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COMMONWEALTH BUREAU OF CENSUS AND STATISTICS
CANBERRA, AUSTRALIA

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BUILDING STATISTICS : AUSTRALIAN CAPITAL TERRITORY

NO. 7 : SEPTEMBER QUARTER, 1962

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EXPLANATORY NOTES

These statistics relate to building operations in the Australian Capital Territory during the September Quarter, 1962. For comparison, figures for earlier periods are also shown.

2. Details relate only to the erection of new buildings, as distinct from the construction of railways, bridges, earthworks, water storage, etc. Additions of £5,000 and over to existing buildings are included as new buildings. Minor additions, alterations, renovations and repairs are excluded.

3. The figures do not include temporary dwellings, sheds, huts, etc. Each flat is counted as an individual living unit. Figures for houses exclude flats. The number of dwellings attached to other new buildings is not shown but their value is included with the value of the buildings to which they are attached.

4. The following definitions apply throughout: -

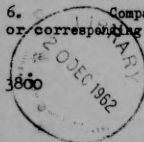
COMMENCED: A building is regarded as having been commenced when work on its foundations has begun. Owing to the difficulty of defining the exact point that this represents in building operations, classifications made by informants may not be entirely uniform.

COMPLETED: A building is regarded as having been completed when the contractor has fulfilled the terms of the contract. As with commencements, the classification made may not be entirely uniform.

UNDER CONSTRUCTION: A building is regarded as being under construction if it has been commenced but has not been completed, whether or not work on the building is actively proceeding.

5. The figures are compiled from returns obtained from building contractors engaged in the erection of new buildings; owner builders; and government authorities.

6. Comparisons as to trend are generally best made by relating complete years or corresponding periods of years. Quarterly totals are affected by seasonal influences.



7. VALUE OF NEW BUILDINGS: Table 2 shows the value (when completed) of new buildings commenced, completed and under construction. The values shown exclude the value of land and represent the estimated value of buildings on completion. The value of new buildings is classified by type of building. The classification is according to the function a building 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 major function of the group as a whole.

Table 3 shows the value of work done during the period. The values shown represent the estimated value of work actually carried out on buildings during the period. For any building the sum of these values obtained during its construction equals the value of the building on completion. The figures exclude the value of work done on owner-built houses.

8. NUMBER OF NEW HOUSES AND FLATS: Tables 4 to 6 show figures of the number of new houses and new flats commenced, completed and under construction.

The numbers of houses commenced, completed and under construction shown in Table 5 have been classified according to whether they were contract-built or owner-built and according to whether they are private or government. The following definitions apply to these statistics: -

CONTRACT-BUILT: Includes the operations of all building contractors and governmental instrumentalities which undertake the erection of new buildings.

OWNER-BUILT: For the purpose of this bulletin, an "owner-built" house is one actually erected or being erected by the owner or under the owner's direction without the services of a contractor who is responsible for the whole job.

PRIVATE AND GOVERNMENT: Building is classified as private or government according to ownership at date of commencement. Thus government includes buildings erected for the Commonwealth Government either by contractors or by day labour, whether these buildings are for its own use, for rental or for sale after completion. Houses erected for particular persons under government-sponsored home building schemes or with government financial assistance are classified as private.

9. PERSONS WORKING ON JOBS CARRIED OUT BY BUILDERS OF NEW BUILDINGS: The figures shown in tables 7, 8 and 9 relate to persons actually working on the jobs of contractors who undertake the erection of new buildings and of government authorities which erect new buildings on their own account. They include persons actually engaged on alterations, additions, repairs and maintenance when these jobs are undertaken by such contractors and authorities.

Contractors and authorities are asked to give details of all persons working on their jobs on a specified day, including working principals, men working as for sub-contractors and men temporarily laid off on account of weather. Because of the intermittent employment of various types of sub-contractors on any particular job, it is sometimes difficult for contractors and authorities to provide precise particulars of the number of sub-contractors and the number of employees of sub-contractors working on their jobs on the specified day. This factor may cause some estimation by persons completing returns, and some degree of understatement in the figures shown in the tables. On the other hand, because of frequent movement between jobs of some types of tradesmen (such as electricians) who may work on several jobs on the one day, a small element of duplication may occur.

The figures exclude persons working on owner-built houses, and persons working on jobs of builders who undertake only alterations, additions, repairs and maintenance.

As from 29th September, 1961, figures also include persons actually working on new private buildings (other than houses) which are erected without the services of a contractor responsible for the whole job. The additional numbers of persons included were - 29th September, 1961 : 67, 13th December, 1961 : 19, 30th March, 1962 : 18, 29th June, 1962 : 18, and 28th September, 1962 : 12.

TABLE 1. - NUMBER AND VALUE (WHEN COMPLETED) OF NEW HOUSES AND FLATS AND VALUE (WHEN COMPLETED) OF OTHER NEW BUILDINGS : AUSTRALIAN CAPITAL TERRITORY
(Including estimated value of owner-built houses)

Period	New Houses		New Flats		Other New Buildings	Total New Buildings
	Number	Value £'000	Number	Value £'000	Value £'000	Value £'000
COMMENCED DURING PERIOD						
Year ended:						
June, 1954	355	1,527	28	77	1,252	2,856
" 1955	640	2,758	130	437	2,737	5,932
" 1956	499	2,293	326	1,467	948	4,708
" 1957	509	2,412	260	1,328	2,219	5,959
" 1958	1,139	5,515	16	56	3,017	8,588
" 1959	1,165	6,097	430	1,704	2,303	10,104
" 1960	1,425	6,758	154	527	8,007	15,292
" 1961	1,177	6,243	258	951	8,113	15,307
" 1962	1,590	7,861	28	92	11,082	19,035
Quarter ended:						
June, 1961	279	1,482	..	..	2,081	3,563
September, 1961	376	1,842	..	..	2,413	4,255
December, 1961	295	1,510	28	92	2,571	4,173
March, 1962	403	2,057	..	..	1,906	3,963
June, 1962	516	2,452	..	..	4,192	6,644
September, 1962	420	2,092	183	414	1,814	4,320
COMPLETED DURING PERIOD						
Year ended:						
June, 1954	552	2,106	..	..	1,772	3,876
" 1955	398	1,763	12	35	1,145	2,943
" 1956	605	2,610	..	..	1,677	4,287
" 1957	561	2,679	264	912	2,349	5,940
" 1958	698	3,354	56	264	2,223	5,841
" 1959	1,245	6,192	358	1,709	3,098	10,999
" 1960	1,345	5,869	474	1,832	7,208	14,909
" 1961	1,273	6,491	174	900	5,764	13,155
" 1962	1,515	7,708	269	1,026	7,024	15,758
Quarter ended:						
June, 1961	304	1,575	16	93	1,834	3,502
September, 1961	409	2,030	72	167	1,379	3,576
December, 1961	369	1,915	117	489	2,520	4,924
March, 1962	372	1,905	54	245	1,867	4,017
June, 1962	365	1,858	26	125	1,258	3,241
September, 1962	376	1,970	21	69	931	2,970
UNDER CONSTRUCTION AT END OF PERIOD						
Year ended:						
June, 1954	449	1,932	28	79	5,238	7,249
" 1955	691	2,967	146	482	7,194	10,643
" 1956	585	2,773	472	1,939	6,528	11,240
" 1957	533	2,553	468	2,354	6,613	11,520
" 1958	974	4,750	428	2,147	7,692	14,589
" 1959	894	4,809	500	2,204	6,916	13,929
" 1960	1,174	5,790	180	901	8,811	15,502
" 1961	1,078	5,725	264	986	11,369	18,080
" 1962	1,153	6,131	23	69	15,625	21,825
Quarter ended:						
June, 1961	1,078	5,725	264	986	11,369	18,080
September, 1961	1,045	5,558	192	818	12,440	18,816
December, 1961	971	5,217	103	437	12,442	18,096
March, 1962	1,002	5,468	49	191	12,572	18,231
June, 1962	1,153	6,131	23	69	15,625	21,825
September, 1962	1,197	6,314	185	414	17,098	23,826

4.
TABLE 2. - VALUE (WHEN COMPLETED) OF NEW BUILDINGS CLASSIFIED BY TYPE,
AUSTRALIAN CAPITAL TERRITORY

(Including estimated value of owner-built houses)
(£'000)

Type of Building	Year ended -			Quarter ended -						
	June, 1960	June, 1961	June, 1962	June, 1961	Sept., 1961	Dec., 1961	March, 1962	June, 1962	Sept., 1962	
COMMENCED										
Houses	6,758	6,243	7,861	1,482	1,842	1,510	2,057	2,452	2,092	
Flats	527	951	92	..	..	92	..	..	..	
Total Houses and Flats	7,285	7,194	7,953	1,482	1,842	1,602	2,057	2,452	2,106	
Hotels, Hostels, etc.	746	441	44	(a)	..	..	..	44	286	
Shops	(a)	162	1,922	(a)	1,545	338	21	18	51	
Factories	284	3,383	435	..	21	24	131	259	23	
Offices	2,618	457	4,364	)	27	394	1,282	324	2,416	
Other Business Premises	196	212	564	)	27	394	1,282	324	2,416	
Educational	2,813	1,491	1,921	845	316	265	367	973	72	
Religious	64	1,099	460	(a)	(a)	258	142	24	77	
Health	(a)	..	43	(a)	..	(a)	..	..	..	
Entertainment and Recreation	(a)	139	357	117	(a)	(a)	83	126	62	
Miscellaneous	876	729	972	(a)	77	(a)	584	302	352	
Total Other New Buildings	8,007	8,113	11,082	2,081	2,413	2,571	1,906	4,192	1,814	
TOTAL	15,292	15,307	19,035	3,563	4,255	4,173	3,963	6,644	4,320	

COMPLETED										
Houses	5,869	6,491	7,708	1,575	2,030	1,915	1,905	1,858	1,970	
Flats	1,832	900	1,026	93	167	489	245	125	69	
Total Houses and Flats	7,701	7,391	8,734	1,668	2,197	2,404	2,150	1,983	2,039	
Hotels, Hostels, etc.	149	759	617	)	179	439	(a)	..	33	
Shops	126	122	82	(a)	(a)	(a)	25	21	61	
Factories	(a)	314	154	45	47	15	18	74	69	
Offices	4,991	1,419	2,484	648	(a)	1,371	677	434	102	
Other Business Premises	93	316	329	(a)	(a)	(a)	79	161	185	
Educational	792	1,842	1,736	)	585	415	729	342	268	
Religious	404	114	254	(a)	78	537	27	127	15	
Health	(a)	..	265	..	..	..	..	..	43	
Entertainment and Recreation	28	99	126	(a)	..	..	18	22	135	
Miscellaneous	439	779	977	264	307	385	294	77	20	
Total Other New Buildings	7,208	5,764	7,024	1,834	1,379	2,520	1,867	1,258	931	
TOTAL	14,909	13,155	15,758	3,502	3,576	4,924	4,017	3,241	2,970	

UNDER CONSTRUCTION AT END OF PERIOD										
Houses	5,790	5,725	6,131	5,725	5,558	5,217	5,468	6,131	6,314	
Flats	901	986	69	986	818	437	191	69	414	
Total Houses and Flats	6,691	6,711	6,200	6,711	6,376	5,654	5,659	6,200	6,728	
Hotels, Hostels, etc.	845	614	84	614	(a)	(a)	40	84	337	
Shops	..	38	1,877	38	1,565	1,886	1,882	1,877	2,364	
Factories	295	3,331	3,638	3,331	3,308	3,316	3,429	3,638	3,553	
Offices	3,191	2,203	4,282	2,203	2,580	2,491	2,234	4,282	5,042	
Other Business Premises	)	97	368	97	78	280	469	368	306	
Educational	)	(	2,810	)	2,522	2,566	2,179	2,810	2,624	
Religious	3,577	3,934	376	3,934	(a)	1,255	479	376	437	
Health	)	(	884	)	(a)	..	882	884	837	
Entertainment and Recreation	)	117	379	117	156	(a)	278	379	323	
Miscellaneous	903	1,035	927	1,035	769	411	700	927	1,275	
Total Other New Buildings	8,811	11,369	15,625	11,369	12,440	12,442	12,572	15,625	17,098	
TOTAL	15,502	18,080	21,825	18,080	18,816	18,096	18,231	21,825	23,826	

(a) Not available for publication.

TABLE 3. - VALUE OF WORK DONE DURING PERIOD CLASSIFIED BY TYPE OF BUILDING :

AUSTRALIAN CAPITAL TERRITORY
(Excluding owner-built houses)
(£'000)

Type of Building	Year ended -			Quarter ended -					
	June, 1960	June, 1961	June, 1962	June, 1961	Sept., 1961	Dec., 1961	March, 1962	June, 1962	Sept., 1962
Houses and Flats (a)	6,813	6,314	6,586	1,695	1,662	1,706	1,564	1,654	1,796
Other New Buildings	4,666	6,934	8,658	1,985	1,588	2,001	2,684	2,385	3,817
<u>TOTAL (a)</u>	11,479	13,248	15,244	3,680	3,250	3,707	4,248	4,039	5,613

(a) Excludes work done on owner-built houses.

TABLE 4. - NUMBER OF NEW HOUSES CLASSIFIED BY MATERIAL OF OUTER WALLS :

AUSTRALIAN CAPITAL TERRITORY
(Including owner-built houses)

Material of Outer Walls	Year ended -			Quarter ended -					
	June, 1960	June, 1961	June, 1962	June, 1961	Sept., 1961	Dec., 1961	March, 1962	June, 1962	Sept., 1962

COMMENCED

Brick, Brick Veneer, Concrete and Stone	1,363	1,147	1,549	264	355	286	395	513	415
Wood (Weatherboard, etc.)	58	29	33	15	17	8	6	2	5
Fibro Cement	4	1	8	..	4	1	2	1	..
<u>TOTAL</u>	1,425	1,177	1,590	279	376	295	403	516	420

COMPLETED

Brick, Brick Veneer, Concrete and Stone	1,079	1,236	1,457	301	395	355	352	355	366
Wood (Weatherboard, etc.)	62	35	51	3	11	14	17	9	8
Fibro Cement	4	2	7	..	3	..	3	1	2
<u>TOTAL</u>	1,145	1,273	1,515	304	409	369	372	365	376

UNDER CONSTRUCTION AT END OF PERIOD

Brick, Brick Veneer, Concrete and Stone	1,121	1,032	1,124	1,032	992	923	966	1,124	1,173
Wood (Weatherboard, etc.)	47	41	23	41	47	41	30	23	20
Fibro Cement	6	5	6	5	6	7	6	6	4
<u>TOTAL</u>	1,174	1,078	1,153	1,078	1,045	971	1,002	1,153	1,197

TABLE 5. - NUMBER OF NEW HOUSES AND FLATS CLASSIFIED BY OWNERSHIP AND TYPE OF BUILDER

AUSTRALIAN CAPITAL TERRITORY

(Individual Living Units)

Ownership and Type of Builder	Year ended -			Quarter ended -					
	June, 1960	June, 1961	June, 1962	June, 1961	Sept., 1961	Dec., 1961	March, 1962	June, 1962	Sept., 1962
COMMENCED									
PRIVATE:									
Contract-built houses	373	402	660	89	90	129	226	215	223
Owner-built houses	139	215	202	59	62	62	47	31	29
Total Houses	512	617	862	148	152	191	273	246	252
Flats	41	7	..	..	..	..	..	..	41
Total Houses and Flats	553	624	862	148	152	191	273	246	293
GOVERNMENT:									
Houses	913	560	728	131	224	104	130	270	168
Flats	113	251	28	..	..	28	..	..	142
Total Houses and Flats	1,026	811	756	131	224	132	130	270	310
PRIVATE AND GOVERNMENT:									
Houses	1,425	1,177	1,590	279	376	295	403	516	420
Flats	154	258	28	..	..	28	..	..	183
Total Houses and Flats	1,579	1,435	1,618	279	376	323	403	516	603
COMPLETED									
PRIVATE:									
Contract-built houses	272	394	486	96	86	112	125	163	205
Owner-built houses	171	150	217	35	55	58	59	45	48
Total Houses	443	544	703	131	141	170	184	208	253
Flats	..	35	13	16	..	6	..	7	..
Total Houses and Flats	443	579	716	147	141	176	184	215	253
GOVERNMENT:									
Houses	702	729	812	173	268	199	188	157	123
Flats	474	139	256	..	72	111	54	19	21
Total Houses and Flats	1,176	868	1,068	173	340	310	242	176	144
PRIVATE AND GOVERNMENT:									
Houses	1,145	1,273	1,515	304	409	369	372	365	376
Flats	474	174	269	16	72	117	54	26	21
Total Houses and Flats	1,619	1,447	1,784	320	481	486	426	391	397
UNDER CONSTRUCTION AT END OF PERIOD									
PRIVATE:									
Contract-built houses	267	274	448	274	278	295	396	448	466
Owner-built houses	249	315	300	315	322	326	314	300	281
Total houses	516	589	748	589	600	621	710	748	747
Flats	41	13	..	13	13	7	7	..	41
Total Houses and Flats	557	602	748	602	613	628	717	748	788
GOVERNMENT:									
Houses	658	489	405	489	445	350	292	405	450
Flats	139	251	23	251	179	96	42	23	144
Total Houses and Flats	797	740	428	740	624	446	334	428	594
PRIVATE AND GOVERNMENT:									
Houses	1,174	1,078	1,153	1,078	1,045	971	1,002	1,153	1,197
Flats	180	264	23	264	192	103	49	23	185
Total Houses and Flats	1,354	1,342	1,176	1,342	1,237	1,074	1,051	1,176	1,382

TABLE 6. - NUMBER OF NEW HOUSES AND FLATS COMPLETED : AUSTRALIAN CAPITAL TERRITORY

DISTRICTS

(Including owner-built houses)

(Individual living-units)

District	Year ended -			Quarter ended -					
	June, 1960	June, 1961	June, 1962	June, 1961	Sept., 1961	Dec., 1961	March, 1962	June, 1962	Sept., 1962
Canberra -									
Acton	..	..	..	..	..	..	..	..	..
Ainslie	74	108	182	44	68	24	54	36	20
Barton	25	..	..	..	..	..	..	..	..
Braddon	191	45	7	16	4	1	1	1	..
Campbell-Duntroon	114	128	152	36	26	62	28	36	40
Capital Hill	..	..	..	..	..	..	..	..	..
City	..	..	..	..	..	..	..	..	..
Deakin	68	55	63	14	15	20	18	10	8
Dickson	138	236	127	19	25	36	46	20	40
Downer	..	130	394	76	122	41	124	107	74
Forrest	17	18	4	1	2	1	..	1	1
Fyshwick	..	..	1	..	..	1	..	..	..
Griffith	132	74	21	4	7	3	4	7	1
Hackett	..	..	..	..	..	..	..	..	..
Kingston	..	..	..	..	..	..	..	..	..
Lynneham	250	72	122	13	8	76	27	11	4
Narrabundah	287	161	166	39	29	104	18	15	10
O'Connor	119	92	66	6	25	15	13	13	10
Parkes	..	..	..	..	..	..	..	..	..
Pialligo	..	2	1	..	..	..	1	..	..
Red Hill	31	291	216	49	72	31	68	45	56
Reid	1	..	..	..	..	..	..	..	..
Symonston	..	..	..	..	..	..	..	..	..
Turner	122	1	114	..	72	42	..	..	..
Watson	..	..	129	..	..	24	24	81	129
Yarralumla	38	25	9	3	4	1	..	4	3
<u>TOTAL CANBERRA</u>	1,607	1,438	1,774	320	479	482	426	387	396
Rural Districts and Jervis Bay	12	9	10	..	2	4	..	4	1
<u>TOTAL A.C.T.</u>	1,619	1,447	1,784	320	481	486	426	391	397

TABLE 7. - NUMBER OF PERSONS WORKING ON JOBS CARRIED OUT BY BUILDERS

OF NEW BUILDINGS CLASSIFIED BY OCCUPATIONAL STATUS :

AUSTRALIAN CAPITAL TERRITORY

(Excluding persons working on owner-built houses)

Occupational Status	At 30th June, 1959	At 30th June, 1960	At 30th June, 1961	At 29th Sept., 1961	At 13th Dec., 1961	At 30th March, 1962	At 29th June, 1962	At 28th Sept., 1962
Contractors ..	124	142	142	141	155	167	181	186
Sub-Contractors	334	431	391	461	506	564	596	656
Wage Earners ..	2,442	2,883	2,440	2,714	2,785	2,977	3,155	3,401
<u>TOTAL</u>	2,900	3,456	2,973	3,316	3,446	3,708	3,932	4,243

TABLE 8. - NUMBER OF PERSONS WORKING ON JOBS CARRIED OUT BY BUILDERS OF NEW BUILDINGS
CLASSIFIED BY OCCUPATION : AUSTRALIAN CAPITAL TERRITORY
 (Excluding persons working on owner-built houses)

Occupation	At 30th June, 1959	At 30th June, 1960	At 30th June, 1961	At 29th Sept., 1961	At 13th Dec., 1961	At 30th March, 1962	At 29th June, 1962	At 28th Sept., 1962
Carpenters ..	935	1,120	922	1,043	963	1,077	1,152	1,223
Bricklayers ..	252	345	216	271	327	371	436	495
Painters ..	362	360	339	306	383	364	378	393
Electricians ..	158	183	180	181	206	218	216	236
Plumbers ..	214	261	236	271	264	310	302	361
Builders' Labourers	452	662	563	600	570	700	751	732
Other ..	527	525	517	644	733	668	697	803
<u>TOTAL</u>	2,900	3,456	2,973	3,316	3,446	3,708	3,932	4,243

TABLE 9. - NUMBER OF PERSONS WORKING ON JOBS CARRIED OUT BY BUILDERS OF NEW BUILDINGS
CLASSIFIED BY TYPE OF BUILDING WORK : AUSTRALIAN CAPITAL TERRITORY
 (Excluding persons working on owner-built houses)

Type of Building Work	At 30th June, 1960	At 30th June, 1961	At 29th Sept., 1961	At 13th Dec., 1961	At 30th March, 1962	At 29th June, 1962	At 28th Sept., 1962
New Houses and Flats (a)	1,891	1,514	1,578	1,557	1,464	1,474	1,709
Repair and Maintenance	220	278	267	273	283	273	266
Other Building Work	1,345	1,181	1,471	1,616	1,961	2,185	2,268
<u>TOTAL</u>	3,456	2,973	3,316	3,446	3,708	3,932	4,243

(a) Excludes persons working on owner-built houses.

K.M. ARCHER
COMMONWEALTH STATISTICIAN

COMMONWEALTH BUREAU OF CENSUS AND STATISTICS

CANBERRA, A.C.T.

18TH DECEMBER, 1962.

NOTE: Inquiries concerning these statistics can be made in Canberra by telephoning UQ413, Extension 468.