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BUILDING ACTIVITY, AUSTRALIA, MARCH QUARTER 1982 (PRELIMINARY)

- PHONE INQUIRIES** *for more information about these statistics—contact Mr Garry Whittaker on Canberra (062) 52 6067 or any of our State offices.*
- other inquiries including copies of publications—contact Information Services on Canberra (062) 52 6627 or in any of our State offices.*
- MAIL INQUIRIES** *write to Information Services, ABS, P.O. Box 10, Belconnen, A.C.T. 2616 or any of our State offices.*

EXPLANATORY NOTES

Introduction

This publication contains advance (summary) results compiled from the ABS quarterly building activity survey for the March quarter 1982. Data shown for the September quarter 1981 onwards have been processed using new procedures (see paragraphs 11-17 below). The March quarter 1982 issue of *Building Activity, Australia* (8705.0), containing a more complete range of building activity statistics, will be released shortly.

2. From the September quarter 1980 a new Building Activity Survey replaced the previous quarterly Building Operations Census. The major features of the new survey were as follows:

- (a) replacement, by a sample survey, of the previous complete enumeration of private sector jobs involving new house construction or alterations and additions valued at \$10,000 or more to houses;
- (b) continuation of the complete quarterly enumeration of jobs involving construction of new dwellings other than private sector houses, construction of new other buildings with an approval value of \$10,000 or more and all alterations and additions with an approval value of \$10,000 or more to buildings other than private sector houses.

3. From the September quarter 1981 two additional changes were introduced:

- (a) a one-month-lagged framework of approvals is now used as the basis for selection of both house and non-house building jobs (previously only private sector house jobs were selected from a one-month-lagged approvals framework); and
- (b) in general, a building job is now considered to have commenced, for the purposes of the statistical collection, ONLY when the value of work done on that job as reported by the builder is equal to or greater than a pre-determined (threshold) value.

Paragraphs 11 to 17 contain further details of these two additional changes.

4. The major implication of the introduction of the Building Activity Survey has been that the survey provides information on private sector house building activity (including alterations and additions) only at the Australian and State/Territory levels of detail. Finer levels of geographic disaggregation are not available, and it is not possible to classify these data in the same detail as in the past (e.g. materials of construction, average floor area and average value per square metre). This is because of the sampling variability associated with such estimates. To compensate for this loss of detail, output from the Building Approvals monthly collection has been extended, and a monthly series for new dwellings commenced (based on first inspections of building jobs by local government and other responsible authorities) has been introduced to provide information on a small area basis. No changes have been made in the Building Activity Survey to the data available for building jobs other than private sector house construction.

Scope and coverage

5. The statistics relate to *building structures* and exclude railways, roads, bridges, earth-fill dams and all other non-building construction. Renovations, repairs and maintenance are also excluded. Site preparation works which comprise part of the overall building construction are, however, included in the statistics. Site preparation costs were included in the superseded Building Operations Census only if they could not be separately identified.

6. The major component of the framework for the survey is building approvals. These approvals, and the approvals statistics compiled therefrom, cover:

- (a) permits issued by local government authorities in areas subject to building control by those authorities; and
- (b) contracts let or day labour work approved by Commonwealth, State, semi-government and local government authorities.

In addition, major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. mining leases) is also included.

7. Statistics of building activity are compiled on the basis of returns collected from:

- (a) builders involved in contract or speculative building activity, including alterations and additions work;
- (b) individuals and businesses involved in building activity on their own account; and
- (c) Commonwealth, State, semi-government and local government authorities involved in building activity.

Comparability with previous series

Changes introduced from September quarter 1980

8. Differences in concept between the Building Activity Survey introduced from the September quarter 1980 and the previous Building Operations Census were minor. With the sample survey of private sector house building activity, however, any houses built outside local government authority building control areas (see paragraph 6) could not, except in the circumstances mentioned at the end of paragraph 6, become part of the sample survey framework and, therefore, could not contribute to the results of the Building Activity Survey. The only difference with respect to data about public sector house building activity and data about other dwellings and other buildings related to the treatment of site preparation costs (see paragraph 5 above).

9. More important were the changes in the procedures associated with a more rigorous control of the collection framework which enabled individual building jobs to be more closely monitored through the construction process. This resulted in some increase in the proportion of the actual building activity occurring in a given quarter being included in the statistics for that quarter. This more rigorous control also identified the need to revise the number and value of building jobs previously regarded as under construction as at 1 July 1980. For this reason figures from the September quarter 1980 are not strictly comparable with those for earlier periods and some caution should be exercised in comparing data across the time of the change in methodology. The approvals series (which has not been subject to a break in continuity) may, to some extent, be of assistance in making time series comparisons across mid-1980 for building activity.

10. From the September quarter 1980 to the September quarter 1981 the collection methodology provided for the automatic revision, at the unit record level, of data relating to building activity in a given quarter on the basis of data supplied in the following quarter. However, the extent of these revisions had a more significant impact on the quarterly results, particularly with regard to numbers of dwellings commenced, than had been anticipated.

Changes introduced from September quarter 1981

11. Users of building activity statistics will be aware of the significant revisions which have been occurring in the quarterly series. The Appendix to the June quarter 1981

issue of this publication (8704.0) discusses the reasons for these revisions and the new procedures which were to be adopted by the ABS to minimise the incidence of those revisions. The new procedures have now been introduced and are explained in detail in the following paragraphs. (It should be noted that the procedures in fact implemented differ in some respects from those envisaged in the Appendix referred to above.)

12. As mentioned in paragraph 3, a one-month-lagged approvals framework is now used as the basis for the selection of all building jobs to be included in the quarterly activity survey. Previously only private sector house jobs were subject to a lagged framework. This approach therefore defines the frameworks for the selection of approved jobs for both the sampled and fully enumerated components of the quarterly Building Activity Survey on the same basis. It introduces a lag to statistics for non-house jobs the same as the lag for house building jobs by defining the framework for any given quarter as including all jobs notified as approved up to, but not including, the last month of the reference quarter (i.e. up to the end of August in respect of the September quarter collection). This means, for example, that all jobs which were notified as approved in September 1981 and which actually commenced in that month have, under this approach, been included as commencements in the December quarter 1981 and those notified as approved in December 1981 and which actually commenced in that month will be included as commencements in the March quarter 1982.

13. Adoption of this approach eliminates, as a source of revisions, the situation where new builders undertaking non-house jobs, and who were included in the current quarter's collection (because an approval notification for the job formed part of the current quarter framework) indicated that the job had, in fact, commenced in the previous (or earlier) quarter. Such jobs could not have been included in the previous quarter's statistics if the building activity was being undertaken by builders who had no jobs in the previous quarter's framework and therefore would not have received a questionnaire in that quarter.

14. Adoption of the one-month-lagged framework of approvals also eliminates a significant number of the revisions occurring as a consequence of a proportion of builders not advising details, on the collection form, of some building jobs which were commenced in the reference quarter but had not been included in the collection framework for that quarter (because notification of a building approval had not been received by the ABS).

15. The new procedures will not result in precise measurement of building activity in each reference quarter to the extent that the contribution of both house and non-house jobs notified as approved and on which activity commenced in the last month of each reference quarter will, by definition, be included in the following quarter. The impact of the lagged framework on variables such as work done during the quarter and work yet to be done at the end of the quarter will, for all types of building, be very small.

16. The other processing change introduced from the September quarter 1981 effectively revises the conditions which must be satisfied before a building job is considered by the ABS to have commenced for statistical purposes. Recent investigations undertaken by the ABS have established that in a proportion of cases, the value of work reported as having been done on building jobs was so small as to suggest that the expenditure incurred only represented some administrative expense, or minor materials purchases, in preparation for commencement of work on the building site. Under the revised procedures a building job will only be regarded as having commenced in any given quarter if the value of work done to the end of that quarter is equal to or greater than the following threshold values:

- (a) for house jobs including alterations and additions, \$2,000
- (b) for other dwelling and other building jobs including alterations and additions, \$5,000

and will be indexed over time to take account of price changes.

17. Notwithstanding the commencement value thresholds, where advice has been received from the relevant authorities that a first inspection has been made on a particular building job, that job will be regarded by the ABS as having commenced even though the value of work reported by the builder as having been done to the end of the quarter is below the threshold value. Waiving of the threshold in this way has been introduced to recognise as genuine commencements those building jobs which both the builder and the relevant (government) authority report as having commenced during a particular reference period.

Reliability of the estimates

18. Since some of the estimates in this publication are based on information obtained about 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. A measure of the likely difference is given by the standard error of each. 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. The standard errors can be expressed as percentages of the estimates, and these are shown in Tables 4 and 5.

19. An example of the use of standard errors is as follows. From Table 2 it can be seen that the estimate of the number of new private sector houses commenced during the quarter ended 31 March 1982 is 17,010. The associated relative standard error is 1.2 per cent (see Table 5). Therefore, there are about two chances in three that the value which would have been obtained if information had been obtained about all approved private house jobs would have been within the range 16,810 to 17,210 and about nineteen chances in twenty that the value would have been within the range 16,600 to 17,420.

20. The imprecision due to sampling variability, which is measured by the 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 jobs, and efficient operating procedures.

21. In the September quarter 1980 the non-response by builders of other buildings in New South Wales and Queensland was higher than expected. As a result the non-sampling error in this category is greater than would be usual.

Definitions

22. Important definitions are as follows:

- (a) *Commenced*—A building job is regarded as having commenced in a particular quarter when the reported value of work done on that job to the end of the quarter is equal to or greater than the following threshold values:
 - (i) for house jobs (including alterations and additions to houses), \$2,000
 - (ii) for other dwelling and other building jobs (including alterations and additions to other dwellings and other buildings), \$5,000

However, where advice has been received from the relevant authority that a first inspection has been made on a particular building job, that job is regarded as having commenced, even though the value of work reported by the builder as having been done to the end of the quarter is below the threshold.

- (b) *Completed*—A building is regarded as having been completed when it is reported as such or has been substantially completed and occupied.
- (c) *Under construction*—A building 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.
- (d) *Contractor-built houses*—Those erected under contract, or in anticipation of sale or rental.
- (e) *Houses built by other than contract builders*—Those erected by an owner (other than a recognised building contractor) or under his direction, without the services of a single contractor responsible for the whole job. Houses built by businesses (other than recognised building contractors) are also included in this category.
- (f) *Value of building approved, commenced, or under construction* represents the estimated value of the whole job when completed, excluding the value of the land (and landscaping) on which the job has been carried out. Site preparation costs are included.

- (g) *Value of building completed* represents the actual value of the whole job when completed, including any site preparation costs but excluding the value of land and landscaping.
- (h) *Value of building work done* represents the estimated value of the building work actually carried out during the period on jobs which have been regarded as commenced.
- (i) *Value of building work yet to be done* represents the estimated value of work remaining to be done on building jobs under construction at the end of the period.

Building classification

23. *Private Sector and Public Sector*—A building is classified as 'Private Sector' or 'Public Sector' according to ownership at date of approval.

24. A building is classified according to the function it is intended to serve. A building which is ancillary to other buildings or forms part of a group of related buildings is classified according to the function of the group as a whole.

25. A *Dwelling* is classified as either a 'House' or an 'Other dwelling'.

- (a) A 'House' is a building which has been designed or adapted so that its prime purpose is to be a single self-contained dwelling unit (i.e. includes bathing and cooking facilities), which is completely detached from other buildings, and occupies (except in such cases as dwellings built for employees or families of the owner or lessee of the land) a separate titled block of land.
- (b) An 'Other dwelling' is a self-contained dwelling unit other than a house. These include flats, home units, semi-detached dwellings, villa units, town houses, etc.

Non-self-contained dwelling units such as might be found in motels, hostels, and institutions, are not included as dwellings and the value of this building is included in the appropriate category of other building. Temporary or makeshift dwellings are excluded from building statistics.

26. Examples of the types of individual building jobs included under each main functional heading are shown in the following list:

- (a) *Hotels, etc.*—Includes motels, hostels, boarding houses and guest houses.
- (b) *Shops*—Includes cafes, restaurants, retail markets and showrooms. Shops classified as public sector include government owned shop buildings for leasing.
- (c) *Factories*—Includes abattoirs, brick works, printing offices and government workshops.
- (d) *Offices*—Includes banks, post offices and council chambers.
- (e) *Other business premises*—Includes service stations, bus depots, wholesale stores, telephone exchanges, television stations and studios, and warehouses.

- (f) *Education*—Includes schools, colleges, kindergartens, reference libraries and universities.
- (g) *Religion*—Includes churches, church halls, convents, seminaries and theological colleges.
- (h) *Health*—Includes ambulance stations, baby health clinics, convalescent homes, hospitals, nurses' quarters and sanatoria.
- (i) *Entertainment and recreation*—Includes clubs, gymnasiums, public halls, squash courts and theatres.
- (j) *Miscellaneous*—Includes homes for the aged, law courts, defence buildings, museums, police stations and children's homes.

Related publications

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

Building Approvals, Australia (8702.0)—issued monthly

Building Statistics, Australia: Number of New Dwellings (Preliminary Estimates) (8703.0)—issued quarterly

Building Activity, Australia (8705.0)—issued quarterly

Construction (Other Than Building) Operations, Australia, (8708.0)—issued quarterly

Building and Construction Statistics, Index, 1978 (1104.0)

Private Sector Construction Establishments, Details of Operations by Industry Class, 1978-79 (8715.0 to 8722.0)

Construction Activity in the Public Sector, Australia, 1978-79 (8712.0)

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

Symbols and other usages

- n.a. not available
 .. not applicable
 — nil or rounded to zero
 — break in continuity of series (where drawn between two consecutive figures in the same column)
 r series revised since previous issue

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

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TABLE 1. SUMMARY OF BUILDING ACTIVITY, AUSTRALIA

Period	Value (\$m)																	Total building	
	New dwellings				Alterations and additions to dwellings		Other building												
	Houses		Other dwellings				Total		Other building										
	Number (a)	Value (\$m)	Number	Value (\$m)	Number (a)	Value (\$m)	Hotels, etc.	Shops	Factories	Offices	Other business premises	Education	Religion	Health	Entertainment and recreation	Miscellaneous			
APPROVED																			
1978-79	100,841	3,047.8	26,592	602.5	127,433	3,650.2	331.6	93.2	452.1	423.2	352.1	250.0	393.8	25.8	170.4	206.7	304.5	2,671.6	6,653.1
1979-80	110,042	3,680.9	35,122	857.0	145,164	4,538.0	433.1	155.8	401.3	630.5	496.3	289.6	361.2	33.3	149.4	232.0	236.7	2,986.6	7,957.7
1980-81	110,350	4,205.0	46,390	1,365.3	156,740	5,570.2	567.2	233.3	404.5	689.0	674.0	362.9	375.9	37.3	182.8	212.3	347.6	3,519.4	9,657.0
1980—																			
Dec. qtr 1981—	27,983	1,040.0	11,674	337.6	39,657	1,377.7	139.5	49.5	95.1	148.6	185.9	85.2	99.6	9.5	73.8	46.2	62.1	855.4	2,372.7
Mar. qtr	25,357	983.3	11,230	343.7	36,587	1,327.0	133.3	48.2	99.2	142.8	116.3	81.6	94.7	6.6	39.7	59.9	68.2	757.2	2,217.5
June qtr	28,283	1,135.3	13,138	405.4	41,421	1,540.6	155.0	71.0	96.8	255.7	226.8	94.1	111.9	11.3	36.5	52.9	78.9	1,036.0	2,731.9
Sept. qtr	26,529	1,108.3	13,018	474.2	39,547	1,582.6	174.9	110.1	145.0	301.7	172.9	94.5	98.0	8.6	21.5	51.6	338.8	1,343.0	3,100.6
Dec. qtr 1982—	24,605	1,037.2	12,483	489.5	37,088	1,526.8	173.1	54.9	131.6	216.1	161.5	111.2	104.2	8.8	48.7	40.0	111.7	988.8	2,688.7
Mar. qtr	20,259	878.8	10,754	398.1	31,013	1,276.9	146.7	33.5	130.9	175.6	326.7	109.4	92.7	8.7	25.5	48.5	56.6	1,008.0	2,431.6
COMMENCED																			
1978-79	94,906	3,028.1	24,357	615.0	119,263	3,643.2	317.3	93.4	440.0	422.2	331.0	283.2	468.5	27.2	298.8	222.6	291.6	2,878.5	6,838.9
1979-80	107,091	3,560.0	31,764	884.4	138,855	4,444.4	396.9	138.3	456.0	660.7	505.4	327.5	357.3	35.6	144.0	255.0	251.7	3,311.5	7,973.1
1980-81	105,750	4,237.4	43,405	1,514.8	149,155	5,752.2	609.0	309.4	501.1	852.3	687.6	427.8	440.9	42.5	199.6	241.2	413.1	4,115.4	10,476.6
1980—																			
Dec. qtr 1981—	27,520	1,072.2	10,756	356.2	38,280	1,428.4	152.5	42.2	101.0	164.4	171.2	111.7	109.6	8.6	35.5	50.3	124.6	919.1	2,500.0
Mar. qtr	23,980	1,001.2	10,892	402.5	34,870	1,403.7	146.6	70.6	146.4	170.7	193.7	97.0	136.8	8.3	66.3	60.9	105.5	1,056.2	2,606.5
June qtr	25,490	1,063.8	11,403	425.5	36,890	1,489.3	168.2	80.9	114.9	351.8	158.1	112.8	118.0	12.3	56.5	78.4	94.0	1,177.2	2,835.2
Sept. qtr	26,350	1,138.6	12,551	492.9	38,900	1,631.5	171.5	50.8	139.8	197.8	241.3	101.7	88.5	9.9	42.7	56.7	64.3	993.4	2,796.4
Dec. qtr 1982—	23,860	1,053.0	11,964	562.1	35,824	1,615.1	179.2	37.9	151.7	176.0	132.1	88.1	81.3	9.4	20.7	58.1	47.1	802.5	2,598.8
Mar. qtr	18,260	822.9	9,193	422.5	27,450	1,245.4	132.9	67.1	138.9	205.8	262.2	107.2	122.0	8.3	52.3	45.2	124.7	1,133.7	2,512.0
UNDER CONSTRUCTION AT END OF PERIOD																			
1978-79	41,886	1,448.6	17,120	468.7	59,006	1,917.3	131.4	76.5	376.0	365.0	695.7	225.2	463.8	14.7	674.5	220.0	383.2	3,494.5	5,542.9
1979-80	42,725	1,635.8	19,442	614.5	62,167	2,250.4	169.4	85.3	311.3	513.8	785.4	252.2	402.8	22.6	429.9	281.9	372.4	3,473.6	5,893.5
1980-81	44,850	2,016.6	30,308	1,221.2	75,160	3,237.8	286.0	261.4	416.9	954.9	927.3	331.6	433.8	35.0	500.1	346.3	545.0	4,752.1	8,275.9
1980—																			
Dec. qtr 1981—	44,740	1,857.1	26,428	934.4	71,170	2,791.5	231.2	189.9	363.2	693.8	827.2	280.6	395.6	31.7	444.5	305.0	469.9	4,001.3	7,024.1
Mar. qtr	44,700	1,947.3	28,524	1,091.9	73,220	3,039.2	247.2	236.1	401.2	736.5	892.0	301.4	429.1	33.4	470.2	307.5	513.5	4,321.0	7,607.4
June qtr	44,850	2,016.6	30,308	1,221.2	75,160	3,237.8	286.0	261.4	416.9	954.9	927.3	331.6	433.8	35.0	500.1	346.3	545.0	4,752.1	8,275.9
Sept. qtr	43,860	2,030.4	30,164	1,252.7	74,020	3,283.2	313.4	257.9	404.3	943.4	1,028.2	267.9	412.1	31.6	491.7	337.2	494.2	4,668.6	8,265.2
Dec. qtr 1982—	40,060	1,900.1	30,377	1,411.3	70,440	3,311.3	293.8	228.6	405.0	949.6	1,012.3	234.1	406.1	31.9	414.6	316.1	678.1	4,676.2	8,281.4
Mar. qtr	37,330	1,802.9	30,232	1,505.6	67,560	3,308.5	286.2	271.9	392.7	1,013.0	1,092.3	254.9	417.1	31.6	355.7	323.7	733.8	4,886.7	8,481.4

For footnote, see end of table

TABLE 1. SUMMARY OF BUILDING ACTIVITY, AUSTRALIA—(continued)

Period	Value (\$m)													
	New dwellings						Other building							
	Houses		Other dwellings		Total		Alterations and additions to dwellings		Hotels, etc.		Shops		Factories	
	Number (a)	Value (\$m)	Number	Value (\$m)	Number (a)	Value (\$m)	Number	Value (\$m)	Number	Value (\$m)	Number	Value (\$m)	Number	Value (\$m)
COMPLETED														
1978-79	93,056	2,942.7	24,078	587.0	117,134	3,529.7	301.8	73.7	407.3	419.0	397.5	285.6	521.9	28.9
1979-80	100,059	3,406.5	29,211	768.4	129,270	4,174.9	362.7	122.9	535.7	501.6	485.5	326.5	447.1	28.7
1980-81	101,450	3,852.8	34,425	1,023.0	135,880	4,875.8	502.6	148.2	481.7	553.8	622.4	359.4	437.9	35.3
1980—														
Dec. qtr	28,580	1,078.5	9,264	272.5	37,840	1,351.0	139.2	41.8	162.9	158.7	169.0	109.3	135.1	7.4
1981—														
Mar. qtr	22,930	886.5	7,808	236.0	30,740	1,122.5	127.5	27.8	103.2	141.2	142.7	89.3	108.7	7.5
June qtr	24,740	988.9	9,145	288.5	33,880	1,277.4	125.7	52.6	98.3	126.0	134.5	77.6	109.6	11.2
Sept. qtr	26,320	1,095.3	10,288	381.0	36,500	1,476.3	141.4	46.4	143.6	206.1	129.6	148.3	96.0	10.8
Dec. qtr r	27,470	1,189.0	11,379	398.1	38,850	1,587.1	198.9	68.8	151.7	186.2	155.8	119.6	89.5	9.0
1982—														
Mar. qtr	20,720	930.9	9,227	347.0	29,950	1,277.8	144.9	29.8	133.7	153.7	193.7	81.5	114.1	9.1
VALUE OF WORK DONE DURING PERIOD														
1978-79	..	3,015.0	..	611.6	..	3,626.6	313.1	86.4	467.9	454.4	425.5	291.6	481.3	27.2
1979-80	..	3,509.6	..	828.0	..	4,337.4	384.8	122.8	491.7	488.8	538.1	330.5	418.9	33.4
1980-81	..	4,220.4	..	1,278.4	..	5,498.9	562.2	204.5	543.2	739.2	658.9	434.1	419.9	40.1
1980—														
Dec. qtr	..	1,083.7	..	307.3	..	1,390.9	149.9	49.7	154.4	197.7	162.6	113.1	115.2	10.4
1981—														
Mar. qtr	..	957.5	..	311.1	..	1,268.7	132.1	48.6	112.9	175.2	140.5	100.9	94.7	10.0
June qtr	..	1,067.8	..	366.4	..	1,434.2	144.4	59.9	120.9	204.3	173.0	115.0	106.9	9.4
Sept. qtr	..	1,124.8	..	427.6	..	1,552.4	167.2	69.1	146.7	216.4	198.2	118.1	103.1	10.0
Dec. qtr r	..	1,107.7	..	446.1	..	1,553.8	200.9	79.7	139.3	244.9	196.4	103.8	111.5	10.7
1982—														
Mar. qtr	..	929.2	..	428.0	..	1,357.2	152.8	67.2	119.1	234.7	212.1	90.8	98.6	10.3
VALUE OF WORK YET TO BE DONE														
1978-79	..	744.5	..	244.5	..	988.9	63.8	37.5	164.3	130.7	283.2	106.3	223.9	8.6
1979-80	..	847.7	..	331.9	..	1,179.6	82.9	48.0	155.6	342.1	318.6	117.5	183.1	11.9
1980-81	..	990.4	..	686.3	..	1,676.7	153.0	171.5	192.5	530.2	451.6	140.7	246.0	18.5
1980—														
Dec. qtr	..	935.3	..	528.9	..	1,464.2	113.8	126.3	151.6	379.8	384.9	133.4	186.4	15.4
1981—														
Mar. qtr	..	981.9	..	624.8	..	1,606.7	128.6	150.4	192.7	382.1	452.7	143.9	236.1	14.9
June qtr	..	990.4	..	686.3	..	1,676.7	153.0	171.5	192.5	530.2	451.6	140.7	246.0	18.5
Sept. qtr	..	986.7	..	687.8	..	1,674.5	155.8	147.3	182.9	518.3	489.1	112.8	219.9	16.2
Dec. qtr r	..	946.9	..	806.4	..	1,753.3	136.2	107.4	197.8	466.5	433.5	96.5	193.0	15.0
1982—														
Mar. qtr	..	856.9	..	821.7	..	1,678.6	122.9	113.4	222.5	451.0	495.5	111.4	219.5	13.7

(a) From the September quarter 1980, figures shown for numbers of new houses and total dwellings commenced, under construction and completed have been rounded to the nearest ten units.

TABLE 2. NUMBER OF NEW DWELLINGS BY OWNERSHIP,
CLASS OF BUILDER AND STAGE OF CONSTRUCTION,
MARCH QUARTER 1982

State or Territory	Private sector					Public sector			Total		
	Houses			Other dwellings	Total dwellings	Houses	Other dwellings	Total dwellings	Houses	Other dwellings	Total dwellings
	Contractor-built	Other	Total								
APPROVED											
N.S.W.	n.a.	n.a.	6,111	3,666	9,777	127	9	136	6,238	3,675	9,913
Vic.	n.a.	n.a.	3,961	1,230	5,191	227	174	401	4,188	1,404	5,592
Qld	n.a.	n.a.	5,025	3,011	8,036	111	106	217	5,136	3,117	8,253
S.A.	n.a.	n.a.	1,037	332	1,369	225	307	532	1,262	639	1,901
W.A.	n.a.	n.a.	2,201	1,358	3,559	208	87	295	2,409	1,445	3,854
Tas.	n.a.	n.a.	368	136	504	65	82	147	433	218	651
N.T.	n.a.	n.a.	123	67	190	186	127	313	309	194	503
A.C.T.	n.a.	n.a.	241	62	303	43	—	43	284	62	346
Australia	n.a.	n.a.	19,067	9,862	28,929	1,192	892	2,084	20,259	10,754	31,013
COMMENCED											
N.S.W.	(a)	(a)	(a)	(a)					(a)		(a)
Vic.	3,420	1,630	5,060	3,033	8,090	173	9	182	5,230	3,042	8,270
Qld	2,340	1,480	3,820	1,066	4,890	74	139	213	3,890	1,205	5,100
S.A.	3,570	930	4,500	2,619	7,120	162	142	304	4,660	2,761	7,420
W.A.	780	220	1,000	380	1,380	241	116	357	1,240	496	1,740
Tas.	1,510	360	1,870	1,189	3,060	278	90	368	2,150	1,279	3,430
N.T.	130	240	360	100	460	29	92	121	390	192	580
A.C.T.	60	50	110	106	210	173	87	260	280	193	470
	260	40	290	25	320	117	—	117	410	25	440
Australia	12,070	4,940	17,010	8,518	25,530	1,247	675	1,922	18,260	9,193	27,450
UNDER CONSTRUCTION AT END OF PERIOD											
N.S.W.	(a)	(a)	(a)	(a)					(a)		(a)
Vic.	5,520	6,220	11,750	10,778	22,520	484	1,018	1,502	12,230	11,796	24,030
Qld	3,850	5,840	9,700	2,987	12,680	293	353	646	9,990	3,340	13,330
Vic.	4,620	2,420	7,030	9,169	16,200	210	258	468	7,240	9,427	16,660
S.A.	990	500	1,490	771	2,260	494	599	1,093	1,980	1,370	3,350
W.A.	2,040	1,020	3,050	2,684	5,740	285	195	480	3,340	2,879	6,220
Tas.	200	800	1,000	231	1,230	98	246	344	1,100	477	1,570
N.T.	100	140	240	305	550	401	159	560	640	464	1,110
A.C.T.	540	90	630	479	1,110	177	—	177	810	479	1,290
Australia	17,860	17,030	34,890	27,464	62,290	2,442	2,828	5,270	37,330	30,232	67,560
COMPLETED											
N.S.W.	(a)	(a)	(a)	(a)					(a)		(a)
Vic.	4,730	1,940	6,670	3,659	10,330	186	215	401	6,850	3,874	10,730
N.S.W.	2,500	1,360	3,860	779	4,640	163	190	353	4,020	969	4,990
Qld	4,260	1,270	5,530	2,172	7,700	72	165	237	5,600	2,337	7,940
S.A.	850	290	1,140	304	1,440	171	79	250	1,310	383	1,690
W.A.	1,360	410	1,770	1,186	2,960	185	113	298	1,950	1,299	3,250
Tas.	160	200	370	95	460	80	41	121	450	136	590
N.T.	120	20	140	77	210	27	60	87	160	137	300
A.C.T.	360	20	380	92	470	1	—	1	380	92	470
Australia	14,340	5,500	19,840	8,364	28,200	885	863	1,748	20,720	9,227	29,950

(a) These figures have been rounded to the nearest ten units.

TABLE 3. VALUE OF BUILDING ACTIVITY—MARCH QUARTER 1982
(\$ million)

State or Territory	Commenced		Under construction		Completed		Value of work done during period		Value of work yet to be done	
	Private sector	Total	Private sector	Total	Private sector	Total	Private sector	Total	Private sector	Total
NEW HOUSES										
N.S.W.	246.8	253.0	624.0	640.3	334.7	340.4	307.5	312.1	305.3	314.0
Vic.	172.8	175.3	466.9	476.0	170.3	175.7	189.7	194.1	211.3	213.9
Qld	201.8	208.7	327.3	335.7	229.0	231.4	224.7	230.0	154.7	158.2
S.A.	41.9	49.2	71.9	86.7	46.0	51.7	46.7	52.5	34.8	42.1
W.A.	81.6	90.8	144.1	153.8	82.6	88.2	85.6	93.0	69.8	74.5
Tas.	14.2	15.0	37.7	40.4	14.4	16.4	14.8	16.3	19.4	20.4
N.T.	5.1	13.2	12.9	30.5	8.6	9.7	6.4	11.9	6.1	14.4
A.C.T.	14.0	17.8	33.7	39.3	17.4	17.4	17.8	19.4	15.5	19.3
Australia	778.2	822.9	1,718.5	1,802.9	903.0	930.9	893.2	929.3	816.9	856.9
NEW OTHER DWELLINGS (DWELLING UNITS)										
N.S.W.	135.1	135.5	528.9	565.1	151.6	156.9	145.2	152.7	297.7	307.7
Vic.	30.9	34.5	89.4	100.1	22.6	27.9	30.6	36.9	43.0	45.7
Qld	173.4	177.8	594.8	601.8	95.9	100.3	155.0	158.1	340.2	344.5
S.A.	13.5	16.5	33.2	48.2	9.9	11.7	12.9	17.2	18.5	24.5
W.A.	42.6	44.4	129.9	134.9	33.6	37.2	45.5	47.5	71.4	72.7
Tas.	2.7	4.7	5.7	11.6	2.8	4.0	3.2	4.4	2.5	4.7
N.T.	4.0	7.7	12.4	19.3	3.2	5.2	4.0	5.9	5.7	9.7
A.C.T.	1.3	1.3	24.6	24.6	3.7	3.7	5.3	5.3	12.2	12.2
Australia	403.5	422.5	1,418.8	1,505.6	323.4	347.0	401.7	428.0	791.2	821.7
TOTAL NEW DWELLINGS (DWELLING UNITS)										
N.S.W.	381.9	388.5	1,153.0	1,205.4	488.4	497.3	452.7	464.8	603.0	621.7
Vic.	203.7	209.9	556.3	576.2	193.0	203.6	220.3	231.0	254.4	259.6
Qld	375.2	386.4	922.1	937.5	325.0	331.6	379.7	388.1	495.0	502.7
S.A.	55.5	65.7	105.1	135.0	56.0	63.4	59.7	69.7	53.3	66.6
W.A.	124.2	135.2	274.0	288.6	116.1	125.3	131.0	140.5	141.2	147.2
Tas.	16.9	19.8	43.3	52.0	17.2	20.4	18.0	20.7	21.9	25.2
N.T.	9.1	20.9	25.3	49.8	11.8	15.0	10.4	17.7	11.8	24.1
A.C.T.	15.3	19.1	58.2	63.9	21.1	21.2	23.1	24.7	27.7	31.5
Australia	1,181.8	1,245.4	3,137.3	3,308.5	1,226.4	1,277.8	1,294.9	1,357.2	1,608.1	1,678.6
ALTERATIONS AND ADDITIONS TO DWELLINGS										
N.S.W.	57.6	57.8	156.1	156.4	75.7	75.7	72.5	72.6	69.5	69.7
Vic.	39.7	39.8	76.5	76.7	33.8	34.3	41.7	41.8	29.9	30.0
Qld	10.5	10.5	12.7	12.7	10.0	10.0	10.4	10.4	6.2	6.2
S.A.	5.8	5.9	9.2	9.2	6.3	6.4	7.2	7.3	4.5	4.5
W.A.	12.9	12.9	19.5	19.5	11.5	11.6	13.7	13.8	7.6	7.6
Tas.	1.9	1.9	4.1	4.1	1.2	1.2	1.9	1.9	0.4	0.4
N.T.	0.7	0.7	1.1	1.1	0.7	0.7	0.7	0.7	1.1	1.1
A.C.T.	3.4	3.4	6.5	6.5	3.9	3.9	4.0	4.0	2.8	2.8
Australia	132.5	132.9	285.7	286.2	143.2	144.9	152.2	152.8	122.6	122.9
OTHER BUILDING										
N.S.W.	285.6	385.0	974.5	1,605.6	246.7	325.7	261.9	331.5	540.9	789.7
Vic.	186.8	246.0	630.3	1,226.8	120.8	167.8	184.3	264.4	293.1	459.4
Qld	136.6	240.0	490.1	817.6	111.9	164.7	135.2	188.4	195.0	366.7
S.A.	36.6	54.2	116.0	260.3	32.4	59.8	42.0	73.7	42.9	116.1
W.A.	51.7	65.6	240.9	372.5	90.0	208.1	73.2	99.2	120.0	155.5
Tas.	17.2	32.9	41.1	107.2	8.7	16.8	13.2	18.4	14.8	36.3
N.T.	3.2	8.0	51.9	86.6	6.8	9.8	15.3	22.6	19.0	30.8
A.C.T.	17.3	101.9	32.5	410.1	7.9	10.1	8.1	21.3	20.1	370.8
Australia	734.9	1,133.7	2,577.2	4,886.7	625.1	962.8	733.4	1,019.4	1,245.8	2,325.2
TOTAL BUILDING										
N.S.W.	725.0	831.3	2,283.5	2,967.4	808.7	898.8	787.2	868.9	1,213.4	1,481.1
Vic.	430.1	495.6	1,263.1	1,879.6	347.6	405.6	446.4	537.3	577.4	749.0
Qld	522.4	637.0	1,425.0	1,767.8	446.9	506.4	525.3	586.9	696.1	875.6
S.A.	97.9	125.8	230.3	404.5	94.6	129.7	108.9	150.6	100.6	187.1
W.A.	188.8	213.7	534.4	680.6	217.7	344.9	218.0	253.4	268.8	310.3
Tas.	36.1	54.5	88.5	163.3	27.0	38.4	33.1	41.0	38.4	63.1
N.T.	13.0	29.6	78.3	137.6	19.3	26.5	26.5	41.4	31.3	55.4
A.C.T.	36.0	124.4	97.2	480.5	33.0	35.2	35.3	50.0	50.6	405.1
Australia	2,649.2	2,512.0	6,000.2	8,481.4	1,994.7	2,385.6	2,180.5	2,529.4	2,976.5	4,126.7

TABLE 4. VALUE OF BUILDING ACTIVITY, AUSTRALIA
RELATIVE STANDARD ERRORS (%)

	New dwellings		Alterations and additions to dwellings	Total building
	Houses	Total		
Commenced	1.2	0.9	4.4	0.6
Under construction at end of period	1.0	0.6	5.3	0.3
Completed	1.5	1.1	6.1	0.7
Work done during period	1.0	0.7	3.9	0.5
Work yet to be done	1.2	0.7	7.2	0.4

TABLE 5. NUMBER OF NEW DWELLINGS
RELATIVE STANDARD ERRORS (%)

State and Territory	Dwellings			
	Private sector		Total	
	Houses	Total	Houses	Total
COMMENCED				
N.S.W.	2.6	1.8	2.5	1.7
Vic.	2.1	1.8	2.0	1.7
Qld	2.5	1.8	2.5	1.7
S.A.	4.4	3.5	3.6	2.6
W.A.	3.3	2.1	3.2	2.0
Tas.	4.4	3.6	3.8	3.0
N.T.	7.5	4.2	4.3	2.5
A.C.T.	1.9	1.5	1.9	1.5
Australia	1.2	0.9	1.2	0.9
UNDER CONSTRUCTION AT END OF PERIOD				
N.S.W.	2.0	1.1	1.9	1.1
Vic.	1.9	1.5	1.8	1.4
Qld	2.8	1.4	2.7	1.4
S.A.	4.1	3.0	3.1	2.1
W.A.	3.4	1.9	3.2	1.8
Tas.	4.1	3.4	3.7	2.7
N.T.	5.0	2.5	2.4	1.3
A.C.T.	1.9	1.1	1.9	1.1
Australia	1.1	0.7	1.0	0.6
COMPLETED				
N.S.W.	2.9	2.1	2.8	2.0
Vic.	3.4	2.9	3.2	2.7
Qld	3.5	2.3	3.4	2.3
S.A.	5.5	4.6	4.2	3.5
W.A.	4.8	3.3	4.5	3.1
Tas.	5.4	4.2	4.6	3.5
N.T.	6.4	3.7	3.0	2.1
A.C.T.	3.5	2.6	3.5	2.6
Australia	1.6	1.2	1.6	1.1