



AUSTRALIAN BUREAU OF STATISTICS Canberra

CATALOGUE NO. 8703.0

NOON 2 JULY 1982

BUILDING STATISTICS, AUSTRALIA : NUMBER OF NEW DWELLINGS MARCH QUARTER 1982 (PRELIMINARY ESTIMATES)

PHONE INQUIRIES *for more information about these statistics—contact Mr Garry Whittaker on Canberra (062) 52 6067 or any of our State offices.*

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MAIL INQUIRIES *write to Information Services, ABS, P.O. Box 10, Belconnen, A.C.T. 2616 or any of our State offices.*

MAIN FEATURES

In seasonally adjusted terms the number of private sector new houses commenced in Australia in the March quarter 1982 is estimated to have fallen 23 per cent when compared with the December quarter 1981 and to have fallen 24 per cent when compared with the March quarter 1981.

EXPLANATORY NOTES

Introduction

This publication contains preliminary estimates of the number of new dwellings commenced during the quarter ended 31 March 1982. Also shown are the latest available statistics of the number of new dwellings approved during the quarter. The ABS has recently investigated the reasons for revisions occurring each quarter to statistics of building activity, and has taken action to minimise the incidence of these revisions. For a more detailed discussion of the reasons for the revisions and the action taken by the ABS, reference should be made to the Explanatory notes of the December quarter 1981 issue of *Building Activity, Australia (Preliminary)* (8704.0). Reference should also be made to the definition of a dwelling commencement in paragraph 7 of these Explanatory notes.

2. As previously explained in the statement (also issued under the Catalogue No. 8703.0, released on 12 December 1980) entitled *Changes to Published Building Activity Statistics*, the dwelling commencement data appearing in this publication have been derived from the quarterly Building Activity Survey, which forms part of the ABS' Building Statistics System.

3. The Building Activity Survey differs from the previous Building Operations Census in that data are collected from only a sample of house building jobs while complete coverage of building jobs for other than houses continues as previously. Estimates of activity for house building jobs derived from this survey are therefore subject to sampling variability. The survey is designed to produce estimates at the Australian level with a standard error of about 2 per cent. More detail on these standard errors will be shown in subsequent publications of results from this survey.

4. From the September quarter 1980, quarterly statistics of commencements, completions, value of work done, etc. for house building jobs are only available at the State/Territory and Australia levels, as a result of the introduction of sample survey techniques. The complete coverage of building jobs other than houses continues as before and data for these jobs are available at the same level of geographic detail as previously applied; this, of course, includes data for dwellings other than houses.

5. As mentioned in the statement referred to in paragraph 2 above, the loss of quarterly house commencements data for regions below State/Territory level resulting from the introduction of the Building Activity Survey is offset to some extent by the new monthly dwelling commencement series based on information supplied by local government authorities. Data from the new series are released by State offices of the ABS.

Dwelling classification

6. A Dwelling is classified as either a *House* or an *Other dwelling* as follows:

- (a) A *House* is defined as 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 defined as a self-contained dwelling unit other than a house as defined in (a) above. 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.

Definition:

7. The definition of a commencement is as follows:

Commenced—A dwelling 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:

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

However, where advice has been received from the relevant authority that a first inspection has been made on a particular dwelling 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.

Seasonal adjustment

8. Original and seasonally adjusted building statistics are shown in Table 1. In the seasonal adjustment, account has been taken not only of normal seasonal factors but additionally of 'trading day' effects (arising from the varying numbers of Sundays, Mondays, Tuesdays, etc., in the month) and the influence of Easter which may, in successive years, affect figures for different months. Details of the methods used in seasonally adjusting the series, are given in *Seasonally Adjusted Indicators, Australia* (1308.0).

Related publications

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

Building Approvals, Australia (8702.0)—issued monthly

Building Activity, Australia (Preliminary) (8704.0)—issued quarterly

Building Activity, Australia (8705.0)—issued quarterly

Building and Construction Statistics, Index (1104.0)

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

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

Private Sector Construction Establishments, Details of Operations by Industry Class, Australia and States/Territories, 1978-79 (8714.0-8722.0)

10. 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

p preliminary—figures or series subject to revision
r figures or series revised since previous issue

n.a. not available

— nil or rounded to zero

— break in continuity of series (where drawn between two consecutive figures in the same column)

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TABLE 1. NUMBER OF NEW DWELLINGS: AUSTRALIA
(' 000)

Quarter	Original data						Seasonally adjusted data					
	Approved			Commenced			Approved			Commenced		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
HOUSES												
1980— December	26.6	1.5	28.1	26.2	1.4	27.5	26.4	n.a.	27.8	27.3	n.a.	29.0
1981— March	24.2	1.1	25.3	22.6	1.3	24.0	26.9	n.a.	28.0	22.9	n.a.	24.2
June	26.9	1.4	28.3	24.2	1.3	25.5	26.2	n.a.	27.3	23.9	n.a.	24.8
September r	25.7	0.8	26.5	25.3	1.0	26.3	24.3	n.a.	25.4	24.3	n.a.	25.5
December r	23.3	1.3	24.6	21.5	1.1	22.6	22.9	n.a.	24.4	22.5	n.a.	23.8
1982— March p	19.1	1.2	20.3	17.2	1.2	18.4	21.3	n.a.	22.4	17.4	n.a.	18.6
OTHER DWELLINGS (DWELLING UNITS)												
1980— December	10.9	0.7	11.7	9.8	1.0	10.8						
1981— March	10.0	1.0	11.0	9.8	1.1	10.9						
June	11.5	1.6	13.1	10.3	1.1	11.4			n.a.			
September r	12.2	0.9	13.0	11.0	1.5	12.6						
December r	11.9	0.6	12.5	10.4	0.8	11.1						
1982— March p	9.9	0.9	10.8	n.a.	n.a.	10.1						
TOTAL DWELLINGS (DWELLING UNITS)												
1980— December	37.5	2.2	39.8	35.9	2.4	38.3	36.8	n.a.	38.8	37.4	n.a.	40.5
1981— March	34.2	2.1	36.3	32.4	2.4	34.9	37.5	n.a.	39.8	32.5	n.a.	34.8
June	38.4	3.0	41.4	34.5	2.4	36.9	37.3	n.a.	39.7	34.4	n.a.	35.8
September r	37.9	1.6	39.5	36.3	2.6	38.9	36.7	n.a.	39.0	35.0	n.a.	38.1
December r	35.2	1.9	37.1	31.9	1.8	33.7	34.2	n.a.	36.1	33.2	n.a.	35.7
1982— March p	28.9	2.1	31.0	n.a.	n.a.	28.5	32.1	n.a.	34.2	n.a.	n.a.	28.4

TABLE 2. NUMBER OF NEW DWELLINGS COMMENCED : AUSTRALIA
('000)

Period	N.S.W.	Vic.	Qld	S.A.	W.A.	Tas.	N.T.	A.C.T.	Aust.
HOUSES									
1978-79	30.8	21.6	19.5	6.1	11.5	2.9	0.9	1.6	94.9
1979-80	35.1	22.0	22.5	6.7	11.3	2.4	1.2	1.0	102.1
1980-81	38.5	22.0	23.8	6.0	10.2	2.5	1.2	1.6	105.8
1980—									
December qtr	10.4	5.5	6.0	1.7	2.4	0.7	0.4	0.4	27.5
1981—									
March qtr	8.9	4.9	5.1	1.3	2.5	0.5	0.4	0.4	24.0
June qtr	8.2	5.6	6.6	1.3	2.5	0.6	0.3	0.5	25.5
September qtr r	9.0	5.5	6.8	1.3	2.4	0.6	0.3	0.5	26.3
December qtr r	6.7	4.8	6.1	1.5	2.1	0.5	0.3	0.5	22.6
1982—									
March qtr p	5.3	3.9	4.7	1.2	2.2	0.4	0.3	0.4	18.4
OTHER DWELLINGS (DWELLING UNITS)									
1978-79	8.0	4.0	5.9	1.3	3.6	0.8	0.3	0.5	24.4
1979-80	12.4	4.0	7.7	1.5	4.4	0.8	0.4	0.6	31.8
1980-81	18.1	4.7	11.5	1.6	5.2	0.9	0.7	0.8	43.4
1980—									
December qtr	5.0	1.2	2.5	0.4	1.0	0.2	0.2	0.2	10.8
1981—									
March qtr	4.5	1.3	3.0	0.4	1.2	0.2	0.1	0.2	10.9
June qtr	4.2	1.1	3.3	0.4	1.7	0.3	0.2	0.1	11.4
September qtr r	4.7	1.3	3.7	0.5	1.8	0.2	0.2	0.1	12.6
December qtr r	3.6	1.4	3.5	0.7	1.4	0.1	0.1	0.2	11.1
1982—									
March qtr p	3.1	1.4	3.1	0.6	1.5	0.2	0.2	—	10.1
TOTAL DWELLINGS (DWELLING UNITS)									
1978-79	38.7	25.6	25.4	7.4	15.1	3.7	1.2	2.1	119.3
1979-80	47.5	25.9	30.2	8.1	15.7	3.2	1.6	1.6	133.9
1980-81	56.6	26.6	35.3	7.6	15.4	3.4	1.9	2.4	149.2
1980—									
December qtr	15.3	6.7	8.6	2.2	3.5	0.9	0.5	0.6	38.3
1981—									
March qtr	13.4	6.1	8.1	1.7	3.7	0.7	0.5	0.6	34.9
June qtr	12.5	6.7	9.8	1.7	4.2	0.8	0.5	0.6	36.9
September qtr r	13.7	6.8	10.5	1.8	4.2	0.8	0.5	0.6	38.9
December qtr r	10.3	6.2	9.7	2.2	3.5	0.7	0.5	0.7	33.7
1982—									
March qtr p	8.4	5.3	7.8	1.8	3.7	0.6	0.5	0.4	28.5

TABLE 3. NUMBER OF NEW DWELLINGS APPROVED: AUSTRALIA
('000)

Period	N.S.W.	Vic.	Qld	S.A.	W.A.	Tas.	N.T.	A.C.T.	Aust.
HOUSES									
1978-79	33.2	22.7	20.9	6.9	11.7	2.8	0.9	1.6	100.8
1979-80	40.6	22.9	22.9	7.2	11.7	2.5	1.2	1.0	110.0
1980-81	39.6	22.6	25.8	6.0	10.9	2.3	1.3	1.8	110.4
1980—									
December qtr	10.3	6.1	6.1	1.5	2.7	0.6	0.4	0.3	28.1
1981—									
March qtr	9.0	5.2	6.1	1.2	2.5	0.5	0.4	0.5	25.3
June qtr	9.3	5.8	7.4	1.7	2.7	0.6	0.3	0.6	28.3
September qtr	8.3	5.6	7.0	1.5	2.8	0.6	0.3	0.5	26.5
December qtr	7.7	4.9	6.4	1.5	2.7	0.6	0.3	0.5	24.6
1982—									
March qtr	6.2	4.2	5.1	1.3	2.4	0.4	0.3	0.3	20.3
OTHER DWELLINGS (DWELLING UNITS)									
1978-79	8.8	3.9	7.4	1.2	3.7	0.8	0.4	0.4	26.6
1979-80	14.5	3.9	8.4	1.4	4.9	0.8	0.5	0.7	35.1
1980-81	18.6	4.7	13.3	1.7	5.5	0.9	0.8	0.7	46.1
1980—									
December qtr	4.7	1.3	3.5	0.4	1.1	0.2	0.2	0.2	11.7
1981—									
March qtr	4.6	1.0	3.4	0.3	1.3	0.2	0.1	0.1	11.0
June qtr	5.0	1.3	3.6	0.7	1.9	0.2	0.3	0.1	13.1
September qtr	4.8	1.3	4.2	0.5	1.6	0.2	0.2	0.2	13.0
December qtr	4.2	1.5	4.3	0.5	1.4	0.2	0.2	0.2	12.5
1982—									
March qtr	3.7	1.4	3.1	0.6	1.4	0.2	0.2	0.1	10.8
TOTAL DWELLINGS (DWELLING UNITS)									
1978-79	41.9	26.6	28.3	8.1	15.4	3.6	1.3	2.0	127.4
1979-80	55.0	26.8	31.3	8.7	16.6	3.3	1.7	1.7	145.2
1980-81	58.2	27.3	39.0	7.8	16.4	3.2	2.1	2.5	156.5
1980—									
December qtr	15.0	7.3	9.6	2.0	3.9	0.8	0.6	0.6	39.8
1981—									
March qtr	13.5	6.2	9.5	1.6	3.8	0.6	0.5	0.6	36.3
June qtr	14.3	7.1	11.0	2.4	4.5	0.8	0.6	0.7	41.4
September qtr	13.0	6.9	11.2	2.0	4.4	0.8	0.5	0.7	39.5
December qtr	11.9	6.3	10.8	2.1	4.1	0.7	0.5	0.7	37.1
1982—									
March qtr	9.9	5.6	8.3	1.9	3.9	0.7	0.5	0.3	31.0