

BUILDING ACTIVITY

SOUTH AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) WED 29 APR 1998

DECEMBER QTR KEY FIGURES

SEASONALLY ADJUSTED (a)	Dec qtr 97	Sep qtr 97 to	Dec qtr 96 to
	\$m	Dec qtr 97 % change	Dec qtr 97 % change
Value of work done	315.7	-2.9	10.9
New residential building	132.5	2.9	29.8
Alterations and additions to residential buildings	28.6	-8.6	4.4
Non-residential building	152.6	-6.4	-0.1

(a) At average 1989-90 prices.

DECEMBER QTR KEY POINTS**VALUE OF WORK DONE**

SEASONALLY ADJUSTED ESTIMATES AT AVERAGE 1989-90 PRICES

- The value of work done on new residential building rose by 2.9% during the December quarter 1997 to \$132.5 million. This was 29.8% above that of a year ago and continues the generally upward trend since the recent low in September quarter 1996.
- Work done on non-residential building fell by 6.4% partly offsetting the rise of 7.9% in the September quarter.
- The total value of building work done during the quarter fell by 2.9% to \$315.7 million, but was still 10.9% above that of a year ago.

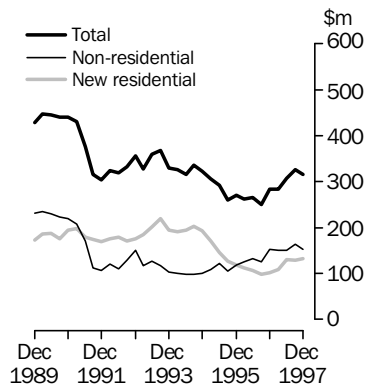
ORIGINAL ESTIMATES

- Total building work done during the quarter increased by 6.9% to \$384.1 million, with new residential rising by 11.5% and non-residential rising by 2.8%. New residential was 27.0% higher than twelve months ago.

VALUE OF WORK YET TO BE DONE

ORIGINAL ESTIMATES

- The value of work yet to be done on jobs under construction at the end of December 1997 increased by 5.0% to \$332.7 million. This is 0.87 times the work done for the quarter.

Value of work doneAt average 1989-90 prices
Seasonally adjusted

- For further information about these and related statistics, contact Martin Yard on Adelaide 08 8237 7494, or any ABS office shown on the back cover of this publication.

NOTES

FORTHCOMING ISSUES

ISSUE (Quarter)

RELEASE DATE

March 1998

31 July 1998

CHANGES IN THIS ISSUE

There have been some changes to the layout of the publication, however the tables are unchanged.

SIGNIFICANT REVISIONS THIS ISSUE

The seasonally adjusted series have been revised as a result of the annual re-analysis of seasonal factors. For more details, see Explanatory Notes 22–24.

SYMBOLS AND OTHER USAGES

ABS	Australian Bureau of Statistics
r	figure or series revised since previous issue
RSE	relative standard error
SE	standard error
..	not applicable
—	nil or rounded to zero

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

P.M. Gardner
Regional Director
South Australia

VALUE OF WORK COMMENCED

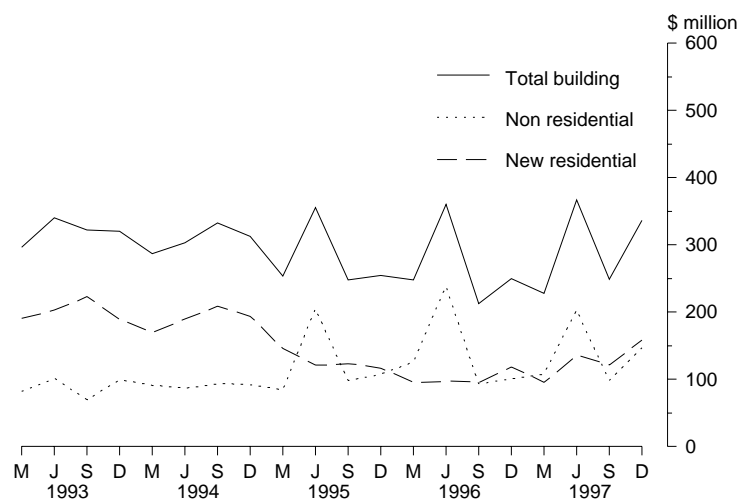
AVERAGE 1989–90 PRICES, ORIGINAL ESTIMATES

	Dec qtr 97 \$m	Change	Change
		Sep qtr 97 to Dec qtr 97 %	Dec qtr 96 to Dec qtr 97 %
Value of work commenced(a)	336.2	34.9	34.4
New residential building	158.7	30.9	33.8
Alterations and additions to residential buildings	30.2	3.4	—
Non-residential building	147.3	49.1	45.3

(a) At average 1989–90 prices.

- The value of new residential building work commenced during the December quarter rose by 30.9% to \$158.7 million, continuing the generally upward trend since the low in the September quarter 1996.
- Non-residential building work commenced during the quarter increased by 49.1% to \$147.3 million following a fall of 51.5% in the September quarter.
- The total value of building work commenced during the December quarter increased by 34.9% to \$336.2 million, partly offsetting the fall of 32.2% in the September quarter.

Value of work commenced at average 1989–90 prices



ORIGINAL ESTIMATES

- The total value of building work commenced during the December quarter rose by 37.3% to \$378.7 million. New residential building increased by 33.7% and non-residential building increased by 49.9%, with the main increases occurring in Shops, Offices and Educational categories.

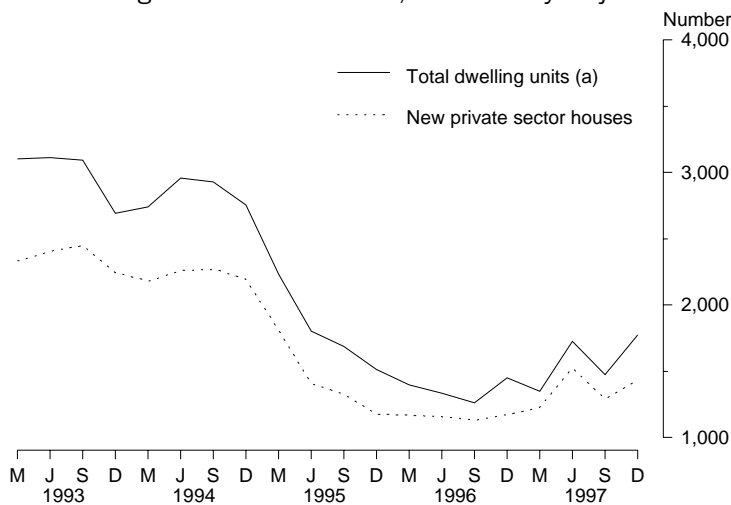
NUMBER OF DWELLING UNITS COMMENCED

SEASONALLY ADJUSTED ESTIMATES

	Dec qtr 97	Change Sep qtr 97 to Dec qtr 97	Change Dec qtr 96 to Dec qtr 97
	no.	%	%
Total dwelling units commenced	1 776	20.2	22.1
New private sector houses	1 439	11.5	22.3
Private sector dwelling units	1 703	19.4	19.3

- The total number of dwelling units commenced during the December quarter increased by 20.2%, offsetting the fall of 14.3% in the September quarter.
- Commencements of new private sector houses rose by 11.5% during the quarter to 1,439, following a fall of 15.3% in the September quarter.

Dwelling units commenced, seasonally adjusted



(a) Includes Conversions, etc

ORIGINAL ESTIMATES

- The total number of dwelling units commenced during the quarter rose by 21.5% to 1,872. New houses rose by 12.8% to 1,582 and new other dwelling units rose by 118.5% to 284.

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

Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building
	Houses	Other residential building	Total		Private sector	Total	
1994-95	572.1	98.7	670.8	109.1	230.9	475.4	1,255.3
1995-96	376.5	57.1	433.6	106.3	409.6	571.7	1,111.6
1996-97	403.9	41.5	445.4	105.9	376.9	506.7	1,058.0
1996 Sept. qtr	88.9	6.5	95.4	23.3	61.1	93.7	212.4
Dec. qtr	102.0	16.6	118.6	30.2	76.4	101.4	250.2
1997 Mar. qtr	87.0	9.0	96.0	24.2	68.2	107.9	228.1
June qtr	126.0	9.4	135.4	28.2	171.2	203.7	367.3
Sept. qtr	113.3	7.9	121.2	29.2	74.3	98.8	249.2
Dec. qtr	130.7	28.0	158.7	30.2	117.1	147.3	336.2

(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)
(\$ million)

Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building
	Houses	Other residential building	Total		Private sector	Total	
ORIGINAL							
1994-95	603.5	110.8	714.3	112.6	244.7	429.7	1,256.6
1995-96	399.5	65.6	465.1	113.4	275.8	480.2	1,058.7
1996-97	392.4	45.0	437.4	109.2	389.5	581.6	1,128.2
1996 Sept. qtr	86.7	10.6	97.3	24.4	73.4	126.6	248.3
Dec. qtr	97.3	10.6	107.9	31.2	105.2	166.8	305.9
1997 Mar. qtr	90.4	12.5	102.9	24.2	88.4	129.6	256.7
June qtr	118.0	11.3	129.3	29.4	122.5	158.6	317.3
Sept. qtr	115.7	12.1	127.8	30.3	130.1	162.1	320.2
Dec. qtr	124.5	15.7	140.2	32.6	132.9	167.0	339.8
SEASONALLY ADJUSTED							
1996 Sept. qtr	87.5	10.7	97.8	25.2	76.6	126.2	250.7
Dec. qtr	91.4	10.4	102.1	27.4	94.6	152.8	284.6
1997 Mar. qtr	95.6	12.1	107.8	28.4	106.9	150.6	283.7
June qtr	118.0	11.8	130.0	28.2	111.1	151.2	307.3
Sept. qtr	117.1	12.2	128.8	31.3	135.9	163.1	325.2
Dec. qtr	116.9	15.4	132.5	28.6	119.7	152.6	315.7

(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)

Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building
	Houses	Other residential building	Total		Private sector	Total	
1996 Sept. qtr	100.1	12.2	111.9	28.9	87.0	143.3	285.9
Dec. qtr	104.0	11.9	116.2	31.1	107.6	173.8	323.8
1997 Mar. qtr	106.0	13.9	120.1	31.4	121.8	171.8	319.6
June qtr	128.8	13.6	142.4	30.8	127.3	173.4	344.3
Sept. qtr	127.3	14.2	141.0	34.0	156.5	187.8	365.1
Dec. qtr	129.3	17.9	147.5	31.7	137.7	175.4	356.9

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

Period	New houses				Total dwelling units (includes conversions etc)			
	Private sector		Total		Private sector		Total	
	Commenced	Completed (a)	Commenced	Completed (a)	Commenced	Completed (a)	Commenced	Completed (a)
1996 Sept. qtr	1,134	n.a.	1,132	n.a.	1,246	n.a.	1,265	n.a.
Dec. qtr	1,177	n.a.	1,211	n.a.	1,428	n.a.	1,454	n.a.
1997 Mar. qtr	1,230	n.a.	1,230	n.a.	1,339	n.a.	1,350	n.a.
June qtr	1,525	n.a.	1,549	n.a.	1,725	n.a.	1,725	n.a.
Sept. qtr	1,291	n.a.	1,316	n.a.	1,426	n.a.	1,478	n.a.
Dec. qtr	1,439	n.a.	1,516	n.a.	1,703	n.a.	1,776	n.a.

(a) Seasonally adjusted estimates for the number of dwelling units completed are suspended following strong evidence of a recent and sudden change to the seasonal pattern. Seasonally adjusted estimates will be reinstated as soon as the new seasonal pattern can be identified.

TABLE 5. NUMBER AND VALUE OF BUILDING COMMENCED: ORIGINAL

Period	Number of dwelling units				Value (\$m)						
	New houses	New other residential building	Conversions etc.	Total dwelling units	New houses	New other residential building	New residential building	Alterations and additions to residential buildings	Total residential building	Total non-residential building	Total building
PRIVATE SECTOR											
1994-95	7,745	1,339	48	9,132	625.4	98.0	723.4	122.2	845.6	251.6	1,097.2
1995-96	4,836	800	55	5,691	415.1	61.9	477.0	120.7	597.7	452.8	1,050.5
1996-97	5,058	647	23	5,728	444.9	46.7	491.6	114.8	606.5	423.4	1,029.8
1996 Sept. qtr	1,191	106	5	1,302	100.1	7.4	107.5	24.6	132.1	67.9	200.0
Dec. qtr	1,245	266	2	1,513	113.8	18.8	132.5	33.8	166.3	85.3	251.6
1997 Mar. qtr	1,099	142	1	1,242	95.8	10.1	105.8	26.2	132.0	76.6	208.6
June qtr	1,522	133	15	1,670	135.3	10.5	145.7	30.3	176.1	193.5	369.6
Sept. qtr	1,354	126	9	1,489	118.6	8.7	127.3	31.2	158.6	84.5	243.1
Dec. qtr	1,525	276	6	1,807	140.1	31.3	171.3	33.2	204.5	133.7	338.2
PUBLIC SECTOR											
1994-95	465	186	13	664	31.6	10.4	42.1	3.2	45.2	266.9	312.1
1995-96	234	35	—	269	17.2	2.3	19.5	1.0	20.5	179.0	199.5
1996-97	55	4	3	62	4.4	0.3	4.7	2.1	6.7	145.4	152.1
1996 Sept. qtr	16	—	3	19	1.1	—	1.1	1.7	2.8	36.2	39.0
Dec. qtr	17	—	—	17	1.3	—	1.3	0.1	1.3	27.9	29.2
1997 Mar. qtr	3	2	—	5	0.3	0.1	0.4	—	0.4	44.6	45.0
June qtr	19	2	—	21	1.6	0.2	1.8	0.3	2.1	36.7	38.8
Sept. qtr	48	4	—	52	4.3	0.4	4.6	0.3	4.9	27.8	32.7
Dec. qtr	57	8	—	65	4.4	0.7	5.0	0.9	5.9	34.5	40.5
TOTAL											
1994-95	8,210	1,525	61	9,796	657.0	108.4	765.5	125.3	890.8	518.5	1,409.3
1995-96	5,070	835	55	5,960	432.4	64.1	496.5	121.7	618.2	631.8	1,250.0
1996-97	5,113	651	26	5,790	449.3	47.0	496.3	116.9	613.2	568.7	1,181.9
1996 Sept. qtr	1,207	106	8	1,321	101.3	7.4	108.7	26.2	134.9	104.2	239.1
Dec. qtr	1,262	266	2	1,530	115.0	18.8	133.8	33.8	167.7	113.2	280.8
1997 Mar. qtr	1,102	144	1	1,247	96.1	10.2	106.3	26.2	132.4	121.2	253.6
June qtr	1,541	135	15	1,691	136.9	10.7	147.5	30.7	178.2	230.2	408.4
Sept. qtr	1,402	130	9	1,541	122.9	9.1	131.9	31.6	163.5	112.3	275.8
Dec. qtr	1,582	284	6	1,872	144.4	32.0	176.4	34.0	210.4	168.3	378.7

TABLE 6. VALUE OF NON-RESIDENTIAL BUILDING COMMENCED: ORIGINAL
(\$ million)

<i>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertainment and recreational</i>	<i>Miscellaneous</i>	<i>Total non-residential building</i>
PRIVATE SECTOR											
1994-95	4.6	66.3	25.6	36.2	59.3	17.4	3.6	16.2	11.3	11.2	251.6
1995-96	9.4	133.6	22.6	65.5	108.3	19.3	2.3	52.2	28.0	11.6	452.8
1996-97	37.3	91.1	40.6	53.2	79.8	17.3	1.0	40.4	27.5	35.2	423.4
1996 Sept. qtr	0.2	13.3	4.6	17.9	22.3	2.5	—	2.0	3.5	1.6	67.9
Dec. qtr	6.0	12.1	5.6	22.7	22.8	3.1	0.1	2.1	8.0	2.9	85.3
1997 Mar. qtr	4.3	19.5	3.7	4.0	8.4	3.9	0.3	1.7	2.3	28.5	76.6
June qtr	26.8	46.3	26.6	8.6	26.2	7.9	0.7	34.6	13.7	2.2	193.5
Sept. qtr	2.1	16.1	22.6	11.3	7.4	2.1	2.1	7.6	12.2	0.9	84.5
Dec. qtr	2.3	32.6	3.9	54.2	12.5	7.8	3.7	1.9	12.2	2.6	133.7
PUBLIC SECTOR											
1994-95	0.4	3.8	5.5	92.8	12.3	116.4	—	10.7	10.4	14.6	266.9
1995-96	—	8.4	1.7	47.2	15.4	43.6	—	14.0	3.9	44.7	179.0
1996-97	0.9	2.3	1.9	33.8	9.6	48.8	1.1	11.1	22.3	13.5	145.4
1996 Sept. qtr	0.4	0.5	0.4	9.0	5.7	9.6	—	2.6	6.1	1.9	36.2
Dec. qtr	0.4	0.6	1.5	6.5	1.3	11.2	1.1	0.6	3.8	1.0	27.9
1997 Mar. qtr	0.1	—	—	8.5	0.4	20.2	—	2.3	11.7	1.4	44.6
June qtr	—	1.2	0.1	9.7	2.2	7.8	—	5.6	0.8	9.2	36.7
Sept. qtr	0.1	0.8	0.3	2.6	1.9	6.4	—	10.8	3.1	1.7	27.8
Dec. qtr	0.4	0.4	—	3.5	0.2	19.1	—	8.7	1.6	0.6	34.5
TOTAL											
1994-95	4.9	70.1	31.1	129.0	71.6	133.8	3.6	26.9	21.7	25.8	518.5
1995-96	9.4	142.0	24.3	112.7	123.7	62.9	2.3	66.2	31.9	56.3	631.8
1996-97	38.2	93.4	42.5	87.0	89.3	66.1	2.1	51.5	49.8	48.7	568.7
1996 Sept. qtr	0.6	13.8	5.0	26.9	28.0	12.1	—	4.6	9.5	3.5	104.2
Dec. qtr	6.3	12.7	7.1	29.2	24.0	14.3	1.2	2.8	11.8	3.9	113.2
1997 Mar. qtr	4.4	19.5	3.7	12.6	8.9	24.0	0.3	4.0	14.0	29.9	121.2
June qtr	26.8	47.5	26.7	18.4	28.4	15.7	0.7	40.2	14.5	11.4	230.2
Sept. qtr	2.2	16.9	23.0	14.0	9.4	8.5	2.1	18.4	15.3	2.6	112.3
Dec. qtr	2.7	32.9	3.9	57.7	12.8	26.9	3.7	10.6	13.8	3.2	168.3

TABLE 7. NUMBER AND VALUE OF BUILDING UNDER CONSTRUCTION AT END OF PERIOD: ORIGINAL

	<i>Number of dwelling units</i>				<i>Value (\$m)</i>						
	<i>New houses</i>	<i>New other residential building</i>	<i>Conversions etc.</i>	<i>Total dwelling units</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Total residential building</i>	<i>Total non-residential building</i>	<i>Total building</i>
PRIVATE SECTOR											
1994-95	2,202	523	18	2,743	208.3	40.9	249.1	51.6	300.7	132.8	433.4
1995-96	1,745	435	24	2,204	170.4	36.4	206.7	47.8	254.5	297.2	551.8
1996-97	2,181	427	37	2,645	215.3	35.0	250.3	47.9	298.2	424.7	723.0
1996 Sept. qtr	1,863	315	28	2,206	178.3	26.8	205.1	45.9	251.0	311.9	562.9
Dec. qtr	1,978	465	24	2,467	194.4	34.5	228.9	47.0	276.0	322.7	598.7
1997 Mar. qtr	2,010	445	24	2,479	197.7	34.4	232.1	48.7	280.8	309.0	589.8
June qtr	2,181	427	37	2,645	215.3	35.0	250.3	47.9	298.2	424.7	723.0
Sept. qtr	2,170	391	10	2,571	216.8	33.4	250.2	46.1	296.3	444.4	740.7
Dec. qtr	2,095	433	12	2,540	214.3	44.9	259.2	44.5	303.7	287.8	591.5
PUBLIC SECTOR											
1994-95	99	41	—	140	7.4	2.3	9.8	1.0	10.7	234.1	244.8
1995-96	36	11	—	47	2.6	0.8	3.4	—	3.4	222.0	225.4
1996-97	18	13	—	31	1.7	1.0	2.7	0.3	3.0	117.7	120.7
1996 Sept. qtr	27	11	—	38	1.9	0.8	2.7	0.5	3.2	236.6	239.9
Dec. qtr	17	11	—	28	1.2	0.8	2.0	—	2.0	217.9	220.0
1997 Mar. qtr	8	11	—	19	0.7	0.8	1.5	—	1.5	221.2	222.8
June qtr	18	13	—	31	1.7	1.0	2.7	0.3	3.0	117.7	120.7
Sept. qtr	43	17	—	60	3.8	1.3	5.1	0.1	5.2	113.5	118.6
Dec. qtr	61	19	—	80	4.8	1.4	6.2	—	6.2	91.9	98.1
TOTAL											
1994-95	2,301	564	18	2,883	215.7	43.2	258.9	52.5	311.4	366.9	678.3
1995-96	1,781	446	24	2,251	173.0	37.2	210.1	47.8	257.9	519.3	777.2
1996-97	2,199	440	37	2,676	217.0	36.0	253.0	48.2	301.2	542.4	843.7
1996 Sept. qtr	1,890	326	28	2,244	180.2	27.6	207.8	46.4	254.2	548.5	802.8
Dec. qtr	1,995	476	24	2,495	195.6	35.3	231.0	47.0	278.0	540.6	818.6
1997 Mar. qtr	2,018	456	24	2,498	198.5	35.2	233.7	48.7	282.4	530.2	812.6
June qtr	2,199	440	37	2,676	217.0	36.0	253.0	48.2	301.2	542.4	843.7
Sept. qtr	2,213	408	10	2,631	220.6	34.7	255.3	46.2	301.5	557.8	859.3
Dec. qtr	2,156	452	12	2,620	219.1	46.3	265.4	44.5	309.9	379.7	689.7

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

	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
PRIVATE SECTOR											
1994-95	3.0	42.3	9.2	13.9	20.2	5.5	4.2	10.5	9.2	14.9	132.8
1995-96	9.1	105.2	9.6	11.8	72.5	7.7	0.8	49.8	22.5	8.3	297.2
1996-97	33.6	143.7	30.1	16.1	67.4	10.7	1.3	55.8	26.8	39.1	424.7
1996 Sept. qtr	1.7	114.3	12.2	23.8	70.3	7.1	0.8	53.9	21.7	6.1	311.9
Dec. qtr	5.7	103.2	9.3	30.6	81.9	5.7	0.7	52.5	27.3	5.9	322.7
1997 Mar. qtr	8.7	113.7	8.2	23.0	56.2	7.1	1.0	45.6	14.6	31.0	309.0
June qtr	33.6	143.7	30.1	16.1	67.4	10.7	1.3	55.8	26.8	39.1	424.7
Sept. qtr	32.2	142.1	44.4	9.3	66.6	7.0	2.7	62.6	38.2	39.4	444.4
Dec. qtr	32.3	58.2	40.2	53.0	15.4	10.5	5.5	46.3	22.7	3.7	287.8
PUBLIC SECTOR											
1994-95	0.3	3.0	3.1	57.8	7.8	137.1	—	8.2	4.9	11.8	234.1
1995-96	—	5.6	0.6	72.8	15.6	87.6	—	11.0	2.1	26.8	222.0
1996-97	—	0.7	—	26.3	1.6	29.0	1.1	9.3	14.3	35.4	117.7
1996 Sept. qtr	0.4	5.8	0.4	75.5	17.7	90.5	—	12.5	6.9	26.9	236.6
Dec. qtr	—	4.5	1.6	73.5	12.6	81.8	1.1	6.1	10.0	26.7	217.9
1997 Mar. qtr	0.1	—	—	72.8	6.8	86.8	1.1	6.7	19.5	27.3	221.2
June qtr	—	0.7	—	26.3	1.6	29.0	1.1	9.3	14.3	35.4	117.7
Sept. qtr	0.1	1.4	0.3	16.3	2.5	24.6	1.1	19.3	12.7	35.2	113.5
Dec. qtr	0.4	0.8	—	18.0	0.1	33.8	—	23.0	6.6	9.3	91.9
TOTAL											
1994-95	3.3	45.2	12.3	71.7	28.0	142.6	4.2	18.7	14.1	26.7	366.9
1995-96	9.1	110.8	10.2	84.5	88.1	95.3	0.8	60.8	24.6	35.1	519.3
1996-97	33.6	144.3	30.1	42.5	69.0	39.7	2.4	65.1	41.1	74.5	542.4
1996 Sept. qtr	2.2	120.1	12.6	99.3	88.0	97.6	0.8	66.4	28.6	33.0	548.5
Dec. qtr	5.7	107.7	10.9	104.1	94.5	87.6	1.8	58.6	37.3	32.5	540.6
1997 Mar. qtr	8.9	113.7	8.2	95.8	63.0	93.9	2.1	52.3	34.1	58.3	530.2
June qtr	33.6	144.3	30.1	42.5	69.0	39.7	2.4	65.1	41.1	74.5	542.4
Sept. qtr	32.2	143.5	44.6	25.5	69.1	31.6	3.8	81.9	50.9	74.6	557.8
Dec. qtr	32.8	59.0	40.2	71.0	15.5	44.3	5.5	69.2	29.2	13.0	379.7

TABLE 9. NUMBER AND VALUE OF BUILDING COMPLETED: ORIGINAL

Period	Number of dwelling units				Value (\$m)						
	New houses	New other residential building	Conversions etc.	Total dwelling units	New houses	New other residential building	New residential building	Alterations and additions to residential buildings	Total residential building	Total non-residential building	Total building
PRIVATE SECTOR											
1994-95	8,478	1,624	37	10,139	681.0	117.8	798.9	126.9	925.8	257.0	1,182.7
1995-96	5,269	887	43	6,198	459.9	70.9	530.9	130.2	661.0	292.8	953.9
1996-97	4,551	648	10	5,209	408.9	52.9	461.8	121.9	583.7	328.2	911.8
1996 Sept. qtr	1,066	226	1	1,293	94.3	17.6	111.9	28.8	140.6	68.1	208.8
Dec. qtr	1,110	111	6	1,227	100.0	11.2	111.2	35.2	146.4	81.0	227.4
1997 Mar. qtr	1,052	162	1	1,215	94.9	13.4	108.3	25.3	133.6	92.6	226.2
June qtr	1,323	149	2	1,474	119.7	10.8	130.5	32.6	163.1	86.4	249.5
Sept. qtr	1,353	162	31	1,546	118.3	12.2	130.5	33.7	164.2	68.9	233.1
Dec. qtr	1,591	234	4	1,829	142.7	20.6	163.3	37.0	200.2	307.2	507.4
PUBLIC SECTOR											
1994-95	564	375	14	953	36.2	21.7	57.9	3.1	61.0	295.9	356.9
1995-96	297	65	—	362	21.8	3.9	25.7	1.8	27.5	201.6	229.1
1996-97	73	2	3	78	5.1	0.1	5.3	1.8	7.0	256.2	263.2
1996 Sept. qtr	25	—	3	28	1.7	—	1.7	1.2	2.9	23.0	25.9
Dec. qtr	27	—	—	27	2.0	—	2.0	0.6	2.5	48.9	51.4
1997 Mar. qtr	12	2	—	14	0.8	0.1	0.9	—	0.9	42.2	43.2
June qtr	9	—	—	9	0.6	—	0.6	—	0.7	142.0	142.7
Sept. qtr	23	—	—	23	2.2	—	2.2	0.6	2.8	33.7	36.4
Dec. qtr	39	6	—	45	3.3	0.6	3.9	0.9	4.8	57.6	62.4
TOTAL											
1994-95	9,042	1,999	51	11,092	717.2	139.5	856.7	130.1	986.8	552.9	1,539.7
1995-96	5,566	952	43	6,560	481.8	74.8	556.5	132.0	688.6	494.4	1,183.0
1996-97	4,624	650	13	5,287	414.1	53.0	467.1	123.6	590.7	584.3	1,175.0
1996 Sept. qtr	1,091	226	4	1,321	96.0	17.6	113.6	29.9	143.5	91.1	234.6
Dec. qtr	1,137	111	6	1,254	102.0	11.2	113.2	35.8	149.0	129.9	278.8
1997 Mar. qtr	1,064	164	1	1,229	95.7	13.5	109.2	25.3	134.5	134.9	269.4
June qtr	1,332	149	2	1,483	120.4	10.8	131.1	32.6	163.7	228.5	392.2
Sept. qtr	1,376	162	31	1,569	120.5	12.2	132.7	34.3	166.9	102.6	269.5
Dec. qtr	1,630	240	4	1,874	146.0	21.2	167.2	37.9	205.1	364.7	569.8

TABLE 10. VALUE OF NON-RESIDENTIAL BUILDING COMPLETED: ORIGINAL
(\$ million)

<i>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertainment and recreational</i>	<i>Miscellaneous</i>	<i>Total non-residential building</i>
PRIVATE SECTOR											
1994-95	7.1	48.2	34.7	41.0	46.5	23.0	2.0	33.9	6.5	13.9	257.0
1995-96	4.7	73.6	23.7	64.6	56.6	16.5	6.0	13.5	15.2	18.4	292.8
1996-97	12.8	58.6	21.0	52.8	87.6	14.2	0.6	44.0	24.2	12.3	328.2
1996 Sept. qtr	7.6	8.6	2.7	7.0	25.6	3.0	—	5.1	4.7	3.9	68.1
Dec. qtr	2.0	24.5	8.7	18.4	13.2	4.6	0.2	3.7	2.8	2.9	81.0
1997 Mar. qtr	1.2	9.6	5.2	12.2	33.9	2.6	—	9.2	15.1	3.5	92.6
June qtr	2.0	15.9	4.5	15.3	14.9	4.0	0.4	26.0	1.5	2.0	86.4
Sept. qtr	3.4	19.1	8.6	18.4	8.6	5.0	0.8	2.9	1.0	1.2	68.9
Dec. qtr	3.2	126.2	8.7	10.6	61.3	4.5	1.1	21.8	31.3	38.5	307.2
PUBLIC SECTOR											
1994-95	0.1	0.8	2.3	69.9	5.9	96.4	—	79.3	8.4	32.8	295.9
1995-96	0.3	5.9	4.6	33.2	9.3	100.1	—	11.2	6.8	30.3	201.6
1996-97	0.9	8.3	2.6	81.5	23.7	111.2	—	13.0	10.1	4.8	256.2
1996 Sept. qtr	—	0.6	0.7	7.1	3.6	6.9	—	1.1	1.2	1.7	23.0
Dec. qtr	0.8	2.7	0.2	8.6	6.4	21.3	—	7.0	0.7	1.2	48.9
1997 Mar. qtr	—	4.5	1.6	9.3	6.4	15.9	—	1.8	2.1	0.7	42.2
June qtr	0.1	0.5	0.1	56.5	7.4	67.2	—	3.1	6.0	1.1	142.0
Sept. qtr	—	0.1	—	14.4	1.0	10.7	—	0.9	4.6	1.9	33.7
Dec. qtr	0.1	1.0	0.3	2.7	2.6	10.0	0.9	5.0	7.9	27.0	57.6
TOTAL											
1994-95	7.3	49.0	37.0	110.9	52.5	119.4	2.0	113.2	14.9	46.7	552.9
1995-96	5.0	79.5	28.3	97.8	65.9	116.6	6.0	24.7	22.0	48.7	494.4
1996-97	13.7	67.0	23.6	134.3	111.3	125.4	0.6	57.0	34.3	17.1	584.3
1996 Sept. qtr	7.6	9.2	3.3	14.1	29.2	9.8	—	6.2	5.9	5.6	91.1
Dec. qtr	2.8	27.2	8.9	26.9	19.5	25.9	0.2	10.6	3.5	4.2	129.9
1997 Mar. qtr	1.2	14.0	6.8	21.5	40.3	18.5	—	11.1	17.2	4.2	134.9
June qtr	2.1	16.5	4.6	71.8	22.3	71.2	0.4	29.1	7.6	3.1	228.5
Sept. qtr	3.4	19.2	8.6	32.8	9.7	15.7	0.8	3.9	5.6	3.0	102.6
Dec. qtr	3.3	127.2	9.0	13.3	63.9	14.5	2.0	26.8	39.2	65.5	364.7

TABLE 11. VALUE OF BUILDING WORK DONE: ORIGINAL
(\$ million)

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Total residential building</i>	<i>Total non-residential building</i>	<i>Total building</i>
PRIVATE SECTOR							
1994-95	659.6	106.5	766.1	126.6	892.7	271.6	1,164.3
1995-96	441.4	71.6	512.9	128.9	641.9	311.4	953.2
1996-97	433.9	51.3	485.2	120.4	605.6	444.2	1,049.8
1996 Sept. qtr	97.3	12.1	109.4	26.7	136.0	83.4	219.4
Dec. qtr	109.1	12.2	121.3	35.0	156.4	119.6	276.0
1997 Mar. qtr	99.9	14.2	114.1	26.8	140.8	100.8	241.6
June qtr	127.6	12.9	140.5	31.9	172.4	140.4	312.8
Sept. qtr	122.5	13.8	136.3	32.4	168.7	149.8	318.5
Dec. qtr	134.0	17.1	151.1	35.2	186.4	152.8	339.2
PUBLIC SECTOR							
1994-95	34.0	16.3	50.3	2.8	53.1	205.3	258.4
1995-96	19.1	2.8	21.9	1.7	23.5	230.8	254.3
1996-97	5.0	0.2	5.2	1.9	7.1	219.0	226.1
1996 Sept. qtr	2.0	—	2.0	1.3	3.3	60.4	63.7
Dec. qtr	1.5	—	1.5	0.4	1.9	70.1	72.0
1997 Mar. qtr	0.4	0.1	0.5	—	0.5	47.0	47.6
June qtr	1.1	0.1	1.2	0.1	1.3	41.4	42.8
Sept. qtr	3.2	0.3	3.6	0.5	4.1	36.8	40.9
Dec. qtr	3.7	1.1	4.8	0.9	5.7	39.2	45.0
TOTAL							
1994-95	693.6	122.8	816.4	129.4	945.8	476.9	1,422.7
1995-96	460.5	74.3	534.8	130.6	665.4	542.1	1,207.5
1996-97	438.9	51.6	490.4	122.3	612.7	663.2	1,275.9
1996 Sept. qtr	99.3	12.1	111.3	28.0	139.3	143.8	283.1
Dec. qtr	110.6	12.2	122.8	35.4	158.2	189.8	348.0
1997 Mar. qtr	100.3	14.4	114.6	26.8	141.4	147.8	289.2
June qtr	128.7	12.9	141.7	32.0	173.7	181.9	355.6
Sept. qtr	125.8	14.1	139.9	32.9	172.8	186.7	359.4
Dec. qtr	137.7	18.3	156.0	36.2	192.1	192.0	384.1

**TABLE 12. VALUE OF NON-RESIDENTIAL BUILDING WORK DONE: ORIGINAL
(\$ million)**

<i>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
PRIVATE SECTOR											
1994-95	6.7	60.0	33.7	42.0	53.4	19.4	3.2	24.2	11.1	17.9	271.6
1995-96	10.4	64.2	23.5	61.1	77.4	18.3	3.8	22.7	16.3	13.5	311.4
1996-97	13.1	117.8	23.5	59.0	100.4	15.0	0.8	49.5	26.4	38.6	444.2
1996 Sept. qtr	1.1	22.1	6.3	9.2	22.1	2.7	0.1	11.1	4.2	4.4	83.4
Dec. qtr	3.1	30.1	4.8	23.2	29.2	4.1	0.1	13.2	9.2	2.8	119.6
1997 Mar. qtr	3.4	25.3	5.8	14.5	22.8	2.9	0.1	11.5	7.2	7.4	100.8
June qtr	5.5	40.4	6.7	12.2	26.4	5.3	0.5	13.7	5.8	24.1	140.4
Sept. qtr	10.3	46.3	14.4	13.2	19.2	4.6	1.8	12.6	18.7	8.7	149.8
Dec. qtr	13.0	52.4	19.0	14.7	12.7	5.4	1.6	9.9	20.7	3.3	152.8
PUBLIC SECTOR											
1994-95	0.2	2.8	5.3	58.0	6.6	83.5	—	22.5	9.0	17.5	205.3
1995-96	0.2	5.6	1.7	61.9	16.2	98.5	—	13.4	6.7	26.7	230.8
1996-97	0.9	6.8	2.5	57.1	16.0	77.6	0.5	11.6	18.2	27.8	219.0
1996 Sept. qtr	0.3	2.6	0.7	22.5	5.1	19.4	—	2.4	1.0	6.4	60.4
Dec. qtr	0.5	3.2	1.5	17.4	5.8	26.2	—	4.6	4.0	6.9	70.1
1997 Mar. qtr	0.1	0.3	0.2	9.3	3.1	20.3	0.2	2.1	6.4	4.9	47.0
June qtr	—	0.7	0.1	8.0	1.9	11.7	0.2	2.5	6.7	9.6	41.4
Sept. qtr	—	0.5	0.2	7.5	2.2	8.8	0.3	5.1	5.1	7.0	36.8
Dec. qtr	0.1	0.7	0.1	8.8	1.0	15.7	0.1	6.0	3.1	3.6	39.2
TOTAL											
1994-95	6.9	62.9	39.0	99.9	60.0	103.0	3.2	46.7	20.0	35.4	476.9
1995-96	10.6	69.8	25.1	123.0	93.6	116.8	3.8	36.1	23.0	40.3	542.1
1996-97	14.0	124.6	26.0	116.1	116.5	92.6	1.3	61.1	44.6	66.5	663.2
1996 Sept. qtr	1.4	24.7	7.0	31.6	27.2	22.1	0.1	13.5	5.3	10.8	143.8
Dec. qtr	3.6	33.3	6.3	40.5	35.0	30.3	0.1	17.8	13.2	9.6	189.8
1997 Mar. qtr	3.5	25.6	6.0	23.8	25.9	23.2	0.3	13.6	13.6	12.3	147.8
June qtr	5.5	41.0	6.7	20.2	28.3	17.0	0.8	16.2	12.5	33.7	181.9
Sept. qtr	10.4	46.8	14.7	20.6	21.5	13.4	2.1	17.7	23.9	15.6	186.7
Dec. qtr	13.1	53.1	19.1	23.5	13.7	21.1	1.7	15.9	23.8	7.0	192.0

**TABLE 13. VALUE OF BUILDING WORK YET TO BE DONE AT END OF PERIOD: ORIGINAL
(\$ million)**

	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Total residential building</i>	<i>Total non-resi- dential building</i>	<i>Total building</i>
PRIVATE SECTOR							
1994-95	91.8	20.7	112.4	19.8	132.3	57.7	189.9
1995-96	74.1	15.5	89.6	17.4	107.0	204.2	311.2
1996-97	95.1	16.0	111.1	19.2	130.2	216.1	346.3
1996 Sept. qtr	79.6	11.6	91.3	17.6	108.9	203.7	312.6
Dec. qtr	87.0	18.4	105.4	18.9	124.3	176.1	300.4
1997 Mar. qtr	85.4	17.4	102.8	19.2	122.1	154.2	276.3
June qtr	95.1	16.0	111.1	19.2	130.2	216.1	346.3
Sept. qtr	92.6	12.7	105.3	18.7	124.0	154.8	278.8
Dec. qtr	98.5	27.7	126.2	18.9	145.1	152.7	297.8
PUBLIC SECTOR							
1994-95	3.7	1.0	4.7	0.8	5.5	151.4	156.8
1995-96	1.6	0.6	2.1	—	2.1	110.1	112.3
1996-97	0.8	0.6	1.5	0.2	1.7	42.9	44.6
1996 Sept. qtr	0.6	0.6	1.2	0.3	1.5	87.3	88.8
Dec. qtr	0.4	0.6	1.0	—	1.0	47.3	48.3
1997 Mar. qtr	0.3	0.6	0.9	—	0.9	45.8	46.7
June qtr	0.8	0.6	1.5	0.2	1.7	42.9	44.6
Sept. qtr	1.8	0.7	2.5	—	2.5	35.5	38.0
Dec. qtr	2.5	0.2	2.7	—	2.7	32.3	35.0
TOTAL							
1994-95	95.4	21.7	117.1	20.6	137.7	209.1	346.8
1995-96	75.6	16.1	91.7	17.4	109.1	314.4	423.5
1996-97	95.9	16.6	112.5	19.4	131.9	259.0	390.9
1996 Sept. qtr	80.3	12.2	92.5	18.0	110.4	290.9	401.3
Dec. qtr	87.4	19.0	106.4	18.9	125.3	223.4	348.7
1997 Mar. qtr	85.7	18.0	103.7	19.2	123.0	200.0	323.0
June qtr	95.9	16.6	112.5	19.4	131.9	259.0	390.9
Sept. qtr	94.4	13.4	107.8	18.8	126.5	190.3	316.8
Dec. qtr	101.0	27.9	128.9	18.9	147.8	185.0	332.7

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

	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
PRIVATE SECTOR											
1994-95	1.1	16.9	3.6	4.8	10.0	3.2	1.6	6.4	3.5	6.5	57.7
1995-96	1.7	89.3	4.3	6.5	41.5	3.7	0.4	36.5	15.7	4.8	204.2
1996-97	26.0	68.8	22.4	4.7	23.6	6.0	0.6	36.9	17.9	9.2	216.1
1996 Sept. qtr	0.8	84.9	3.3	16.3	42.9	3.3	0.2	34.6	15.3	2.0	203.7
Dec. qtr	3.6	68.4	4.3	18.4	38.4	2.5	0.2	23.7	14.6	2.0	176.1
1997 Mar. qtr	4.6	63.2	2.5	8.4	23.9	3.6	0.5	14.5	9.9	23.2	154.2
June qtr	26.0	68.8	22.4	4.7	23.6	6.0	0.6	36.9	17.9	9.2	216.1
Sept. qtr	17.6	40.1	30.7	3.0	12.2	2.6	1.0	34.1	11.4	2.0	154.8
Dec. qtr	7.9	30.1	16.3	42.8	9.5	5.3	3.3	29.7	6.5	1.5	152.7
PUBLIC SECTOR											
1994-95	0.2	1.0	0.1	47.0	6.5	84.9	—	4.6	3.0	4.1	151.4
1995-96	—	3.9	0.5	33.3	7.3	37.0	—	5.1	0.4	22.7	110.1
1996-97	—	0.6	—	11.2	1.0	11.9	0.6	4.9	4.4	8.3	42.9
1996 Sept. qtr	0.1	2.1	0.3	20.6	7.9	27.4	—	5.3	5.4	18.1	87.3
Dec. qtr	—	0.3	0.2	9.9	3.4	13.8	1.1	1.3	5.1	12.2	47.3
1997 Mar. qtr	—	—	—	9.2	0.8	14.3	0.9	1.6	10.3	8.7	45.8
June qtr	—	0.6	—	11.2	1.0	11.9	0.6	4.9	4.4	8.3	42.9
Sept. qtr	—	0.8	0.1	8.0	0.7	9.5	0.3	10.6	2.3	3.0	35.5
Dec. qtr	0.4	0.5	—	3.6	—	13.0	—	13.3	1.0	0.5	32.3
TOTAL											
1994-95	1.3	17.9	3.7	51.9	16.5	88.1	1.6	11.0	6.5	10.6	209.1
1995-96	1.7	93.2	4.8	39.7	48.8	40.6	0.4	41.6	16.0	27.4	314.4
1996-97	26.0	69.4	22.4	15.9	24.6	17.9	1.3	41.8	22.2	17.5	259.0
1996 Sept. qtr	0.9	87.0	3.6	37.0	50.8	30.7	0.2	39.9	20.7	20.2	290.9
Dec. qtr	3.6	68.7	4.5	28.2	41.8	16.3	1.3	25.0	19.7	14.3	223.4
1997 Mar. qtr	4.6	63.2	2.5	17.6	24.7	17.9	1.4	16.1	20.2	31.9	200.0
June qtr	26.0	69.4	22.4	15.9	24.6	17.9	1.3	41.8	22.2	17.5	259.0
Sept. qtr	17.6	41.0	30.8	11.1	12.9	12.1	1.3	44.7	13.8	5.0	190.3
Dec. qtr	8.3	30.6	16.3	46.4	9.5	18.3	3.3	42.9	7.5	2.0	185.0

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

<i>Ownership and stage of construction</i>	<i>New residential building</i>				<i>Value</i>	
	<i>Houses</i>		<i>Total</i>		<i>Alterations and additions to residential buildings</i>	<i>Total building</i>
	<i>Number</i>	<i>Value</i>	<i>Number of dwelling units</i>	<i>Value</i>		
TOTAL PRIVATE AND PUBLIC SECTORS						
Commenced	3.3	3.6	2.8	3.0	6.0	2.7
Under construction at end of period	3.6	3.7	3.0	3.0	6.3	2.7
Completed	4.0	4.2	3.5	3.7	7.2	3.3
Value of work done	..	3.0	..	2.6	5.1	2.3
Value of work yet to be done	..	4.2	..	3.3	7.3	3.0

EXPLANATORY NOTES

INTRODUCTION

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

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

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

3 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, while prior to the September quarter 1985 it was \$10,000 or more. Care should be taken in interpreting data for specific classes of non-residential building.

4 The use of sample survey techniques in the Building Activity Survey means that reliable estimates of private sector house building activity, including alterations and additions to houses, are generally only available at the State, Territory and Australia levels. The Northern Territory has been completely enumerated since the June quarter 1991 and small area data are available on request. Also, data for regions below State and Territory level are available from the building approvals series and from the monthly series of dwelling unit commencements compiled for South Australia and Western Australia by the Australian Bureau of Statistics (ABS). Unlike data in this publication compiled from the Building Activity Survey, the series for smaller geographic areas are based on information reported by local government and other reporting authorities.

SCOPE AND COVERAGE

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

6 Building jobs included in each quarter in the Building Activity Survey comprise those 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

EXPLANATORY NOTES *continued*

SCOPE AND COVERAGE *continued*

actually commenced in that month are shown as commencements in the September quarter. Similarly, building jobs which were notified in the month of September and which actually commenced in that month are shown as commencements in the December quarter.

DEFINITIONS

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

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

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

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

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

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

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

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

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

EXPLANATORY NOTES *continued*

DEFINITIONS *continued*

14 *Completed.* A building job is defined as completed when building activity has progressed to the stage where 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 BUILDINGS JOBS

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

- *Value of building commenced or under construction* represents the anticipated completion value based, where practicable, on estimated market or contract price of building jobs excluding the value of land and landscaping. Site preparation costs are included. Where 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.
- *Value of building completed* represents the actual completion value based, where practicable, on the market or contract price of jobs including site preparation costs but excluding the value of land and landscaping.
- *Value of building work done during the period* represents the estimated value of building work actually carried out during the quarter on jobs which have commenced.
- *Value of building work yet to be done* represents the difference between the anticipated completion value and the estimated value of work done on jobs up to the end of the period.

BUILDING CLASSIFICATION

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

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

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

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

EXPLANATORY NOTES *continued*

BUILDING CLASSIFICATION *continued*

- *Factories*. Includes paper mills, oil refinery buildings, brickworks, foundries, powerhouses, manufacturing laboratories, workshops as part of a manufacturing process.
- *Offices*. Includes banks, post offices, council chambers, head and regional offices.
- *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.
- *Educational*. Includes schools, colleges, kindergartens, libraries, museums, art galleries, research and teaching laboratories, theological colleges.
- *Religious*. Includes churches, chapels, temples.
- *Health*. Includes hospitals, nursing homes, surgeries, clinics, medical centres.
- *Entertainment and recreational*. Includes clubs, theatres, cinemas, public halls, gymnasiums, grandstands, squash courts, sports and recreation centres;
- *Miscellaneous*. Includes law courts, homes for the aged (where medical care is not provided as a normal service), orphanages, gaols, barracks, mine buildings, glasshouses, livestock sheds, shearing sheds, fruit and skin drying sheds, public toilets, and ambulance, fire and police stations.

RELIABILITY OF THE ESTIMATES

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

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

EXPLANATORY NOTES *continued*

RELIABILITY OF THE ESTIMATES *continued*

21 The imprecision due to sampling variability, which is measured by the RSE, should not be confused with inaccuracies that may occur because of inadequacies in the source of building approval information, imperfections in reporting by respondents, and errors made in the coding and processing of data. Inaccuracies of this kind are referred to as non-sampling error, and may occur in any enumeration whether it be a full count or only a sample. Every effort is made to reduce the non-sampling error to a minimum by the careful design of questionnaires, efforts to obtain responses for all selected jobs, and efficient operating procedures.

SEASONAL ADJUSTMENT

22 Seasonally adjusted building statistics are shown in tables 2–4. In the seasonally adjusted series, account has been taken of normal seasonal factors and 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 on Canberra 02 6252 6345.

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

24 As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. For the Building Activity Survey, the results of the latest review are shown in the December quarter issue each year.

ESTIMATES AT CONSTANT PRICES

25 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'.

26 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* (Cat. no. 5216.0).

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

ACKNOWLEDGMENT

28 ABS publications draw extensively on information provided freely by individuals, businesses, governments and other organisations. Their continued cooperation is very much appreciated: without it, the wide range of statistics published by the ABS would not be available. Information received by the ABS is treated in strict confidence as required by the *Census and Statistics Act 1905*.

UNPUBLISHED DATA AND RELATED PUBLICATIONS

29 The ABS can also make available certain building approvals and activity data which are not published. Where it is not practicable to provide the required information by telephone, data can be provided in the following forms: photocopy, computer printout, floppy disk and clerically extracted tabulation. Inquiries should be made to Information Inquiries on Adelaide 08 8237 7100 or any ABS State office.

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

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

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

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

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

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POST Client Services, ABS, PO Box 10, Belconnen, ACT 2616

EMAIL client.services@abs.gov.au



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