SEPTEMBER QUARTER 1995**

Ownership and stage of construction	New residential building				Value	
	Houses		Total		Alterations and additions to residential buildings	Total building
	Number	Value	Number of dwelling units	Value		
PRIVATE SECTOR						
Commenced	3.4	3.4	2.7	2.8	6.5	1.5
Under construction at end of period	2.3	2.3	1.9	1.9	5.9	1.4
Completed	4.2	4.3	3.8	3.9	9.7	2.8
Value of work done	..	2.6	..	2.3	5.9	1.4
Value of work yet to be done	..	2.9	..	2.5	7.2	1.7
TOTAL PRIVATE AND PUBLIC SECTORS						
Commenced	3.3	3.4	2.6	2.7	6.4	1.4
Under construction at end of period	2.3	2.3	1.8	1.9	5.9	1.2
Completed	4.2	4.3	3.7	3.9	9.6	2.4
Value of work done	..	2.6	..	2.2	5.9	1.2
Value of work yet to be done	..	2.8	..	2.4	7.2	1.5

EXPLANATORY NOTES

Introduction

This publication contains detailed results from the quarterly Building Activity Survey. Users should note that data for the latest quarter is subject to revision.

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. The number of dwelling units created by alterations and additions to existing buildings, and through the construction of new non-residential buildings, is not included in the tables but is shown as a footnote to Table 1.

11. *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).

12. *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.

13. *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

14. 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 the 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 and excluding the value of land and landscaping.
- (c) *Value of building work done during the period* represents the estimated value of building work actually carried out during the quarter on building jobs which have commenced.
- (d) *Value of building work yet to be done* represents the difference between the anticipated completion value and the estimated value of work done up to the end of the period on building jobs commenced but not completed.

Building classification

15. *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.

16. *Builder type.* Houses are classified according to the type of builder as follows.

- (a) *Contractor-built houses* are those constructed by a private recognised building contractor, either under contract, or in anticipation of sale or rental.
- (b) *Houses built by other than contract builders* are those constructed by an owner (other than a recognised building contractor) or under the owner's direction, without the services of a single contractor responsible for the whole job. Houses built by businesses (other than recognised building contractors) and public sector organisations are also included in this category.

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

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

- (a) *Houses.* Includes cottages, bungalows, detached caretakers'/managers' cottages, rectories.
- (b) *Other residential buildings.* Includes blocks of flats, home units, attached townhouses, villa units, terrace houses, semi-detached houses, maisonettes.
- (c) *Hotels, etc.* Includes motels, hostels, boarding houses, guesthouses, holiday apartment buildings.

- (d) *Shops.* Includes retail shops, restaurants, cafes, taverns, dry cleaners, laundromats, hair salons, shopping arcades.
- (e) *Factories.* Includes paper mills, oil refinery buildings, brickworks, foundries, powerhouses, manufacturing laboratories, workshops as part of a manufacturing process.
- (f) *Offices.* Includes banks, post offices, council chambers, head and regional offices.
- (g) *Other business premises.* Includes warehouses, storage depots, service stations, transport depots and terminals, electricity substation buildings, pumping station buildings, telephone exchanges, mail sorting centres, broadcasting stations, film studios.
- (h) *Educational.* Includes schools, colleges, kindergartens, libraries, museums, art galleries, research and teaching laboratories, theological colleges.
- (i) *Religious.* Includes churches, chapels, temples.
- (j) *Health.* Includes hospitals, nursing homes, surgeries, clinics, medical centres.
- (k) *Entertainment and recreational.* Includes clubs, theatres, cinemas, public halls, gymnasiums, grandstands, squash courts, sports and recreation centres.
- (l) *Miscellaneous.* Includes law courts, homes for the aged (where medical care is not provided as normal service), orphanages, gaols, barracks, mine buildings, glasshouses, livestock sheds, shearing sheds, fruit and skin drying sheds, public toilets, and ambulance, fire and police stations.

Reliability of the estimates

19. Since the figures for private sector house building activity (including alterations and additions) are derived from information obtained from a sample of approved building jobs, they are subject to sampling error; that is, they may differ from the figures that would have been obtained if information for all approved jobs for the relevant period had been included in the survey. One measure of the likely difference is given by the *standard error*, which indicates the extent to which an estimate might have varied by chance because only a sample of approved jobs was included. There are about two chances in three that a sample estimate will differ by less than one standard error from the figure that would have been obtained if all approved jobs had been included, and about nineteen chances in twenty that the difference will be less than two standard errors. Another measure of sampling variability is the *relative standard error*, which is obtained by expressing the standard error as a percentage of the estimate to which it refers. The relative standard errors of estimates provide an indication of the percentage errors likely to have occurred due to sampling, and are shown in Table 10.

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 2) and that the associated relative standard error is 2.5 per cent (for actual percentage see Table 10). 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 4, 5 and 7. 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 6 and 7. 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: 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 the contact shown at the front of this publication.

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

Building Approvals, Australia (8731.0) – monthly (\$13.50)
Building Approvals, Tasmania (8731.6) – monthly (\$11.00)
Dwelling Unit Commencements Reported by Approving Authorities, Tasmania (8741.6) – monthly (\$10.00)
Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0) – quarterly (\$11.00)
Engineering Construction Activity, Australia (8762.0) – quarterly (\$11.00)

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.

Symbols and other usages

n.a. not available
 .. not applicable
 — nil or rounded to zero
 r figure or series revised since previous issue.

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

DENIS W. ROGERS

**Acting Deputy Commonwealth Statistician and
 Government Statistician of Tasmania**

