



**Australian
Bureau of
Statistics**

DECEMBER QUARTER 1989

**BUILDING ACTIVITY
QUEENSLAND**

Catalogue No. 8752.3

BUILDING ACTIVITY, QUEENSLAND, DECEMBER QUARTER 1989

PHONE INQUIRIES	For more information about these statistics please contact Norm Burke on Brisbane (07) 222 6286. For other inquiries, including copies of publications, please contact Information Services on Brisbane (07) 222 6351.
MAIL INQUIRIES	Please write to Information Services, Australian Bureau of Statistics (ABS), GPO Box 9817, Brisbane Q 4001.

CONTENTS

	<i>Page</i>
Main Features	2
<i>Diagram</i>	
1 Value of All Building Commenced and Under Construction at End of Period, Queensland, December Quarter 1986 to 1989	3
2 Value of All Building Commenced by Type of Building, Queensland, December Quarter 1989	3
3 Number of New Dwelling Units Commenced, Completed and Under Construction at End of Period, Queensland, December Quarter 1986 to 1989	3
<i>Table</i>	
1 Summary of Building Activity, Queensland, 1986-87 to December Quarter 1989	4,5
2 Summary of Private Sector Building Activity, Queensland, 1986-87 to December Quarter 1989	6,7
3 Summary of Public Sector Building Activity, Queensland, 1986-87 to December Quarter 1989	8,9
4 Number of Dwelling Units by Stage of Construction, Queensland, Seasonally Adjusted Series, September Quarter 1988 to December Quarter 1989	10
5 Value of Building Work Done, Queensland, Seasonally Adjusted Series, September Quarter 1988 to December Quarter 1989	10
6 Value of Building Work Commenced, at Average 1984-85 Prices, Queensland, 1986-87 to December Quarter 1989	10
7 Value of Building Work Done, at Average 1984-85 Prices, Queensland, Original and Seasonally Adjusted Series, 1986-87 to December Quarter 1989	11
8 Number of Dwelling Units by Ownership, Class of Builder and Stage of Construction, Queensland, 1986-87 to December Quarter 1989	12
9 Number and Value of New Houses Built by Contract Builders for Private Ownership by Completion Value Range and Stage of Construction, Queensland, 1986-87 to December Quarter 1989	13
10 Summary of Building Activity, Queensland: Relative Standard Errors, December Quarter 1989	13
Explanatory Notes	14-16

MAIN FEATURES

Dwelling units commenced

- In seasonally adjusted terms, the number of dwelling units commenced in the December quarter 1989 (8 990) increased by 3 per cent over the September quarter 1989 figure and decreased by 21 per cent when compared with the December quarter 1988 total. Private sector house commencements in the December quarter 1989, in seasonally adjusted terms, were 5,620, a decrease of 2 per cent from the September quarter 1989 figure and 25 per cent lower than that recorded in December quarter 1988.
- In original terms, the number of dwelling units commenced in the December quarter 1989 was 9,740. This figure was 8 per cent above the number commenced in the September quarter 1989 and 21 per cent below the December quarter 1988 figure.

Dwelling units completed

- The number of dwelling units completed in the December quarter 1989, in seasonally adjusted terms, was 9,810, a decrease of 10 per cent from the September quarter 1989 figure and a marginal decrease from that recorded for the December quarter 1988. Private sector house completions in the

December quarter 1989 totalled 6,300, a decrease of 10 per cent from the September quarter 1989 figure and 12 per cent below the December quarter 1988 figure.

- In original terms, the number of dwelling units completed during December quarter 1989 was 10,890. This figure was 3 per cent below the number completed during September quarter 1989 and marginally below the December quarter 1988 figure.

Non-residential building activity

- A comparison of statistics for non-residential building activity during December quarter 1989 with those for December quarter 1988, shows that the value of work commenced increased by 11 per cent, the value of work completed increased by 78 per cent and the value of work under construction at the end of the period decreased marginally.

Value of building work done

- The value of building work done in December quarter 1989, seasonally adjusted at constant prices, decreased marginally from that for the September quarter 1989.

The movements in the original and seasonally adjusted estimates of the value of building work done between September quarter 1989 and December quarter 1989 and between December quarter 1988 and December quarter 1989 are shown in the following table.

MOVEMENT IN VALUE OF BUILDING WORK DONE, QUEENSLAND
(per cent)

Particulars	September quarter 1989 to December quarter 1989			December quarter 1988 to December quarter 1989		
	Original	Seasonally adjusted	Seasonally adjusted at average 1984-85 prices	Original	Seasonally adjusted	Seasonally adjusted at average 1984-85 prices
New residential building	-0.6	-2.4	-4.8	+6.3	+6.4	-8.3
Non-residential building	+3.0	+1.8	-0.8	+28.1	+28.3	+15.7
Total building	+1.7	+1.2	-1.3	+15.6	+15.8	+1.9

NOTES

This publication contains detailed results for December quarter 1989 from the quarterly Building Activity Survey. Users should note that the data released for December quarter 1989 in this publication are subject to revision.

Explanatory Notes are located at the back of this publication.

313 Adelaide Street
BRISBANE Q 4000
9 May 1990

J. K. Cornish
DEPUTY COMMONWEALTH STATISTICIAN

DIAGRAM 1 - VALUE OF ALL BUILDING COMMENCED AND UNDER CONSTRUCTION AT END OF PERIOD, QUEENSLAND, DECEMBER QUARTER 1986 TO DECEMBER QUARTER 1989

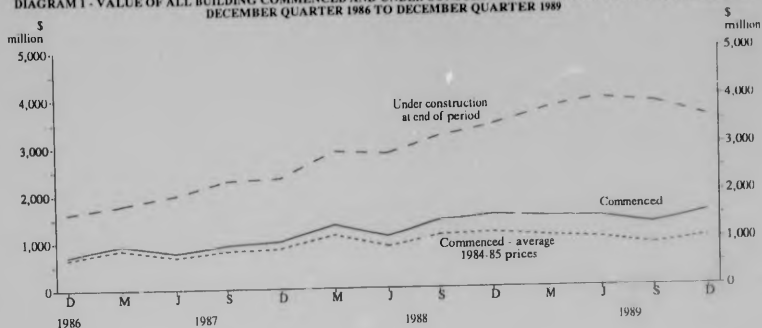


DIAGRAM 2 - VALUE OF ALL BUILDING COMMENCED BY TYPE OF BUILDING, QUEENSLAND, DECEMBER QUARTER 1989

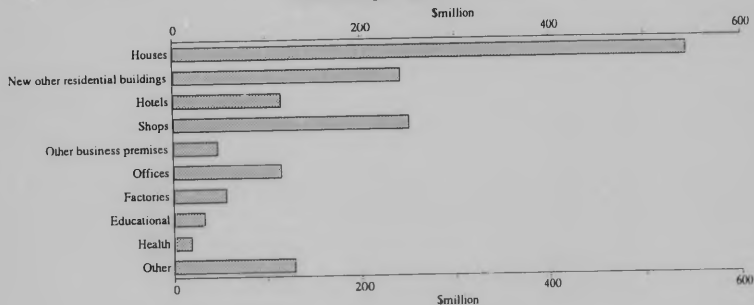


DIAGRAM 3 - NUMBER OF NEW DWELLING UNITS COMMENCED, COMPLETED AND UNDER CONSTRUCTION AT END OF PERIOD, QUEENSLAND, DECEMBER QUARTER 1986 TO DECEMBER QUARTER 1989

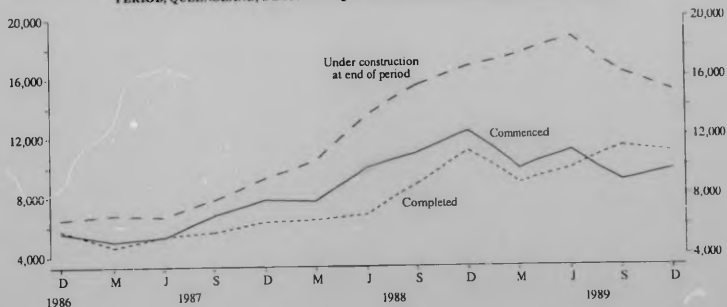


TABLE 1. SUMMARY OF BUILDING ACTIVITY, QUEENSLAND

Period	New residential building						Value (\$m)													Total building
	Houses		Other residential buildings		Total		Non-residential building													
	Number of dwelling units (a)	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units (a)	Value (\$m)	Alterations and additions to residential buildings	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total		
COMMENCED																				
1986-87	16,680	933.9	4,328	204.4	21,010	1,138.3	71.8	274.1	588.0	104.2	478.7	162.1	116.8	11.0	76.3	58.0	113.8	1,967.8	3,192.9	
1987-88	23,280	1,456.5	8,813	523.4	32,090	1,979.9	87.1	462.8	432.7	173.6	422.5	254.6	201.7	16.3	46.1	58.5	213.1	2,281.7	4,348.8	
1988-89	30,370	2,303.5	13,624	1,093.5	43,990	3,297.0	126.1	579.6	558.9	170.2	308.0	283.6	202.0	13.7	146.6	100.8	86.1	2,449.5	5,872.6	
1988 Sept. qtr	7,720	502.0	3,167	270.3	10,890	772.3	37.1	128.1	148.2	41.3	43.1	68.9	49.9	2.1	88.9	16.4	12.7	599.7	1,409.1	
Dec. qtr	8,520	605.9	3,817	234.5	12,340	840.4	29.1	184.6	143.9	46.0	83.6	52.0	71.9	6.3	10.4	43.9	12.1	654.8	1,524.2	
1989 Mar. qtr	6,410	494.2	3,323	304.0	9,730	798.1	26.3	221.4	98.0	45.8	67.3	89.2	45.2	2.3	22.7	18.8	39.6	650.3	1,474.7	
June qtr	7,720	601.4	3,317	284.7	11,040	886.1	33.7	45.5	168.8	37.1	114.0	73.4	35.0	2.9	24.5	21.8	54.8	1,464.6		
Sept. qtr	6,280	504.6	2,709	196.2	8,990	700.8	38.5	31.8	95.3	51.2	122.2	91.6	70.0	5.3	70.5	16.2	22.5	576.6	1,315.9	
Dec. qtr	6,750	544.7	2,989	242.6	9,740	787.3	42.2	116.0	251.6	57.9	115.5	49.3	34.1	2.9	19.0	12.1	71.6	730.1	1,559.6	
UNDER CONSTRUCTION AT END OF PERIOD																				
1986-87	4,180	274.8	2,443	144.2	6,630	418.9	21.8	268.5	450.6	56.5	419.8	92.7	55.9	4.2	70.0	30.8	92.0	1,541.1	1,981.9	
1987-88	7,940	579.7	5,528	390.9	13,470	970.5	35.3	451.9	323.3	133.4	446.4	116.3	102.0	14.8	58.5	26.5	153.0	1,826.2	2,832.0	
1988-89	10,020	828.4	8,627	843.4	18,650	1,671.7	38.9	635.5	478.0	74.6	366.3	155.9	166.8	12.5	133.5	73.4	147.6	2,244.1	3,954.8	
1988 Sept. qtr	8,900	658.7	6,553	544.0	15,460	1,202.7	41.1	379.3	360.1	143.1	455.5	149.4	132.2	12.3	121.2	29.4	158.1	1,940.7	3,184.5	
Dec. qtr	9,020	704.4	7,694	644.1	16,710	1,348.5	32.2	503.0	414.8	137.1	354.2	119.0	155.1	16.0	119.7	58.2	159.7	2,037.0	3,417.7	
1989 Mar. qtr	9,140	762.2	8,351	781.8	17,490	1,544.0	31.1	674.4	366.2	116.1	342.4	157.4	156.8	12.4	130.7	66.8	165.0	2,188.3	3,763.3	
June qtr	10,020	828.4	8,627	843.4	18,650	1,671.7	38.9	635.5	478.0	74.6	366.3	155.9	166.8	12.5	133.5	73.4	147.6	2,244.1	3,954.8	
Sept. qtr	8,620	776.7	7,655	814.8	16,270	1,591.4	43.7	494.3	465.5	81.6	386.0	190.3	179.9	15.8	195.5	75.9	149.4	2,234.3	3,869.4	
Dec. qtr	7,890	712.7	7,157	800.2	15,040	1,513.0	37.9	436.1	511.8	87.1	268.5	149.7	168.7	17.8	192.4	58.7	122.1	2,012.9	3,563.7	
COMPLETED																				
1986-87	17,440	944.0	4,158	164.1	21,600	1,108.2	64.9	127.1	430.3	100.5	429.2	255.6	173.4	16.4	74.5	71.8	48.1	1,726.9	2,900.0	
1987-88	19,410	1,157.8	5,634	286.0	25,040	1,443.8	81.4	336.3	494.0	94.5	359.4	213.7	125.5	9.0	61.4	61.5	63.1	1,818.5	3,343.7	
1988-89	28,200	1,975.6	10,327	633.8	38,530	2,609.4	125.9	311.2	367.8	224.8	402.3	244.2	156.9	14.2	69.6	58.1	97.9	1,947.2	4,682.5	
1988 Sept. qtr	6,720	430.9	2,082	117.1	8,800	548.0	30.7	142.2	80.5	32.9	34.2	55.9	15.0	4.6	27.5	14.1	7.8	412.9	991.6	
Dec. qtr	8,380	564.9	2,631	141.3	11,010	706.2	40.2	62.6	85.3	48.2	191.6	61.2	50.5	2.5	9.0	15.6	10.5	537.0	1,283.4	
1989 Mar. qtr	6,260	439.9	2,615	167.6	8,870	607.4	28.5	67.1	141.4	66.5	83.8	49.4	44.9	4.3	11.8	12.2	33.3	514.7	1,150.6	
June qtr	6,840	540.0	2,999	207.8	9,840	747.8	26.6	39.3	60.5	79.2	92.7	77.7	46.5	2.8	21.4	16.2	46.3	482.6	1,256.9	
Sept. qtr	7,600	554.6	3,664	248.4	11,260	803.0	34.2	188.8	115.4	44.6	102.9	57.3	57.8	2.7	11.4	13.5	21.1	615.5	1,452.7	
Dec. qtr	7,420	606.3	3,475	288.9	10,890	895.2	49.0	175.5	209.6	55.4	231.6	85.4	46.7	2.0	19.6	29.5	99.8	955.1	1,899.9	

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

TABLE 1. SUMMARY OF BUILDING ACTIVITY, QUEENSLAND—continued

TABLE 1. SUMMARY OF BUILDING ACTIVITY, QUEENSLAND — continued																			
Period	New residential building						Value (\$m)												
	Houses		Other residential buildings		Total		Non-residential building												
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Alterations and additions to residential buildings	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total building	
VALUE OF WORK DONE DURING PERIOD																			
1986-87	..	935.4	..	187.8	..	1,123.3	69.7	232.6	425.2	101.3	342.7	174.8	132.5	15.1	74.3	65.8	56.6	1,621.0	2,813.9
1987-88	..	1,294.7	..	379.5	..	1,674.2	91.9	405.7	577.9	143.9	431.5	246.0	157.9	13.3	62.9	60.6	94.1	2,193.7	3,959.9
1988-89	..	2,092.5	..	846.6	..	2,939.1	123.5	400.2	403.2	185.4	410.2	254.8	194.0	15.2	103.3	71.1	126.7	2,164.1	5,226.7
1988 Sept. qtr	..	486.5	..	174.8	..	661.3	30.4	102.3	101.2	43.6	114.3	63.1	37.7	3.4	23.0	13.1	32.6	534.4	1,226.0
Dec. qtr	..	564.5	..	207.2	..	771.8	37.0	78.6	98.3	54.4	100.1	64.0	64.4	5.3	20.4	21.0	30.7	537.1	1,345.8
1989 Mar. qtr	..	478.2	..	223.2	..	701.4	25.5	123.7	78.7	47.4	86.9	54.6	47.1	3.5	32.4	17.7	27.0	518.8	1,245.7
June qtr	..	563.3	..	241.3	..	804.6	30.7	95.6	125.0	40.0	108.9	73.1	44.9	3.0	27.5	19.3	36.4	573.7	1,409.1
Sept. qtr	..	548.9	..	277.0	..	825.9	36.1	128.0	133.0	50.5	113.3	74.5	51.5	3.3	37.9	32.4	41.1	667.7	1,529.7
Dec. qtr	..	561.1	..	259.7	..	820.8	47.2	145.9	125.6	57.1	111.2	82.2	59.6	4.0	43.9	22.9	35.5	687.8	1,555.9
VALUE OF WORK YET TO BE DONE																			
1986-87	..	128.0	..	74.3	..	202.4	10.7	113.1	303.6	24.9	271.8	51.9	24.8	2.2	36.1	13.4	63.8	905.5	1,118.6
1987-88	..	297.7	..	229.0	..	526.6	13.8	228.0	122.9	55.3	231.7	57.3	44.4	8.6	23.1	10.5	99.9	881.7	1,422.1
1988-89	..	430.2	..	479.9	..	910.0	19.9	327.0	247.9	36.9	145.0	88.7	68.0	5.6	64.5	44.4	65.6	1,093.7	2,023.6
1988 Sept. qtr	..	323.4	..	327.7	..	649.1	20.0	197.6	144.7	52.7	160.8	83.2	54.1	7.2	90.3	14.4	80.1	885.1	1,554.2
Dec. qtr	..	367.7	..	367.3	..	735.0	14.4	305.4	186.5	40.8	151.1	52.3	63.2	8.1	77.4	37.8	61.6	984.2	1,733.6
1989 Mar. qtr	..	387.3	..	450.3	..	837.6	16.2	422.2	200.6	38.9	137.3	85.5	63.5	5.7	67.8	41.0	73.1	1,135.6	1,989.4
June qtr	..	430.2	..	479.9	..	910.0	19.9	327.0	247.9	36.9	145.0	88.7	68.0	5.6	64.5	44.4	65.6	1,093.7	2,023.6
Sept. qtr	..	384.6	..	424.2	..	808.9	22.8	246.6	217.5	38.1	154.2	105.9	87.4	6.1	99.9	28.0	47.5	1,031.3	1,863.0
Dec. qtr	..	366.5	..	439.0	..	805.5	18.9	217.9	347.9	41.9	157.2	70.6	63.3	6.1	72.6	17.3	84.4	1,079.3	1,903.7

NOTE: The number of self-contained dwelling units commenced as part of the construction of non-residential building and alterations and additions to existing buildings (including conversions to dwelling units) are excluded from this table. There were 83 such dwelling units commenced in the December quarter 1989.

TABLE 2. SUMMARY OF PRIVATE SECTOR BUILDING ACTIVITY, QUEENSLAND

Period	Value (\$m)																
	New residential building							Non-residential building									
	Houses			Other residential buildings		Total		Alterations and additions to residential buildings							Enter-tainment and recrea-tional		
	Number of dwelling units (a)	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units (a)	Value (\$m)	Hotels etc.	Shops	Factories	Offices	Other business premises	Educa-tional	Reli-gious	Health	Miscel-laneous	Total	Total building
COMMENTED																	
1986-87	16,150	912.6	3,615	182.0	19,770	1,094.6	71.7	273.1	580.5	100.0	348.9	132.7	37.5	11.0	39.8	42.5	40.4
1987-88	22,540	1,428.4	7,605	483.9	30,140	1,912.3	86.1	462.3	430.5	172.5	378.1	177.1	61.6	16.3	30.9	46.0	36.0
1988-89	29,320	2,150.5	12,037	1,036.2	41,350	3,186.7	125.2	540.7	493.6	163.5	266.4	202.7	94.9	13.7	102.8	92.5	32.0
1988 Sept. qtr	7,600	496.3	2,809	257.4	10,410	753.7	36.9	127.8	148.0	40.5	54.7	45.8	21.3	2.1	81.9	13.2	6.8
Dec. qtr	8,110	586.1	3,326	219.4	11,430	805.5	29.1	146.1	80.3	45.9	66.7	50.7	41.0	6.3	7.1	39.7	5.1
1989 Mar. qtr	6,100	478.7	2,978	290.5	9,070	769.2	26.3	221.4	97.9	43.0	61.1	45.0	19.8	2.3	3.7	18.3	8.8
June qtr	7,510	589.4	2,924	268.9	10,430	858.4	33.1	45.5	167.5	34.1	103.8	61.1	12.8	2.9	10.0	21.3	11.3
Sept. qtr	6,000	487.4	2,351	181.9	8,350	669.3	38.5	31.8	95.3	51.2	114.5	55.7	19.2	5.3	33.5	14.4	10.9
Dec. qtr	6,110	507.7	2,181	207.4	8,290	715.1	42.3	115.8	249.6	48.3	104.2	42.8	11.0	2.9	16.2	10.9	13.8
UNDER CONSTRUCTION AT END OF PERIOD																	
1986-87	4,080	270.9	2,135	135.0	6,210	405.9	21.8	267.8	449.9	34.5	303.0	62.2	8.7	4.2	32.0	20.0	22.6
1987-88	7,630	567.3	4,763	365.3	12,390	932.6	35.3	451.5	322.1	111.3	342.5	72.5	49.7	14.8	24.9	21.7	7.0
1988-89	9,540	803.5	7,418	798.7	16,960	1,602.2	38.2	595.5	414.2	68.9	334.3	74.9	87.8	12.5	93.0	69.9	18.9
1988 Sept. qtr	8,620	646.4	5,732	515.0	14,350	1,161.4	40.9	378.9	358.7	121.3	345.4	66.1	62.5	12.3	102.7	25.7	10.2
Dec. qtr	8,590	683.8	6,755	610.1	15,340	1,293.9	32.1	464.5	351.2	117.5	328.2	64.2	91.7	16.0	99.9	51.6	8.6
1989 Mar. qtr	8,630	737.6	7,224	740.4	15,860	1,478.0	31.1	634.4	303.4	93.7	315.1	66.9	87.8	12.4	92.5	61.6	12.6
June qtr	9,540	803.5	7,418	798.7	16,960	1,602.2	38.2	595.5	414.2	68.9	334.3	74.9	87.8	12.5	93.0	69.9	18.9
Sept. qtr	8,210	752.1	6,718	777.9	14,930	1,530.0	43.0	454.3	401.6	76.3	353.3	83.2	69.3	15.8	120.4	73.9	20.9
Dec. qtr	7,130	669.0	5,847	744.2	12,980	1,413.2	37.4	436.0	449.0	71.2	241.5	51.1	64.6	17.8	126.0	57.4	25.7
COMPLETED																	
1986-87	16,720	915.9	3,147	131.4	19,870	1,047.3	64.8	126.8	348.3	95.5	310.5	102.8	49.7	16.4	36.7	39.7	26.1
1987-88	18,880	1,136.4	4,909	263.6	23,790	1,402.0	80.4	335.5	492.3	93.3	308.1	165.1	26.3	9.0	39.3	44.5	48.0
1988-89	27,310	1,935.3	9,204	594.6	36,510	2,530.0	125.7	310.0	365.6	203.9	288.1	198.1	68.1	14.2	32.4	48.5	20.5
1988 Sept. qtr	6,580	425.1	1,780	107.5	8,360	532.7	30.6	141.8	80.5	29.9	30.8	52.2	8.8	4.6	4.9	10.0	3.8
Dec. qtr	8,110	553.5	2,258	129.5	10,370	683.0	40.2	62.2	84.0	48.0	91.0	50.6	14.0	2.5	6.9	14.2	6.7
1989 Mar. qtr	6,020	428.3	2,478	162.3	8,500	590.6	28.3	66.6	140.9	66.5	78.4	41.2	24.7	4.3	11.2	10.5	5.0
June qtr	6,600	528.4	2,688	195.3	9,290	723.6	26.6	39.3	60.2	59.5	87.9	54.1	20.7	2.8	9.4	13.8	5.0
Sept. qtr	7,240	537.1	3,036	225.9	10,280	763.0	34.2	188.8	115.3	44.2	95.6	47.3	37.7	2.7	6.2	10.3	8.8
Dec. qtr	7,110	588.4	3,040	272.0	10,150	860.5	48.8	138.5	206.6	55.0	214.1	70.0	16.1	2.0	7.9	27.5	9.3

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

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

Period	New residential building										Value (\$m)									
	Houses		Other residential buildings		Total		Non-residential building													
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Alterations and additions to residential buildings	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total	Total building	
VALUE OF WORK DONE DURING PERIOD																				
1986-87	..	910.1	..	160.3	..	1,070.3	69.6	232.1	387.0	95.7	246.5	115.2	44.6	15.1	29.5	42.3	33.8	1,241.8	2,381.7	
1987-88	..	1,272.9	..	346.2	..	1,619.0	90.9	404.8	576.1	139.9	338.6	195.1	52.9	13.3	42.8	46.1	39.7	1,849.3	3,559.2	
1988-89	..	2,043.7	..	799.6	..	2,843.3	123.2	385.5	388.2	180.9	351.9	189.0	99.4	15.2	73.5	62.9	23.7	1,770.1	4,736.6	
1988 Sept. qtr	..	478.7	..	166.1	..	644.8	30.3	102.1	100.4	42.8	97.2	43.0	17.2	3.4	16.9	10.7	5.5	439.3	1,114.4	
Dec. qtr	..	550.8	..	198.4	..	749.1	36.8	73.9	92.8	53.8	78.7	49.4	31.9	5.3	15.0	18.6	6.3	425.7	1,211.7	
1989 Mar. qtr	..	466.5	..	211.1	..	677.7	25.4	120.1	75.8	47.1	77.7	40.8	27.5	3.5	24.5	15.6	5.5	438.0	1,141.1	
June qtr	..	547.7	..	224.0	..	771.7	30.6	89.3	119.0	37.3	98.3	55.8	22.8	3.0	17.1	17.9	6.5	467.1	1,269.4	
Sept. qtr	..	532.5	..	261.6	..	794.1	35.9	125.5	127.7	48.0	101.1	55.6	18.5	5.5	25.3	30.0	9.3	546.5	1,376.4	
Dec. qtr	..	536.5	..	238.6	..	775.1	47.0	125.2	118.3	52.5	102.1	54.4	15.8	4.0	27.1	21.5	15.2	536.0	1,358.1	
VALUE OF WORK YET TO BE DONE																				
1986-87	..	127.3	..	69.8	..	197.1	10.7	112.7	303.1	18.7	190.2	35.8	3.6	2.2	20.8	8.7	9.8	705.5	913.3	
1987-88	..	290.8	..	218.6	..	509.4	13.8	228.0	122.1	51.8	202.8	24.8	17.9	8.6	10.2	9.1	3.6	679.0	1,202.2	
1988-89	..	419.3	..	458.3	..	877.5	19.3	300.9	197.2	33.5	132.2	38.0	25.6	5.6	37.2	43.0	12.3	825.5	1,722.3	
1988 Sept. qtr	..	316.5	..	313.2	..	629.7	19.8	197.5	144.4	49.3	139.4	27.6	22.3	7.2	76.0	12.4	5.0	681.0	1,330.5	
Dec. qtr	..	357.0	..	344.9	..	701.8	14.4	271.4	128.0	40.1	134.7	28.4	33.6	8.1	65.2	33.9	3.9	747.3	1,463.5	
1989 Mar. qtr	..	372.8	..	427.1	..	799.9	16.2	389.8	145.3	35.7	123.4	31.6	27.6	5.7	44.4	38.8	7.5	849.8	1,665.9	
June qtr	..	419.3	..	458.3	..	877.5	14.3	300.9	197.2	33.5	132.2	38.0	25.6	5.6	37.2	43.0	12.3	825.5	1,722.3	
Sept. qtr	..	372.9	..	403.3	..	776.1	22.5	223.0	172.1	37.1	145.6	38.0	26.3	6.1	45.6	27.3	13.9	734.9	1,533.5	
Dec. qtr	..	342.3	..	403.2	..	745.5	18.7	217.9	307.8	34.5	145.9	23.4	21.9	6.1	32.0	16.8	12.7	819.0	1,583.2	

TABLE 3. SUMMARY OF PUBLIC SECTOR BUILDING ACTIVITY, QUEENSLAND

Period	New residential building							Value (\$m)												
	Houses			Other residential buildings		Total	Alterations and additions to residential buildings	Non-residential building												
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)		Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total	Total building	
COMMENCED																				
1986-87	528	21.3	713	22.4	1,241	43.7	0.1	1.0	7.5	4.2	129.7	29.4	79.3	—	36.4	15.5	73.4	376.4	420.1	
1987-88	741	28.1	1,208	39.5	1,949	67.6	1.1	0.4	2.2	1.1	44.4	77.4	140.1	—	15.1	12.4	177.0	470.4	539.0	
1988-89	1,055	53.0	1,587	57.3	2,642	110.2	0.9	38.8	65.3	6.7	41.7	81.0	107.1	—	43.8	8.3	54.1	446.7	557.8	
1988 Sept. qtr	116	5.8	358	12.8	474	18.6	0.2	0.3	0.2	0.8	8.4	23.1	28.5	—	7.0	3.2	5.9	77.5	96.3	
Dec. qtr	414	19.7	491	15.1	905	34.9	—	38.5	63.6	0.1	16.9	1.3	31.0	—	3.3	4.2	7.0	165.9	200.8	
1989 Mar. qtr	312	15.5	345	13.5	657	29.0	—	—	0.1	2.8	6.2	44.3	25.4	—	19.0	0.4	30.7	128.9	157.9	
June qtr	213	12.0	393	15.8	606	27.8	0.7	—	1.4	3.0	10.2	12.3	22.2	—	14.5	0.5	10.5	74.4	102.9	
Sept. qtr	285	17.2	358	14.4	643	31.5	—	—	—	—	7.7	35.9	50.9	—	37.0	1.8	11.6	144.9	176.5	
Dec. qtr	649	37.0	808	35.2	1,457	72.3	—	0.1	1.9	9.6	11.4	6.5	23.1	—	2.8	1.2	57.9	114.5	186.8	
UNDER CONSTRUCTION AT END OF PERIOD																				
1986-87	103	3.9	308	9.2	411	13.0	—	0.7	0.7	22.1	116.9	30.5	47.1	—	38.0	10.8	69.4	336.2	349.2	
1987-88	314	12.4	765	25.6	1,079	38.0	—	0.4	1.2	22.1	103.9	43.8	52.3	—	33.6	4.8	146.0	408.1	446.1	
1988-89	479	24.9	1,209	44.6	1,688	69.6	0.7	40.0	63.9	5.7	32.1	80.9	79.0	—	40.5	3.4	128.6	474.1	544.3	
1988 Sept. qtr	287	12.4	821	29.0	1,108	41.3	0.2	0.3	1.4	21.8	110.1	83.3	69.8	—	18.5	3.7	147.9	457.0	498.5	
Dec. qtr	427	20.6	939	33.9	1,366	54.5	0.2	38.5	63.6	19.6	26.0	54.9	63.4	—	19.7	6.6	151.2	443.5	498.2	
1989 Mar. qtr	506	24.5	1,127	41.4	1,633	66.0	—	40.0	62.8	22.4	27.3	90.5	69.0	—	38.2	5.2	152.4	507.8	573.8	
June qtr	479	24.9	1,209	44.6	1,688	69.6	0.7	40.0	63.9	5.7	32.1	80.9	79.0	—	40.5	3.4	128.6	474.1	544.3	
Sept. qtr	410	24.6	937	36.9	1,347	61.4	0.7	40.0	63.9	5.2	32.7	107.1	110.6	—	75.1	2.1	128.5	565.0	627.2	
Dec. qtr	756	43.8	1,310	56.0	2,066	99.8	0.5	0.1	62.8	15.9	27.0	98.7	104.0	—	66.4	1.3	96.3	472.6	572.8	
COMPLETED																				
1986-87	716	28.1	1,011	32.8	1,727	60.9	0.1	0.3	82.0	5.1	118.7	152.8	123.8	—	37.8	32.2	22.0	574.6	635.6	
1987-88	530	19.4	725	22.3	1,255	41.8	1.0	0.8	1.8	1.2	51.3	48.6	99.2	—	22.1	17.1	15.1	257.1	299.9	
1988-89	890	40.3	1,123	39.1	2,013	79.5	0.2	1.3	2.2	20.9	114.1	46.0	88.8	—	37.3	9.6	77.4	397.6	477.3	
1988 Sept. qtr	143	5.8	302	9.6	445	15.3	—	0.4	—	1.1	3.4	3.6	6.3	—	22.6	4.1	4.0	45.5	60.9	
Dec. qtr	274	11.4	373	11.7	647	23.2	—	0.3	1.4	0.1	100.6	10.6	36.5	—	2.1	1.4	3.8	156.8	180.0	
1989 Mar. qtr	233	11.5	137	5.3	370	16.8	0.2	0.5	0.5	—	5.4	8.2	20.3	—	0.6	1.7	28.3	65.4	82.4	
June qtr	240	11.6	311	12.6	551	24.2	—	—	0.3	19.7	4.7	23.6	25.8	—	12.0	2.4	41.3	129.8	154.0	
Sept. qtr	354	17.5	628	22.5	982	40.0	—	—	—	0.4	7.3	10.0	20.1	—	5.2	3.2	12.3	58.5	98.5	
Dec. qtr	303	17.9	435	16.9	738	34.8	0.2	37.0	3.0	0.4	17.5	15.4	30.6	—	11.7	2.0	90.5	208.1	243.2	

TABLE 3. SUMMARY OF PUBLIC SECTOR BUILDING ACTIVITY, QUEENSLAND—continued

Period	New residential building						Non-residential building												
	Houses		Other residential buildings		Total	Alterations and additions to residential buildings	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total	Total building	
	Number of dwelling units	Value (\$m)	Number of dwelling units	Value (\$m)	Number of dwelling units														Value (\$m)
VALUE OF WORK DONE DURING PERIOD																			
1986-87	..	25.4	..	27.6	..	53.0	0.1	0.5	38.2	5.6	96.2	59.6	87.9	—	44.8	23.4	22.8	379.2	432.2
1987-88	..	21.8	..	33.3	..	55.2	1.1	0.9	1.9	4.0	92.9	50.9	104.9	—	20.1	14.5	54.4	344.5	400.7
1988-89	..	48.8	..	47.0	..	95.8	0.3	14.7	15.0	4.5	58.3	65.8	94.6	—	29.8	8.3	103.0	394.0	490.1
1988 Sept. qtr	..	7.7	..	8.7	..	16.4	—	0.3	0.7	0.8	17.1	20.1	20.5	—	6.1	2.4	27.1	95.1	111.6
Dec. qtr	..	13.8	..	8.9	..	22.6	0.1	4.6	5.4	0.6	21.4	14.6	32.5	—	5.4	2.4	24.4	111.4	134.1
1989 Mar. qtr	..	11.7	..	12.1	..	23.8	—	3.5	2.9	0.3	9.2	13.8	19.6	—	7.9	2.1	21.5	80.8	104.6
June qtr	..	15.6	..	17.4	..	33.0	0.1	6.3	6.0	2.7	10.6	17.3	22.1	—	10.4	1.4	29.9	106.6	139.7
Sept. qtr	..	16.4	..	15.4	..	31.7	0.3	2.5	5.3	2.5	12.2	18.9	33.0	—	12.7	2.4	31.8	121.3	153.2
Dec. qtr	..	24.5	..	21.2	..	45.7	0.2	20.7	7.3	4.6	9.1	27.8	43.8	—	16.8	1.5	20.3	151.9	197.8
VALUE OF WORK YET TO BE DONE																			
1986-87	..	0.7	..	4.5	..	5.2	—	0.5	0.5	6.2	81.6	16.1	21.2	—	15.3	4.7	54.0	200.0	205.3
1987-88	..	6.8	..	10.4	..	17.2	—	—	0.8	3.4	28.9	32.5	26.5	—	12.9	1.4	96.2	202.7	219.9
1988-89	..	10.9	..	21.6	..	32.5	0.6	26.1	50.7	3.4	12.9	50.7	42.4	—	27.3	1.4	53.3	268.2	301.3
1988 Sept. qtr	..	4.8	..	14.6	..	19.4	0.1	0.1	0.3	3.4	21.4	55.6	31.9	—	14.3	2.0	75.1	204.1	223.7
Dec. qtr	..	10.7	..	22.4	..	33.2	—	34.0	58.5	0.7	16.4	23.9	29.5	—	12.2	3.9	57.7	236.9	270.0
1989 Mar. qtr	..	14.6	..	23.2	..	37.7	—	32.4	55.3	3.2	13.9	53.9	35.9	—	23.4	2.2	65.6	285.8	323.5
June qtr	..	10.9	..	21.6	..	32.5	0.6	26.1	50.7	3.4	12.9	50.7	42.4	—	27.3	1.4	53.3	268.2	301.3
Sept. qtr	..	11.8	..	21.0	..	32.7	0.3	23.6	45.4	0.9	8.6	67.9	61.2	—	54.4	0.7	33.7	296.5	329.5
Dec. qtr	..	24.3	..	35.8	..	60.1	0.1	—	40.0	7.4	11.3	47.1	41.4	—	40.7	0.5	71.7	260.3	320.5

TABLE 4. NUMBER OF DWELLING UNITS BY STAGE OF CONSTRUCTION, QUEENSLAND
SEASONALLY ADJUSTED SERIES (a)(b)

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Commenced	Completed	Commenced	Completed	Commenced	Completed	Commenced	Completed
1988 Sept. qtr	7,300	6,390	7,460	6,550	10,090	8,070	10,540	8,530
Dec. qtr	7,470	7,190	7,740	7,500	10,600	9,510	11,410	9,930
1989 Mar. qtr	6,770	6,770	7,160	6,980	10,000	9,330	10,650	9,870
June qtr	7,730	6,930	7,960	7,140	10,630	9,640	11,340	10,260
Sept. qtr	5,760	7,030	6,070	7,390	8,100	9,440	8,730	10,890
Dec. qtr	5,620	6,300	6,130	6,620	7,670	9,310	8,990	9,810

(a) These figures are rounded to the nearest ten units. (b) Series have been revised due to annual re-analysis of seasonal adjustment factors.

TABLE 5. VALUE OF BUILDING WORK DONE, QUEENSLAND
SEASONALLY ADJUSTED SERIES (a)
(\$ million)

Period	New residential building			Non-residential building	Total building
	Houses	Other residential buildings	Total		
1988 Sept. qtr	471.8	163.9	634.5	513.9	1,166.8
Dec. qtr	526.9	203.9	727.4	509.2	1,272.8
1989 Mar. qtr	536.0	247.8	775.0	540.8	1,349.4
June qtr	559.8	237.9	811.5	606.4	1,454.3
Sept. qtr	533.3	259.2	792.8	642.0	1,456.1
Dec. qtr	523.6	255.4	773.8	653.5	1,473.7

(a) Series have been revised due to annual re-analysis of seasonal adjustment factors.

TABLE 6. VALUE OF BUILDING WORK COMMENCED, AT AVERAGE 1984-85 PRICES (a), QUEENSLAND
(\$ million)

Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building
	Houses	Other residential buildings	Total		Private sector	Total	
1986-87	866.7	185.0	1,051.7	66.5	1,460.7	1,802.5	2,920.7
1987-88	1,252.8	438.1	1,690.9	74.4	1,523.4	1,918.6	3,683.9
1988-89	1,568.1	823.7	2,391.8	88.5	1,513.5	1,851.2	4,331.5
1988 Sept. qtr	390.1	213.3	603.4	28.2	410.2	471.1	1,102.7
Dec. qtr	444.1	179.6	623.7	20.8	373.8	500.6	1,145.1
1989 Mar. qtr	340.6	225.8	566.4	17.7	388.2	484.2	1,068.3
June qtr	393.3	205.0	598.3	21.8	341.3	395.3	1,015.4
Sept. qtr	320.4	137.1	457.5	24.4	305.2	407.7	889.6
Dec. qtr	340.4	164.2	504.6	26.3	423.9	502.8	1,033.7

(a) See paragraphs 41 to 42 of the Explanatory Notes.

TABLE 7. VALUE OF BUILDING WORK DONE, AT AVERAGE 1984-85 PRICES (a), QUEENSLAND
ORIGINAL AND SEASONALLY ADJUSTED SERIES

ORIGINAL							
Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building
	Houses	Other residential buildings	Total		Private sector	Total	
1986-87	868.0	166.8	1,034.8	64.6	1,105.9	1,443.6	2,543.0
1987-88	1,115.7	317.4	1,433.1	79.9	1,554.7	1,844.3	3,157.3
1988-89	1,497.9	639.1	2,137.0	88.7	1,339.3	1,637.5	3,863.2
1988 Sept. qtr	379.4	138.6	518.0	23.6	347.0	422.1	963.7
Dec. qtr	416.7	159.3	576.0	27.3	326.2	411.6	1,014.9
1989 Mar. qtr	331.4	166.8	498.2	17.6	327.1	387.4	903.2
June qtr	370.4	174.4	544.8	20.2	339.0	416.4	981.4
Sept. qtr	350.1	194.5	544.6	23.1	387.3	473.3	1,041.0
Dec. qtr	351.2	176.8	528.0	29.5	370.2	475.1	1,032.6
SEASONALLY ADJUSTED							
1988 Sept. qtr	368.0	129.9	497.0	n.a.	n.a.	405.9	917.1
Dec. qtr	388.9	156.7	542.9	n.a.	n.a.	390.2	959.9
1989 Mar. qtr	371.5	185.1	550.5	n.a.	n.a.	403.8	978.4
June qtr	368.1	171.9	549.4	n.a.	n.a.	440.1	1,012.8
Sept. qtr	340.2	182.0	522.8	n.a.	n.a.	455.1	990.9
Dec. qtr	327.8	173.9	497.8	n.a.	n.a.	451.4	978.1

(a) See paragraphs 41 to 42 of the Explanatory Notes.

TABLE 8. NUMBER OF DWELLING UNITS BY OWNERSHIP,
CLASS OF BUILDER AND STAGE OF CONSTRUCTION,
QUEENSLAND

Period	Private sector					Public sector			Total		
	Houses			Other residential buildings		Other residential buildings			Other residential buildings		
	Contractor-built(a)	Other(a)	Total(a)	Total(a)	Total(a)	Houses	Total	Total	Houses(a)	Total	Total(a)
COMMENCED											
1986-87	13,940	2,220	16,150	3,615	19,770	528	713	1,241	16,680	4,328	21,010
1987-88	19,720	2,820	22,540	7,605	30,140	741	1,208	1,949	23,280	8,813	32,090
1988-89	25,000	4,320	29,320	12,037	41,350	1,055	1,587	2,642	30,370	13,624	43,990
1988 Sept. qtr	6,650	950	7,600	2,809	10,410	116	358	474	7,720	3,167	10,890
Dec. qtr	6,810	1,300	8,110	3,326	11,430	414	491	905	8,520	3,817	12,340
1989 Mar. qtr	5,120	970	6,100	2,978	9,070	312	345	657	6,410	3,323	9,730
June qtr	6,420	1,090	7,510	2,924	10,430	213	393	606	7,720	3,317	11,040
Sept. qtr	4,950	1,040	6,000	2,351	8,350	285	358	643	6,280	2,709	8,990
Dec. qtr	4,490	1,620	6,110	2,181	8,290	649	808	1,457	6,750	2,989	9,740
UNDER CONSTRUCTION AT END OF PERIOD											
1986-87	2,750	1,330	4,080	2,135	6,210	103	308	411	4,180	2,443	6,630
1987-88	5,980	1,650	7,630	4,761	12,390	314	765	1,079	7,940	5,528	13,470
1988-89	7,570	1,980	9,540	7,418	16,960	479	1,209	1,688	10,020	8,627	18,650
1988 Sept. qtr	6,690	1,930	8,620	5,732	14,350	287	821	1,108	8,900	6,553	15,460
Dec. qtr	6,660	1,920	8,590	6,755	15,340	427	939	1,366	9,020	7,694	16,710
1989 Mar. qtr	6,800	1,830	8,630	7,224	15,860	506	1,127	1,633	9,140	8,351	17,490
June qtr	7,570	1,980	9,540	7,418	16,960	479	1,209	1,688	10,020	8,627	18,650
Sept. qtr	6,080	2,130	8,210	6,718	14,930	410	937	1,347	8,620	7,655	16,270
Dec. qtr	4,490	2,640	7,130	5,847	12,980	756	1,310	2,066	7,890	7,157	15,040
COMPLETED											
1986-87	13,910	2,810	16,720	3,147	19,870	716	1,011	1,727	17,440	4,158	21,600
1987-88	16,640	2,240	18,880	4,909	23,780	530	725	1,255	19,410	5,634	25,040
1988-89	23,540	3,770	27,310	9,204	36,510	890	1,123	2,013	28,200	10,327	38,530
1988 Sept. qtr	5,970	610	6,580	1,780	8,360	143	302	445	6,720	2,082	8,800
Dec. qtr	6,840	1,270	8,110	2,258	10,370	274	373	647	8,380	2,631	11,010
1989 Mar. qtr	5,030	990	6,020	2,478	8,500	233	337	570	6,260	2,615	8,870
June qtr	5,700	900	6,600	2,688	9,290	240	311	551	6,840	2,999	9,840
Sept. qtr	6,480	760	7,240	3,036	10,280	354	628	982	7,600	3,664	11,260
Dec. qtr	6,020	1,090	7,110	3,040	10,150	303	435	738	7,420	3,475	10,890

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

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

Period	Commenced				Under construction at end of period				Completed			
	Less than \$40,000	\$40,000 to \$59,999	\$60,000 and over	Total	Less than \$40,000	\$40,000 to \$59,999	\$60,000 and over	Total	Less than \$40,000	\$40,000 to \$59,999	\$60,000 and over	Total
NUMBER (a)												
1986-87	4,420	4,790	4,730	13,940	520	820	1,410	2,750	4,710	4,790	4,420	13,910
1987-88	4,630	6,740	8,360	19,730	820	1,620	3,540	5,980	4,480	5,890	6,270	16,640
1988-89	2,840	8,460	13,700	25,000	330	1,930	5,310	7,570	3,340	8,070	12,130	23,540
1988 Sept. qtr	1,160	2,360	3,130	6,650	800	1,980	3,910	6,690	1,170	2,060	2,740	5,970
Dec. qtr	710	2,580	3,520	6,810	410	2,030	4,220	6,660	1,110	2,450	3,280	6,840
1989 Mar. qtr	570	1,580	2,970	5,120	410	1,860	4,530	6,800	600	1,680	2,750	5,030
June qtr	410	1,930	4,080	6,420	330	1,930	5,310	7,570	460	1,880	3,350	5,700
Sept. qtr	340	1,330	3,280	4,950	230	1,200	4,660	6,080	440	2,060	3,970	6,480
Dec. qtr	260	1,310	2,910	4,490	120	990	3,380	4,490	370	1,520	4,140	6,020
VALUE (\$m)												
1986-87	138.5	230.6	426.9	796.0	16.7	39.0	143.3	199.0	147.4	230.3	393.3	771.0
1987-88	145.6	324.9	779.7	1,250.2	27.2	78.8	354.5	460.5	141.3	284.0	586.6	1,011.9
1988-89	93.9	413.1	1,353.4	1,860.4	11.2	96.5	460.9	668.6	110.6	391.8	1,183.2	1,685.7
1988 Sept. qtr	37.4	113.8	282.4	433.5	26.3	95.4	396.9	518.6	37.8	99.7	249.0	386.5
Dec. qtr	24.0	125.0	351.4	500.4	14.2	99.2	443.8	557.1	37.0	117.6	313.4	467.9
1989 Mar. qtr	18.8	77.8	316.4	413.0	13.6	91.7	506.3	611.6	20.7	82.1	266.4	369.1
June qtr	13.7	96.6	403.2	513.4	11.2	96.5	560.9	668.6	15.2	92.5	354.5	462.2
Sept. qtr	11.6	64.3	341.0	416.8	8.0	58.3	537.8	604.1	14.9	103.0	373.6	491.6
Dec. qtr	8.1	65.5	301.7	375.3	3.6	50.0	408.8	462.4	12.3	74.6	424.9	511.9

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

TABLE 10. SUMMARY OF BUILDING ACTIVITY, QUEENSLAND
RELATIVE STANDARD ERRORS (PER CENT)
DECEMBER QUARTER 1989

DECEMBER QUARTER 1969						
Ownership and stage of construction	New residential building				Value	
	Houses		Total		Alterations and additions to residential buildings	Total building
	Number	Value	Number of dwelling units	Value		
PRIVATE SECTOR						
Commenced	3.0	3.4	2.2	2.4	6.4	1.3
Under construction at end of period	3.8	4.0	2.1	1.9	9.3	0.9
Completed	4.1	4.5	2.9	3.1	5.7	1.6
Value of work done	--	3.1	--	2.1	6.0	1.2
Value of work yet to be done	--	4.7	--	2.2	10.7	1.0
TOTAL PRIVATE AND PUBLIC SECTORS						
Commenced	2.7	3.1	1.9	2.2	6.4	1.1
Under construction at end of period	3.5	3.8	1.8	1.8	9.2	0.8
Completed	3.9	4.4	2.7	3.0	5.7	1.4
Value of work done	--	2.9	--	2.0	5.9	1.1
Value of work yet to be done	--	4.4	--	2.0	10.6	0.9

EXPLANATORY NOTES

Introduction

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

- (a) a sample survey of private sector house building activity involving new house construction or alterations and additions valued at \$10,000 or more to houses and
- (b) a complete enumeration of jobs involving construction of new residential buildings other than private sector houses, all alterations and additions to residential buildings, other than private sector houses, with an approval value of \$10,000 or more and all non-residential building jobs with an approval value of \$30,000 or more.

2. The use of sample survey techniques in the building activity survey means that reliable estimates of private sector house building activity, including alterations and additions to houses, are available only at the State/Territory and Australian levels. Further geographical disaggregations are not available. Dwelling unit commencement data for regions below State/Territory level, however, are shown in the series of dwelling unit commencements reported by approving authorities. Data from that series, unlike those compiled from the building activity survey, are based on information reported by local and other government authorities.

Scope and Coverage

3. 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.

4. From September quarter 1985, the scope of the building activity survey has changed in respect of non-residential building activity. Only non-residential building jobs (both new and alterations and additions) with an approval value of \$30,000 or more are now included in the collection. For periods prior to September quarter 1985, the survey included non-residential building jobs with an approval value of \$10,000 or more.

5. As an indication of the effect of the change on published data, a comparison of the value of work done on non-residential building jobs during September quarter 1985, based on the previous \$10,000 and the new \$30,000 cut-off value limit, revealed a subsequent loss of only 2 per cent.

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 (i.e. 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 (i.e. for the month of September in respect of the September quarter survey). For example, building jobs which were notified as approved in the month of June and which actually commenced in that month are shown as commencements in 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 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 the design of a building, 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, 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 hotels, are not defined as dwelling units. The value of units of this type is included in the appropriate category of 'non-residential building'.

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

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

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

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

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

EXPLANATORY NOTES - continued

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

13. *Completed.* A building job is regarded as completed when building activity has progressed to the stage where the building can fulfil its intended function. In practice, building jobs are treated as completed when notified as such by respondents to the survey.

14. *Valuation of building jobs.* The values in this publication are derived from estimates reported on survey returns as follows:

15. *Value of building commenced, or under construction.* The estimated value 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.

16. *Value of building completed.* The actual completion value based, where practicable, on the market or contract price of building jobs, including site preparation costs, but excluding the value of land and landscaping.

17. *Value of building work done during the period.* The estimated value of building work actually carried out during the quarter on building jobs which have commenced.

18. *Value of building work yet to be done.* The difference between the anticipated completion value and the estimated value of work done on building jobs up to the end of the period.

Building Classification

19. 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.

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

(a) *Contractor-built houses.* Those constructed by a private recognised building contractor, either under contract, or in anticipation of sale or rental.

(b) *Houses built by other than contract builders.* Those constructed 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) and public

sector organisations are also included in this category.

21. *Functional classification of buildings.* A building is classified according to its intended major function. 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' and 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'.

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

23. *Houses.* Includes cottages, bungalows, detached caretakers'/managers' cottages and rectories.

24. *Other residential buildings.* Includes flats, home units, attached town houses, villa units, terrace houses, semi-detached houses and maisonettes.

25. *Hotels etc.* Includes motels, hostels, boarding houses, guest houses and holiday apartment buildings.

26. *Shops.* Includes retail shops, restaurants, cafes, taverns, dry cleaners, laundromats, hair salons and shopping arcades.

27. *Factories.* Includes paper mills, oil refinery buildings, brickworks, foundries, power houses, manufacturing laboratories and workshops as part of a manufacturing process.

28. *Offices.* Includes banks, post offices, council chambers and head and regional offices.

29. *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 and film studios.

30. *Educational.* Includes schools, colleges, kindergartens, libraries, museums, art galleries, research and teaching laboratories and theological colleges.

31. *Religious.* Includes churches, chapels and temples.

32. *Health.* Includes hospitals, nursing homes, surgeries, clinics and medical centres.

33. *Entertainment and recreational.* Includes clubs, theatres, cinemas, public halls, gymnasiums, grandstands, squash courts and sports and recreation centres.

34. *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.

EXPLANATORY NOTES - continued

Reliability of the Estimates

35. 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; i.e. 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.

36. A measure of the likely difference is given by the relative standard error of each estimate. 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 19 chances in 20 that the difference will be less than two standard errors. Relative standard errors of the estimates are shown in Table 10.

37. 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 December quarter 1989 is 6,110. The associated relative standard error is 3.0 per cent (see Table 10). 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 sector house jobs would have been within the range 5,927 to 6,293 and about 19 chances in 20 that the value would have been within the range 5,743 to 6,477.

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

Seasonal Adjustment

39. Seasonally adjusted building statistics are shown in Tables 4, 5 and 7. In the seasonally adjusted series, account has been taken of normal seasonal factors and the effect of movement in the date of Easter which may, in successive years, affect figures for different quarters.

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

Estimates at Constant Prices

41. 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 dwelling and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

42. 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 the ABS publication *Australian National Accounts: Concepts, Sources and Methods* (Catalogue No. 5216.0).

Related Publications

43. Users may also wish to refer to the following publications which are available on request:

Building Approvals (8731.3) - Monthly (\$8.50)
Building Approvals: Small Area Statistics (8733.3) - Latest issue: 1988-89 (\$8.00)
Dwelling Unit Commencements Reported by Approving Authorities (8741.3) - Monthly (\$5.00)
Dwelling Unit Commencements: Small Area Statistics (8743.3) - Latest issue: 1988-89 (\$7.50)

44. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products* (Catalogue No. 1101.0) and those produced by the Queensland Office are listed in *List of Publications* (Catalogue No. 1101.3). A *Publications Advice* (Catalogue No. 1105.0) is issued on Tuesdays and Fridays which lists publications to be released in the next few days. These publications are available from any ABS Office.

Unpublished Statistics

45. The ABS can also make available certain building activity statistics which are not published. Where it is not practicable to provide the required statistics by telephone, they may be available in other forms, such as microfiche, photocopy, computer printout or clerically extracted tabulation. A charge may be made for providing unpublished statistics in these forms.

46. For further information on these unpublished statistics contact Norm Burke by telephoning Brisbane (07) 222 6286, or write to Information Services, Australian Bureau of Statistics, GPO Box 9817, Brisbane Q 4001.

Symbols and Other Usages

r Figure or series revised since previous issue.
 .. Not applicable.
 — Nil or less than half the final digit shown.

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

Recommended retail price: \$8.00



2087523012893

ISSN 0812-8332