



AUSTRALIAN BUREAU OF STATISTICS Canberra

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BUILDING ACTIVITY, AUSTRALIA, DECEMBER QUARTER 1981 (PRELIMINARY)

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EXPLANATORY NOTES

Introduction

This publication contains advance (summary) results compiled from the ABS quarterly building activity survey for the December quarter 1981. Data shown for the September and December quarters 1981 have been processed using new procedures (see paragraphs 11-18 below). The December quarter 1981 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 have been 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 18 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.

18. *Comparability link* Table 6 shows FINAL results for the September quarter 1981 on both the new and old processing bases to enable a bridge to be established between the two statistical series. In all other tables appearing in this publication, results for the September and December quarters of 1981 are on the new processing basis.

Reliability of the estimates

19. 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.

20. 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 December 1981 is 21,520. 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 21,260 to 21,780 and about nineteen chances in twenty that the value would have been within the range 21,000 to 22,040.

21. 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.

22. 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

23. 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

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

25. 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.

26. 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.

27. 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, brickworks, 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

28. 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)

29. 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.

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

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

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TABLE 1. SUMMARY OF BUILDING ACTIVITY, AUSTRALIA

Period	Value (\$m)																	Total building	
	New dwellings						Other building												
	Houses		Other dwellings		Total		Alterations and additions to dwellings		Hotels, etc.	Shops	Factories	Offices	Other business premises	Education	Religion	Health	Entertainment and recreation		Miscellaneous
	Number (a)	Value (\$m)	Number	Value (\$m)	Number (a)	Value (\$m)	Number (a)	Value (\$m)											
APPROVED																			
1978-79	100,841	1,047.8	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	9,577.7
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—																			
Sept. qtr	28,727	1,046.6	10,348	279.5	39,075	1,324.8	139.1	64.6	112.9	141.8	145.0	102.2	99.8	10.0	32.8	53.1	138.3	870.6	2,334.7
Dec. qtr	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	69.6	9.5	73.8	46.2	62.1	855.4	2,372.7
1981—																			
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	752.7	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	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
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	2,876.5	6,830.5
1979-80	102,091	3,560.0	31,764	884.4	133,855	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	3,131.5	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—																			
Sept. qtr	28,770	1,100.2	10,354	330.6	39,120	1,430.8	141.7	115.8	138.7	165.5	164.6	106.2	76.4	13.3	41.3	51.6	89.0	962.3	2,534.9
Dec. qtr	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
1981—																			
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	2,406.5
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	1,172.7	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	22,590	994.5	11,132	517.6	33,720	1,512.2	157.4	31.1	104.3	164.2	126.2	80.8	79.4	9.3	19.8	53.6	45.4	716.2	2,385.7
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	543.8	785.4	242.2	402.8	22.6	423.9	283.9	372.4	3,473.6	5,891.5
1980-81	44,850	2,016.6	30,308	1,221.2	75,158	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—																			
Sept. qtr	46,170	1,855.6	25,081	840.2	71,250	2,695.8	212.3	187.6	408.4	678.6	835.5	275.5	417.7	29.8	435.7	327.2	425.3	4,021.3	6,929.4
Dec. qtr	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
1981—																			
Mar. qtr	44,700	1,947.3	28,524	1,091.9	73,220	3,039.2	247.2	216.1	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	75,158	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	3,283.1	313.4	257.9	404.3	843.4	1,028.2	267.9	412.1	31.6	491.7	337.2	494.2	4,668.6	8,265.2
Dec. qtr	39,110	1,855.1	29,725	1,371.9	68,840	3,227.1	278.8	226.4	356.8	934.1	1,064.6	228.7	408.8	31.9	414.9	308.3	678.1	4,592.8	8,096.9

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		Other building							
	Number (a)	Value (\$m)	Number	Value (\$m)	Number (a)	Value (\$m)	Hotels, etc.	Shops	Factories	Offices	Other business premises	Education	Religion	Health recreation	Entertainment and miscellaneous	Total building
COMPLETED																
1978-79	93,056	2,942.7	24,078	587.0	117,134	3,529.7	301.8	71.7	407.3	419.0	397.5	285.6	521.9	28.9	261.4	173.2
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	413.1	214.0
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	179.4	222.6
1980—																
Sept. qtr	25,210	898.9	8,208	225.9	33,420	1,124.8	110.2	26.1	117.3	127.8	176.2	83.1	84.6	9.2	49.4	43.4
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	45.9	68.2
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	45.7	65.0
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	38.3	45.9
Sept. qtr r	26,220	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	44.8	59.1
Dec. qtr	27,080	1,170.8	11,250	394.0	38,330	1,564.8	193.4	66.4	149.2	181.1	152.8	119.1	85.0	9.0	97.3	74.9
VALUE OF WORK DONE DURING PERIOD																
1978-79	3,015.0	611.6	3,626.6	313.1	66.4	467.9	454.4	425.5	291.6	481.1	27.2	324.1	197.5	250.5	3,006.5	6,946.4
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	297.7	265.7	308.4	3,296.0	8,018.2
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	251.6	287.0	386.8	3,965.3	10,026.3
1980—																
Sept. qtr	1,111.4	293.6	1,405.0	135.8	46.3	155.0	162.1	182.9	105.1	103.1	10.3	71.4	82.2	82.2	1,000.5	2,541.4
Dec. qtr	1,083.7	307.3	1,390.9	149.9	49.7	154.4	162.6	162.6	113.1	115.2	10.4	63.3	75.8	104.2	1,046.3	2,587.1
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	58.1	58.1	105.4	964.5	2,505.2
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	58.5	71.0	95.0	1,014.0	2,592.8
Sept. qtr r	1,124.8	427.6	1,552.4	167.2	69.1	146.7	216.4	198.2	118.1	103.1	10.9	58.5	76.2	98.8	1,095.0	2,814.6
Dec. qtr	1,082.0	435.7	1,517.7	186.0	78.4	133.9	237.3	191.7	100.6	110.4	10.5	56.0	71.6	100.4	1,090.9	2,794.6
VALUE OF WORK YET TO BE DONE																
1978-79	744.5	244.5	988.9	63.8	17.5	164.3	130.7	283.2	106.3	223.9	8.6	284.9	136.4	233.7	1,609.8	2,662.5
1979-80	847.7	331.9	1,179.6	82.9	48.0	155.6	142.1	318.6	117.5	183.1	11.9	161.8	152.9	185.4	1,677.1	2,939.6
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	176.2	154.6	239.7	2,321.5	4,151.2
1980—																
Sept. qtr	935.2	468.0	1,403.2	106.6	130.1	193.1	404.3	371.6	131.4	189.1	16.6	159.5	154.9	210.7	1,961.5	3,471.2
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	151.1	128.9	239.9	1,897.7	3,475.7
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	165.4	140.4	244.8	2,123.5	3,858.8
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	176.2	154.6	239.7	2,321.5	4,151.2
Sept. qtr r	986.7	687.8	1,674.5	155.8	174.3	182.9	518.3	489.1	112.8	219.9	16.2	158.0	113.3	189.4	2,165.2	3,995.6
Dec. qtr	906.7	771.7	1,678.3	130.6	104.0	152.3	454.0	427.6	93.1	192.1	15.0	123.5	106.7	402.8	2,071.1	3,880.0

(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,
DECEMBER QUARTER 1981

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.	7,553	4,230	11,783	111	13	124	7,664	4,243	11,907	
Vic.	n.a.	n.a.	4,762	1,320	6,082	94	139	233	4,856	1,459	6,315	
Qld	n.a.	n.a.	6,239	4,166	10,405	196	158	354	6,435	4,324	10,759	
S.A.	n.a.	n.a.	1,249	419	1,668	299	103	402	1,548	522	2,070	
W.A.	n.a.	n.a.	2,466	1,312	3,778	280	83	363	2,746	1,395	4,141	
Tas.	n.a.	n.a.	457	131	588	96	55	151	553	186	739	
N.T.	n.a.	n.a.	160	187	347	121	6	127	281	193	474	
A.C.T.	n.a.	n.a.	387	161	548	135	—	135	522	161	683	
Australia	n.a.	n.a.	23,273	11,926	35,199	1,332	557	1,889	24,605	12,483	37,088	
COMMENCED												
N.S.W.	(a)	(a)	(a)	(a)	(a)	(a)			(a)		(a)	
Vic.	4,470	2,070	6,540	3,560	10,100	136	71	207	6,680	3,631	10,310	
Qld	2,830	1,820	4,650	1,191	5,840	153	181	334	4,800	1,372	6,170	
S.A.	4,690	1,360	6,050	3,421	9,470	95	115	210	6,140	3,536	9,680	
W.A.	1,070	230	1,310	423	1,730	179	274	453	1,490	697	2,180	
Tas.	1,620	340	1,950	1,297	3,250	153	85	238	2,110	1,382	3,490	
N.T.	160	260	420	116	530	106	33	139	520	149	670	
N.T.	120	30	150	119	270	187	18	205	340	137	480	
A.C.T.	430	30	450	228	680	61	—	61	510	228	740	
Australia	15,390	6,130	21,520	10,355	31,880	1,070	777	1,847	22,590	11,132	33,720	
UNDER CONSTRUCTION AT END OF PERIOD												
N.S.W.	(a)	(a)	(a)	(a)	(a)	(a)			(a)		(a)	
Vic.	6,570	6,620	13,200	11,278	24,470	495	1,224	1,719	13,690	12,502	26,190	
Qld	3,960	5,770	9,730	2,733	12,460	383	404	787	10,110	3,137	13,250	
S.A.	4,920	2,690	7,610	8,355	15,970	115	281	396	7,730	8,636	16,360	
S.A.	1,050	560	1,610	694	2,300	424	562	986	2,030	1,256	3,290	
W.A.	1,890	1,040	2,920	2,652	5,580	192	218	410	3,120	2,870	5,990	
Tas.	230	780	1,010	227	1,240	147	195	342	1,160	422	1,580	
N.T.	140	110	250	251	500	255	132	387	500	383	890	
A.C.T.	640	70	720	519	1,230	61	—	61	780	519	1,300	
Australia	19,400	17,640	37,040	26,709	63,750	2,072	3,016	5,088	39,110	29,725	68,840	
COMPLETED												
N.S.W.	(a)	(a)	(a)	(a)	(a)	(a)			(a)		(a)	
Vic.	6,790	2,350	9,150	4,067	13,210	349	215	564	9,490	4,282	13,780	
Qld	3,630	1,910	5,550	933	6,480	416	287	703	5,960	1,220	7,180	
S.A.	4,880	1,210	6,090	2,942	9,030	111	118	229	6,200	3,060	9,260	
S.A.	960	300	1,250	316	1,570	232	210	442	1,480	526	2,010	
W.A.	2,080	390	2,470	1,433	3,900	112	168	280	2,580	1,601	4,180	
Tas.	210	220	420	96	520	84	93	177	510	189	700	
N.T.	140	20	170	122	290	210	109	319	380	231	610	
A.C.T.	450	20	470	141	610	—	—	—	470	141	610	
Australia	19,140	6,430	25,560	10,050	35,610	1,514	1,200	2,714	27,080	11,250	38,330	

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

TABLE 3. VALUE OF BUILDING ACTIVITY—DECEMBER QUARTER 1981
(\$ 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.	307.2	312.3	693.0	708.7	417.0	427.5	363.2	368.8	343.6	350.6
Vic.	208.9	213.4	456.6	468.5	242.2	255.1	225.0	232.0	218.0	223.3
Qld	256.4	259.5	332.8	336.5	260.2	263.8	258.6	261.3	161.8	163.6
S.A.	54.5	59.7	74.5	87.7	51.1	58.1	51.5	58.3	38.5	44.3
W.A.	87.3	91.7	142.2	148.3	101.2	106.2	97.2	101.6	69.8	72.8
Tas.	15.0	17.9	37.3	41.3	16.6	19.1	15.4	18.1	19.3	21.0
N.T.	9.0	16.6	15.0	25.3	9.9	19.1	9.4	17.2	6.3	11.7
A.C.T.	21.5	23.5	36.9	38.9	22.0	22.0	24.5	24.8	18.8	20.5
Australia	959.9	994.5	1,788.3	1,855.1	1,120.2	1,170.8	1,044.8	1,082.0	876.1	906.7
NEW OTHER DWELLINGS (DWELLING UNITS)										
N.S.W.	176.3	179.7	527.2	568.2	142.0	147.1	158.2	166.5	289.2	306.1
Vic.	34.9	38.6	80.6	92.9	31.2	38.3	34.0	38.1	41.0	46.3
Qld	192.5	195.3	485.0	492.0	128.6	131.1	141.8	144.5	294.4	297.5
S.A.	18.3	25.4	29.6	43.5	8.2	12.7	11.2	16.7	17.9	25.1
W.A.	58.1	60.3	117.6	124.3	41.2	44.9	45.2	49.7	7.0	71.9
Tas.	5.0	3.9	5.7	10.8	2.6	4.7	2.9	5.0	3.0	4.1
N.T.	4.5	5.2	10.4	15.6	4.2	8.5	4.5	7.4	4.9	6.8
A.C.T.	9.3	9.3	24.6	24.6	6.6	6.6	7.8	7.8	13.7	13.7
Australia	496.9	517.6	1,280.8	1,371.9	364.5	394.0	405.5	435.7	734.3	771.7
TOTAL NEW DWELLINGS (DWELLING UNITS)										
N.S.W.	483.5	492.0	1,220.2	1,277.0	559.0	574.6	521.4	535.3	632.8	656.7
Vic.	243.7	251.9	537.2	561.4	273.4	293.4	259.0	270.1	259.0	268.6
Qld	446.9	454.8	817.8	828.5	388.8	394.9	400.3	405.9	456.2	461.1
S.A.	72.9	85.1	104.1	131.2	59.2	70.8	62.7	74.9	56.4	69.4
W.A.	145.4	152.0	259.8	272.6	142.4	151.1	142.4	151.3	140.2	144.7
Tas.	18.1	21.7	43.0	52.1	19.2	23.8	18.3	23.1	22.0	25.1
N.T.	13.5	21.8	25.4	40.9	14.1	27.6	14.0	24.5	11.2	18.5
A.C.T.	32.8	32.8	61.5	63.5	28.5	28.5	32.3	32.6	32.6	34.2
Australia	1,456.8	1,512.2	3,069.1	3,227.1	1,484.7	1,564.8	1,450.3	1,517.7	1,610.4	1,678.3
ALTERATIONS AND ADDITIONS TO DWELLINGS										
N.S.W.	75.4	75.5	155.0	155.2	110.0	110.1	98.3	98.4	75.2	75.3
Vic.	44.0	44.1	68.0	68.6	45.6	45.7	49.1	49.4	27.6	27.7
Qld	8.7	8.7	11.7	11.7	8.8	8.8	8.3	8.3	5.7	5.7
S.A.	9.7	9.9	9.3	9.3	10.3	10.5	8.5	8.6	5.8	5.8
W.A.	11.3	11.3	21.4	21.4	11.6	11.6	14.0	14.0	10.2	10.2
Tas.	1.8	1.8	3.1	3.1	2.2	2.3	1.7	1.7	1.5	1.5
N.T.	0.7	0.8	1.3	2.3	0.9	1.0	0.8	1.1	0.6	0.9
A.C.T.	5.3	5.3	7.2	7.2	3.5	3.5	4.4	4.4	3.5	3.5
Australia	157.0	157.4	277.0	278.8	193.0	193.4	185.1	186.0	130.1	130.6
OTHER BUILDING										
N.S.W.	171.2	225.4	870.0	1,475.8	261.8	352.6	244.5	311.7	452.9	662.7
Vic.	138.7	199.6	564.6	1,137.3	185.9	260.0	190.2	267.3	281.9	457.1
Qld	116.7	149.4	444.0	723.3	162.2	191.9	163.0	214.8	177.7	297.3
S.A.	35.8	59.0	112.4	257.3	44.4	61.4	45.2	74.1	49.1	128.7
W.A.	53.5	61.3	275.5	508.5	93.5	109.5	94.6	127.2	137.4	183.2
Tas.	7.2	8.6	27.8	86.3	8.6	14.0	12.5	20.4	6.0	16.8
N.T.	8.7	9.7	54.0	86.2	9.9	16.6	14.6	25.2	29.9	43.5
A.C.T.	1.8	3.2	22.7	317.7	4.8	58.3	9.7	28.1	10.5	281.8
Australia	533.6	716.2	2,371.1	4,592.6	771.1	1,064.3	774.3	1,090.9	1,145.2	2,071.1
TOTAL BUILDING										
N.S.W.	730.0	793.0	2,245.3	2,907.9	930.8	1,037.3	864.1	967.4	1,160.8	1,394.6
Vic.	426.4	495.6	1,169.8	1,767.3	505.0	599.2	498.3	586.8	568.4	733.4
Qld	574.3	612.9	1,273.5	1,563.5	559.8	595.6	571.7	629.0	639.6	764.2
S.A.	118.4	154.0	225.8	397.8	114.0	142.7	116.5	157.7	111.4	203.9
W.A.	210.1	224.6	556.6	802.5	247.5	272.1	250.9	292.4	287.7	338.1
Tas.	27.1	32.1	74.0	141.5	30.0	40.1	32.5	45.2	41.7	62.8
N.T.	23.0	32.2	80.7	129.4	24.9	45.2	29.3	50.9	29.5	43.4
A.C.T.	38.0	41.3	91.4	388.4	36.9	90.4	46.4	65.1	46.5	319.5
Australia	2,147.3	2,385.7	5,717.2	8,098.4	2,418.8	2,822.5	2,409.7	2,794.6	2,885.7	3,880.0

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

TABLE 6. COMPARISON OF SEPTEMBER QUARTER 1981 BUILDING ACTIVITY STATISTICS ON BOTH OLD AND NEW PROCESSING BASES, AUSTRALIA

Class of building		Commenced		Under construction at end of period		Completed		Value of work done during period		Value of work yet to be done	
		Old	New	Old	New	Old	New	Old	New	Old	New
New dwellings houses	No (a)	26,270	26,350	44,520	43,860	26,220	26,220	..	..	..	..
	Value (\$'m)	1,136.5	1,138.6	2,056.9	2,030.4	1,095.7	1,095.3	1,124.1	1,124.8	1,012.0	986.7
Other dwellings	No.	12,686	12,551	32,421	30,164	10,306	10,288	..	..	..	..
	Value (\$'m)	519.4	492.9	1,367.6	1,252.7	381.6	381.0	429.2	427.6	791.0	687.8
Total dwellings	No.(a)	38,950	38,900	76,940	74,030	36,540	36,500	..	..	..	..
	Value (\$'m)	1,655.9	1,631.5	3,424.5	3,283.2	1,477.3	1,476.3	1,553.2	1,552.4	1,803.0	1,674.5
Alterations and additions to dwellings	(\$'m)	176.8	171.5	322.5	313.4	141.4	141.4	167.4	167.2	164.4	155.8
Other building—											
Hotels, etc.	(\$'m)	49.9	50.8	263.2	257.9	46.5	46.4	68.7	69.1	151.6	147.3
Shops	(\$'m)	137.5	139.8	422.8	404.3	143.5	143.6	147.7	146.7	197.5	182.9
Factories	(\$'m)	196.8	197.8	970.4	943.4	206.0	206.1	215.4	216.4	539.8	518.3
Offices	(\$'m)	240.1	241.3	1,048.8	1,028.2	130.2	129.6	199.2	198.2	505.1	489.1
Other business premises	(\$'m)	99.8	101.7	283.7	267.9	148.4	148.3	116.4	118.1	126.3	112.8
Education	(\$'m)	86.7	88.5	427.1	412.1	96.0	96.0	102.9	103.1	233.2	219.9
Religion	(\$'m)	9.4	9.9	33.2	31.6	10.9	10.8	10.3	10.0	17.4	16.2
Health	(\$'m)	37.6	42.7	496.5	491.7	44.7	44.8	58.3	58.5	162.3	158.0
Entertainment and recreation	(\$'m)	58.2	56.7	349.4	337.2	59.5	59.1	78.1	76.2	140.7	131.3
Miscellaneous	(\$'m)	63.1	64.3	506.4	494.2	96.0	95.7	101.2	98.8	196.7	189.4
Total other building	(\$'m)	979.1	993.4	4,801.5	4,668.6	981.7	980.3	1,098.1	1,095.0	2,270.8	2,165.2
Total all building	(\$'m)	2,811.9	2,796.4	8,548.5	8,265.2	2,600.4	2,598.0	2,818.7	2,814.6	4,238.2	3,995.6

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

NOTES: (1) Under the new processing procedures introduced from the September quarter 1981 (refer explanatory notes) building job commencements in the current quarter and jobs advised in the current quarter as having commenced in the previous quarter will only be recognised as commencements where either of the criteria set out in paragraphs 16 and 17 of the explanatory notes is satisfied.

(2) The new processing basis also uses, from the September quarter 1981 onwards, a one-month lagged framework of approvals as the basis for selection of new other dwelling jobs and new other building jobs as well as for new house building jobs.

(3) For more information about the new and old processing basis, please study the explanatory notes in this publication.