Australian Bureau of Statistics

DECEMBER QUARTER 1990

BUILDING ACTIVITY QUEENSLAND

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BUILDING ACTIVITY, QUEENSLAND, DECEMBER QUARTER 1990

CONTENTS

INQUIRIES

- *for further information about these statistics and the availability of related unpublished statistics*, contact Mike Lawson on Brisbane (07) 222 6286.
- *for information about other ABS statistics and services* please contact Information Services on Brisbane (07) 222 6351 or any ABS State office.

MAIN FEATURES

Dwelling units commenced

- In seasonally adjusted terms, the number of dwelling units commenced in December quarter 1990 (7,120) decreased by 13 per cent from the September quarter 1990 figure and decreased by 20 per cent when compared with the December quarter 1989 total. Private sector house commencements in December quarter 1990, in seasonally adjusted terms, were 5,360, a decrease of 3 per cent from the September quarter 1990 figure and 4 per cent lower than that recorded in December quarter 1989.

- In original terms, the number of dwelling units commenced in December quarter 1990 was 7,820. This figure was 6 per cent below the number commenced in September quarter 1990 and 20 per cent below the December quarter 1989 figure.

Dwelling units completed

- The number of dwelling units completed in December quarter 1990, in seasonally adjusted terms, was 8,580, an increase of 7 per cent over the September quarter 1990 figure but 15 per cent below that recorded for December quarter 1989. Private sector house completions in December quarter 1990 totalled 5,590, an increase of 1 per cent over the September quarter 1990 figure but a decrease of 14 per cent from the December quarter 1989 figure.

- In original terms, the number of dwelling units completed during December quarter 1990 was 9,270. This figure was 11 per cent above the number completed during September quarter 1990 but 15 per cent below the December quarter 1989 figure.

Non-residential building activity

- A comparison of statistics for non-residential building activity during December quarter 1990 with those for September quarter 1990, shows that the value of work commenced increased by 20 per cent, the value of work completed increased by 3 per cent but the value of work under construction at the end of the period decreased by 10 per cent.

Value of building work done

- The value of building work done in December quarter 1990, seasonally adjusted at constant prices, decreased by 10 per cent from that for September quarter 1990.

The movements in the original and seasonally adjusted estimates of the value of building work done between September quarter 1990 and December quarter 1990 and between December quarter 1989 and December quarter 1990 are shown in the following table.

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

	September qtr 1990 to December qtr 1990			*December qtr 1989 to December qtr 1990*		
Particulars	*Original*	*Seasonally adjusted*	*Seasonally adjusted at average 1984-85 prices*	*Original*	*Seasonally adjusted*	*Seasonally adjusted at average 1984-85 prices*
New residential building	-4.5	-6.4	-7.2	-13.7	-13.7	-18.0
Non-residential building	-16.0	-17.4	-17.3	-36.2	-36.1	-37.4
Total building	-8.5	-9.4	-10.2	-23.0	-23.0	-26.4

NOTES

This publication contains detailed results for December quarter 1990 from the quarterly building activity survey. Users should note that the data released for December quarter 1990 in this publication are subject to revision.

Explanatory Notes are located at the back of this publication.

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12 April 1991

DIAGRAM 1-VALUE OF ALL BUILDING COMMENCED AND UNDER CONSTRUCTION AT END OF PERIOD, QUEENSLAND, DECEMBER QUARTER 1987 TO DECEMBER QUARTER 1990

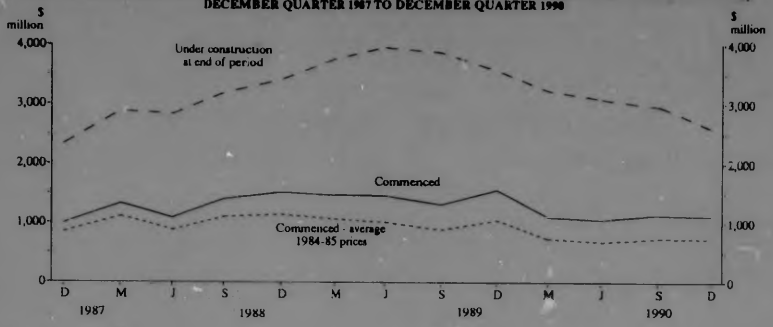

DIAGRAM 2-VALUE OF ALL BUILDING COMMENCED BY TYPE OF BUILDING, QUEENSLAND, DECEMBER QUARTER 1990

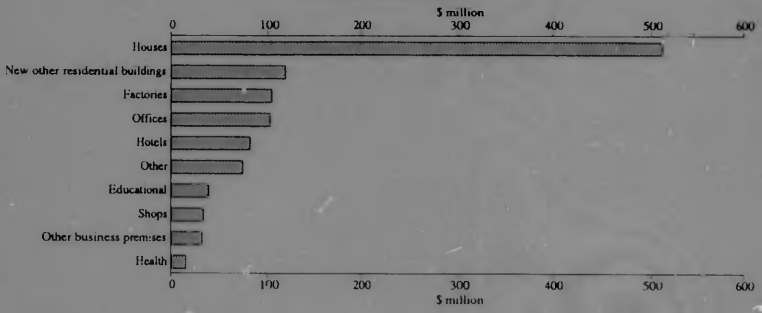

DIAGRAM 3-NUMBER OF NEW DWELLING UNITS COMMENCED, COMPLETED AND UNDER CONSTRUCTION AT END OF PERIOD, QUEENSLAND, DECEMBER QUARTER 1987 TO DECEMBER QUARTER 1990

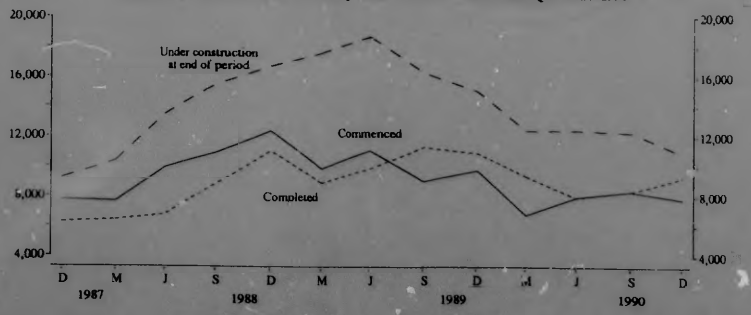

TABLE 1 — SUMMARY OF BUILDING ACTIVITY, QUEENSLAND

	New residential building						Value ($m)											
	Houses		Other residential buildings		Total			Non-residential building										
Period	Number of dwelling units (a)	Value ($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	Total building
COMMENCED																			
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	2,203.5	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
1989-90	23,760	1,950.0	9,673	717.9	33,430	2,667.9	150.2	196.1	526.2	209.2	569.3	226.5	159.8	14.0	130.9	55.0	124.9	2,212.0	5,030.1
1989 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	544.5	2,989	242.6	9,740	787.1	42.2	116.0	251.6	57.9	115.5	48.3	34.1	2.9	19.0	12.1	71.6	729.1	1,558.4
1990 Mar. qtr	4,910	405.3	1,846	131.7	6,750	537.0	34.1	32.6	126.5	65.5	196.6	41.3	13.4	3.3	23.4	16.6	14.2	533.4	1,104.5
June qtr	5,820	495.5	2,129	147.4	7,950	643.0	35.4	15.7	52.8	34.7	135.0	45.3	42.3	2.5	17.9	10.1	16.7	372.9	1,051.3
Sept. qtr r (b)	5,860	504.8	2,495	216.0	8,350	720.8	47.1	15.0	85.1	30.5	60.1	79.7	47.1	1.9	14.6	17.4	20.8	372.0	1,139.9
Dec. qtr	5,990	511.5	1,838	117.6	7,820	629.1	47.0	82.2	36.1	103.7	101.9	35.0	41.5	2.1	16.9	8.2	18.4	445.8	1,121.9
UNDER CONSTRUCTION AT END OF PERIOD																			
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
1989-90	6,570	623.8	5,840	660.4	12,410	1,284.3	38.7	336.0	516.5	87.0	407.6	123.3	60.3	4.0	96.7	28.0	99.8	1,759.3	3,082.3
1989 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	196.3	179.9	15.8	195.5	75.9	149.4	2,234.3	3,869.4
Dec. qtr	7,890	712.5	7,157	800.2	15,040	1,512.7	37.9	436.1	511.8	87.1	268.5	148.7	168.7	17.8	192.4	58.7	122.1	2,011.9	3,562.5
1990 Mar. qtr	6,180	568.9	6,208	724.9	12,390	1,293.8	40.1	367.3	582.8	95.9	340.9	131.9	87.4	16.5	129.3	27.5	106.7	1,886.1	3,220.1
June qtr	6,570	623.8	5,840	660.4	12,410	1,284.3	38.7	336.0	516.5	87.0	407.6	123.3	60.3	4.0	96.7	28.0	99.8	1,759.3	3,082.3
Sept. qtr r (b)	6,430	628.7	5,832	686.1	12,260	1,314.9	44.8	195.8	504.6	61.9	413.8	122.9	25.8	3.4	101.8	21.6	92.6	1,604.3	2,963.9
Dec. qtr	6,120	589.1	4,697	515.2	10,810	1,104.3	41.8	232.9	350.5	129.1	380.9	80.7	95.1	2.5	75.7	15.4	82.7	1,445.5	2,591.6
COMPLETED																			
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
1989-90	27,050	2,149.7	12,377	942.3	39,430	3,092.0	153.0	512.7	437.5	202.1	529.0	257.4	256.5	23.5	167.2	100.5	176.4	2,662.6	5,907.6
1989 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	1,899.4
1990 Mar. qtr	6,610	546.2	2,748	208.0	9,360	754.2	32.9	103.4	55.9	57.9	125.7	60.5	95.0	4.1	87.0	47.9	31.0	668.4	1,455.4
June qtr	5,430	442.5	2,490	197.0	7,920	639.5	36.8	45.1	56.6	44.1	68.8	54.2	57.1	14.6	49.7	9.6	24.5	423.7	1,100.1
Sept. qtr r (b)	5,990	504.3	2,373	172.5	8,360	676.8	41.1	157.7	119.1	56.7	46.9	80.7	22.7	2.6	9.5	19.0	28.0	543.1	1,260.9
Dec. qtr	6,290	555.6	2,971	288.4	9,270	844.1	50.1	55.9	198.6	38.8	73.1	76.7	33.0	3.0	42.1	9.5	28.8	559.7	1,453.6

(a) These figures are rounded to the nearest 10 units. (b) New cut-offs for non-residential building — see paragraph 2 of the Explanatory Notes.

TABLE 1 — SUMMARY OF BUILDING ACTIVITY, QUEENSLAND —*continued*

Period	New residential building: Houses: Number of dwelling units	Houses: Value ($m)	Other residential buildings: Number of dwelling units	Other residential buildings: Value ($m)	Total: Number of dwelling units	Total: Value ($m)	Value ($m): Alterations and additions to residential buildings	Non-residential building: Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total	Total building
VALUE OF WORK DONE DURING PERIOD																			
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
1989-90	..	2,031.9	..	908.4	..	2,940.3	153.1	395.9	476.1	212.5	377.9	265.0	182.8	18.6	143.1	82.2	135.6	2,287.6	5,381.0
1989 Sept. qtr	..	548.9	..	277.0	..	825.9	36.1	128.0	133.0	50.5	113.3	74.5	51.5	5.5	37.9	32.4	41.1	667.7	1,529.7
Dec. qtr	..	559.7	..	259.7	..	819.4	47.2	145.9	125.6	56.9	111.2	82.0	59.6	4.0	44.8	22.9	35.5	688.5	1,555.2
1990 Mar. qtr	..	488.2	..	219.5	..	707.8	32.3	71.8	113.5	55.2	88.7	62.9	44.6	5.4	28.4	13.2	35.1	518.7	1,258.8
June qtr	..	435.1	..	152.2	..	587.3	37.4	50.3	103.9	49.9	64.7	45.6	27.1	3.7	32.0	13.7	21.8	412.6	1,037.3
Sept. qtr r (b)	..	550.5	..	189.8	..	740.3	45.2	95.5	125.7	41.5	69.6	73.2	38.1	2.3	23.8	20.5	33.1	523.3	1,308.8
Dec. qtr	..	531.6	..	175.4	..	707.0	50.3	48.6	83.8	55.2	75.4	54.9	52.5	2.3	29.0	9.0	28.9	439.6	1,196.9
VALUE OF WORK YET TO BE DONE																			
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
1989-90	..	344.7	..	334.0	..	678.6	19.7	144.2	257.9	38.9	337.4	50.5	35.3	2.1	53.7	17.3	60.7	998.1	1,696.4
1989 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	1,031.7	1,863.0
Dec. qtr	..	367.7	..	439.6	..	807.3	18.9	217.9	347.9	42.1	157.2	69.7	63.3	6.1	73.6	17.3	84.4	1,079.5	1,905.7
1990 Mar. qtr	..	282.2	..	353.6	..	635.8	21.7	180.7	361.2	53.5	266.6	50.6	32.5	3.5	69.1	20.9	64.9	1,103.5	1,761.0
June qtr	..	344.7	..	334.0	..	678.6	19.7	144.2	257.9	38.9	337.4	50.5	35.3	2.1	53.7	17.3	60.7	998.1	1,696.4
Sept. qtr r (b)	..	303.3	..	345.5	..	648.9	21.7	66.2	240.3	29.1	322.4	58.3	45.5	1.7	44.6	12.9	48.7	869.6	1,540.2
Dec. qtr	..	287.8	..	287.7	..	575.5	18.4	110.6	201.0	80.2	291.8	38.9	35.2	1.6	31.5	7.2	38.7	836.8	1,430.7

(b) New cut-offs for non-residential building — see paragraph 2 of the Explanatory Notes. 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 62 such dwelling units commenced in the December quarter 1990.

TABLE 2 — SUMMARY OF PRIVATE SECTOR BUILDING ACTIVITY, QUEENSLAND

	New residential building						Value ($m)													
	Houses		Other residential buildings		Total			Non-residential building												
Period	Number of dwelling units (a)	Value ($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	Total building
COMMENCED																				
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	1,811.3	3,809.8
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	2,002.8	5,314.8
1989-90	22,430	1,872.0	7,892	642.4	30,320	2,514.4	149.9	195.9	522.9	188.0	525.8	174.1	46.0	14.0	89.9	50.2	48.4	1,855.1	4,519.5
1989 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	431.6	1,139.4
Dec. qtr	6,100	507.5	2,181	207.4	8,290	714.8	42.2	115.8	249.6	48.3	104.2	41.8	11.0	2.9	16.2	10.9	13.8	614.5	1,371.6
1990 Mar. qtr	4,670	391.8	1,437	115.0	6,120	506.8	33.9	32.6	125.4	55.6	186.0	36.8	4.8	3.3	22.5	15.6	8.3	491.0	1,031.7
June qtr	5,660	485.3	1,903	138.2	7,560	623.5	35.4	15.7	52.6	32.8	121.2	39.8	11.1	2.5	17.7	9.3	15.4	317.9	976.8
Sept. qtr r (b)	5,730	497.3	2,016	196.3	7,750	693.6	47.1	15.0	84.4	30.3	38.0	51.5	14.9	1.9	14.6	16.9	9.5	276.9	1,017.7
Dec. qtr	5,840	502.3	1,319	95.4	7,160	597.7	47.0	82.0	36.0	99.5	64.7	30.5	15.4	2.1	14.6	5.0	14.3	364.0	1,008.7
UNDER CONSTRUCTION AT END OF PERIOD																				
1987-88	7,630	537.3	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	1,418.1	2,385.9
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	1,770.1	3,410.5
1989-90	6,270	605.7	4,896	616.7	11,160	1,222.4	38.5	336.0	453.6	67.8	386.9	53.4	14.9	4.0	65.7	26.4	23.0	1,431.8	2,692.7
1989 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	1,669.2	3,242.3
Dec. qtr	7,130	668.7	5,847	744.2	12,980	1,413.0	37.4	436.0	449.0	71.2	241.5	50.1	64.6	17.8	126.0	57.4	25.7	1,539.2	2,989.7
1990 Mar. qtr	5,730	542.7	5,052	673.3	10,780	1,216.0	39.9	367.3	519.3	77.9	322.7	42.3	27.1	16.5	68.4	26.7	18.6	1,486.8	2,742.7
June qtr	6,270	605.7	4,896	616.7	11,160	1,222.4	38.5	336.0	453.6	67.8	386.9	53.4	14.9	4.0	65.7	26.4	23.0	1,431.8	2,692.7
Sept. qtr r (b)	6,210	615.4	4,829	645.7	11,040	1,261.2	44.5	195.8	441.2	52.3	381.1	69.3	24.9	3.4	72.4	20.9	26.2	1,287.3	2,593.0
Dec. qtr	5,910	576.2	3,663	472.7	9,580	1,049.0	41.8	232.9	268.8	115.3	323.5	40.4	23.4	2.5	44.0	12.2	29.8	1,093.2	2,184.0
COMPLETED																				
1987-88	18,880	1,138.8	4,909	263.6	23,780	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	1,561.4	3,043.8
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	1,549.6	4,205.2
1989-90	25,540	2,064.8	10,333	864.4	35,880	2,929.2	152.3	475.6	433.2	192.9	472.8	190.5	109.1	23.5	114.0	93.7	46.9	2,152.2	5,233.7
1989 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	557.0	1,354.1
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	747.0	1,656.3
1990 Mar. qtr	6,070	515.0	2,205	186.5	8,270	701.6	32.4	103.3	55.5	50.1	105.8	44.8	42.6	4.1	80.7	46.3	16.8	549.9	1,284.0
June qtr	5,120	424.2	2,052	179.9	7,170	604.2	36.8	45.1	55.8	43.6	57.3	28.5	12.7	14.6	19.2	9.6	12.0	298.3	939.3
Sept. qtr r (b)	5,770	491.9	1,953	149.2	7,720	641.1	41.1	157.7	119.0	47.1	36.5	35.2	5.2	2.6	8.0	17.6	5.8	434.8	1,117.0
Dec. qtr	6,140	546.0	2,483	268.3	8,630	814.4	49.8	55.8	197.7	38.5	60.5	57.8	17.1	3.0	42.1	8.7	10.7	491.9	1,356.1

(a) These figures are rounded to the nearest 10 units. (b) New cut-offs for non-residential building — see paragraph 2 of the Explanatory Notes.

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																		
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
1989-90	..	1,950.3	..	829.6	..	2,779.9	152.3	372.7	448.3	196.1	329.8	181.9	51.1	18.6	95.8	76.7	47.3	1,818.4	4,750.5
1989 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	..	535.1	..	238.5	..	773.6	47.0	125.2	118.3	52.3	102.1	54.3	15.8	4.0	28.1	21.5	15.2	536.7	1,357.4
1990 Mar. qtr	..	462.5	..	196.2	..	658.7	32.2	71.8	109.5	53.5	72.3	38.0	11.7	5.4	18.0	12.3	13.7	406.2	1,097.1
June qtr	..	420.1	..	133.3	..	553.4	37.2	50.3	92.9	42.3	54.2	34.0	5.1	3.7	24.5	13.0	9.2	329.1	919.6
Sept. qtr r (b)	..	541.4	..	172.2	..	713.6	45.1	95.5	113.3	37.0	60.3	46.7	12.5	2.3	18.7	19.6	11.7	417.8	1,176.5
Dec. qtr	..	522.2	..	154.3	..	676.5	50.3	48.4	73.9	51.1	55.1	40.3	18.0	2.3	19.8	7.2	12.4	328.5	1,055.3
VALUE OF WORK YET TO BE DONE																		
1987-88	..	290.8	..	218.6	..	509.4	13.8	228.0	127.1	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	137.2	38.0	25.6	5.6	37.2	43.0	12.3	825.5	1,722.3
1989-90	..	337.2	..	314.1	..	651.3	19.7	144.2	231.7	29.1	327.9	27.2	10.6	2.1	30.1	16.5	15.9	835.2	1,506.2
1989 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	..	343.4	..	403.8	..	747.2	18.7	217.9	307.8	34.7	145.9	22.6	21.9	6.1	32.9	16.8	12.7	819.2	1,585.2
1990 Mar. qtr	..	270.1	..	324.0	..	594.2	21.4	180.7	324.2	38.0	260.6	21.5	15.2	3.5	38.0	20.2	8.8	910.7	1,526.3
June qtr	..	337.2	..	314.1	..	651.3	19.7	144.2	231.7	29.1	327.9	27.2	10.6	2.1	30.1	16.5	15.9	835.2	1,506.2
Sept. qtr r (b)	..	297.5	..	323.3	..	620.8	21.7	66.2	225.9	23.9	299.7	32.1	13.3	1.7	26.0	12.4	13.5	714.6	1,357.1
Dec. qtr	..	282.2	..	264.4	..	546.6	18.4	110.6	177.2	74.7	252.1	22.1	10.9	1.6	20.0	5.3	15.4	690.0	1,255.0

(b) New cut-offs for non-residential building — see paragraph 2 of the Explanatory Notes.

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																		
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
1989-90	1,335	78.0	1,781	75.5	3,116	153.5	0.3	0.1	3.3	21.3	43.5	52.4	113.8	—	41.0	4.9	76.6	356.8	510.6
1989 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
1990 Mar. qtr	241	13.6	389	16.7	630	30.2	0.3	—	1.1	9.8	10.6	4.5	8.6	—	0.9	1.0	5.9	42.3	72.8
June qtr	160	10.2	226	9.3	386	19.5	—	—	0.2	1.9	13.8	5.5	31.2	—	0.3	0.8	1.3	55.0	74.5
Sept. qtr r (a)	126	7.5	479	19.6	605	27.2	—	—	0.6	0.2	22.0	28.2	32.3	—	—	0.5	11.3	95.0	122.2
Dec. qtr	144	9.2	519	22.2	663	31.4	—	0.2	0.1	4.2	37.2	4.5	26.0	—	2.3	3.2	4.1	81.8	113.2
UNDER CONSTRUCTION AT END OF PERIOD																			
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
1989-90	306	18.2	944	43.8	1,250	61.9	0.2	—	62.9	19.3	20.7	69.8	45.5	—	31.0	1.6	76.8	327.5	389.7
1989 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
1990 Mar. qtr	456	26.2	1,156	51.5	1,612	77.8	0.2	—	63.5	17.9	18.2	89.7	60.4	—	60.9	0.7	88.1	399.3	477.3
June qtr	306	18.2	944	43.8	1,250	61.9	0.2	—	62.9	19.3	20.7	69.8	45.5	—	31.0	1.6	76.8	327.5	389.7
Sept. qtr r (a)	213	13.3	1,003	40.4	1,216	53.7	0.2	—	63.4	9.6	32.7	53.6	60.9	—	29.4	0.7	66.5	316.9	370.9
Dec. qtr	205	12.8	1,034	42.5	1,239	55.3	—	—	81.7	13.8	57.3	39.9	71.6	—	31.7	3.2	53.0	352.3	407.6
COMPLETED																			
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
1989-90	1,508	84.9	2,044	77.9	3,552	162.8	0.7	37.1	4.3	9.2	56.2	66.9	147.4	—	53.1	6.7	129.5	510.4	673.9
1989 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
1990 Mar. qtr	541	31.1	543	21.5	1,084	52.6	0.5	0.1	0.4	7.8	19.9	15.7	52.4	—	6.3	1.6	14.2	118.4	171.5
June qtr	310	18.3	438	17.1	748	35.4	—	—	0.8	0.5	11.5	25.8	44.4	—	29.9	—	12.5	125.4	160.8
Sept. qtr r (a)	219	12.4	420	23.3	639	35.7	—	—	0.1	9.6	10.4	45.6	17.5	—	1.5	1.4	22.2	108.2	144.0
Dec. qtr	152	9.6	488	20.1	640	29.7	0.2	0.2	0.9	0.2	12.6	18.9	15.9	—	—	0.8	18.1	67.5	97.5

(a) New cut-offs for non-residential building — see paragraph 2 of the Explanatory Notes.

TABLE 3 — SUMMARY OF PUBLIC 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 building	Hotels etc	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total	Total building
VALUE OF WORK DONE DURING PERIOD																		
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
1989-90	..	81.6	..	78.8	..	160.4	0.8	23.2	27.7	16.5	48.1	83.1	131.6	—	47.3	5.5	86.3	469.2	630.5
1989 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
1990 Mar. qtr	..	25.8	..	23.3	..	49.0	0.2	—	4.1	1.7	16.3	24.8	32.9	—	10.4	0.9	21.5	112.6	161.8
June qtr	..	14.9	..	19.0	..	33.9	0.2	—	11.0	7.6	10.5	11.6	21.9	—	7.5	0.7	12.7	83.6	117.6
Sept. qtr r (a)	..	9.1	..	17.6	..	26.7	—	—	12.5	4.5	9.2	26.4	25.6	—	5.1	0.8	21.4	105.5	132.3
Dec. qtr	..	9.5	..	21.0	..	30.5	—	0.2	9.8	4.1	20.3	14.7	34.5	—	9.3	1.8	16.5	111.1	141.6
VALUE OF WORK YET TO BE DONE																		
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
1989-90	..	7.4	..	19.9	..	27.3	—	—	26.3	9.8	9.6	23.4	24.7	—	23.6	0.8	44.8	162.8	190.2
1989 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
1990 Mar. qtr	..	12.1	..	29.5	..	41.7	0.2	—	37.0	15.5	6.0	29.0	17.2	—	31.1	0.7	56.2	192.8	234.7
June qtr	..	7.4	..	19.9	..	27.3	—	—	26.3	9.8	9.6	23.4	24.7	—	23.6	0.8	44.8	162.8	190.2
Sept. qtr r (a)	..	5.8	..	22.2	..	28.0	—	—	14.4	5.2	22.7	26.3	32.2	—	18.5	0.5	35.2	155.0	183.1
Dec. qtr	..	5.5	..	23.3	..	28.9	—	—	23.8	5.5	39.7	16.7	24.3	—	11.5	2.0	23.3	146.8	175.7

(a) New cut-offs for non-residential building — see paragraph 2 of the Explanatory Notes.

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

	Houses				*Total*			
	Private sector		*Total*		*Private sector*		*Total*	
Period	*Commenced*	*Completed*	*Commenced*	*Completed*	*Commenced*	*Completed*	*Commenced*	*Completed*
1989 Sept. qtr	5,760	6,940	6,130	7,320	8,100	9,910	8,770	10,810
Dec. qtr	5,610	6,470	6,090	6,720	7,670	9,340	8,900	10,070
1990 Mar. qtr	5,340	6,570	5,640	7,200	6,950	9,030	7,680	9,980
June qtr	5,670	5,490	5,840	5,790	7,490	7,470	7,930	8,430
Sept. qtr	5,520	5,520	5,730	5,760	7,540	7,440	8,180	8,020
Dec. qtr	5,360	5,590	5,380	5,700	6,620	7,930	7,120	8,580

(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)

	New residential building				
Period	*Houses*	*Other residential buildings*	*Total*	*Non-residential building*	*Total building*
1989 Sept. qtr	532.9	258.4	792.3	640.5	1,461.2
Dec. qtr	522.0	253.1	771.1	648.8	1,472.2
1990 Mar. qtr	542.5	240.4	780.1	542.5	1,349.3
June qtr	435.8	154.2	594.6	439.0	1,076.1
Sept. qtr	535.1	176.6	710.7	501.9	1,251.3
Dec. qtr	495.7	170.8	665.1	414.6	1,133.8

(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)

	New residential building			*Alterations and additions to residential buildings*	*Non-residential building*		*Total building*
Period	*Houses*	*Other residential buildings*	*Total*		*Private sector*	*Total*	
1987-88	1,252.8	438.6	1,691.4	74.4	1,523.4	1,918.6	3,684.4
1988-89	1,568.1	824.6	2,392.7	88.5	1,316.6	1,854.8	4,336.0
1989-90	1,211.4	502.4	1,713.8	93.2	1,321.2	1,575.9	3,382.9
1989 Sept. qtr	320.4	139.1	459.5	24.4	310.5	414.7	898.6
Dec. qtr	340.3	169.6	509.9	26.3	433.7	519.3	1,055.5
1990 Mar. qtr	250.0	91.5	341.5	21.1	348.0	378.0	740.6
June qtr	300.7	102.2	402.9	21.4	225.0	263.9	688.2
Sept. qtr r	301.9	150.1	452.0	28.2	196.0	263.2	743.4
Dec. qtr	303.1	82.0	385.1	27.9	257.6	315.5	728.5

(a) See paragraphs 40 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) ($ million)

Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building
	Houses	Other residential buildings	Total		Private sector	Total	
ORIGINAL							
1987-88	1,115.5	317.4	1,432.9	79.8	1,554.7	1,844.3	3,357.0
1988-89	1,498.2	639.1	2,137.3	88.7	1,339.3	1,637.5	3,863.5
1989-90	1,264.8	625.2	1,890.0	95.3	1,263.9	1,589.9	3,575.2
1989 Sept. qtr	349.9	194.5	544.4	23.1	387.3	473.3	1,040.8
Dec. qtr	349.9	178.9	528.8	29.5	373.5	479.2	1,037.5
1990 Mar. qtr	301.2	149.1	450.3	20.0	278.8	356.1	826.4
June qtr	263.8	107.7	366.5	22.7	224.3	281.3	670.5
Sept. qtr r	329.9	128.1	458.0	27.0	284.6	356.5	841.5
Dec. qtr	315.0	118.7	433.7	29.8	223.9	299.6	763.1
SEASONALLY ADJUSTED							
1989 Sept. qtr	339.7	181.5	522.3	n.a.	n.a.	454.0	994.2
Dec. qtr	326.4	174.4	497.7	n.a.	n.a.	451.6	982.2
1990 Mar. qtr	334.7	163.3	496.3	n.a.	n.a.	372.4	885.8
June qtr	264.3	104.0	371.1	n.a.	n.a.	299.3	695.6
Sept. qtr r	320.7	119.2	439.7	n.a.	n.a.	341.9	804.6
Dec. qtr	293.7	115.6	408.0	n.a.	n.a.	282.6	722.8

(a) See paragraphs 40 to 42 of the Explanatory Notes.

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

	Private sector					*Public sector*			*Total*		
	Houses										
Period	*Contractor-built(a)*	*Other(a)*	*Total(a)*	*Other residential buildings*	*Total(a)*	*Houses*	*Other residential buildings*	*Total*	*Houses(a)*	*Other residential buildings*	*Total(a)*
					COMMENCED						
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
1989-90	18,060	4,370	22,430	7,892	30,320	1,335	1,781	3,116	23,760	9,673	33,430
1989 Sept. qtr	4,950	1,040	6,000	2,351	8,350	285	358	643	6,280	2,709	8,990
Dec. qtr	4,810	1,300	6,100	2,181	8,290	649	808	1,457	6,750	2,989	9,740
1990 Mar. qtr	3,710	960	4,670	1,457	6,120	241	389	630	4,910	1,846	6,750
June qtr	4,590	1,070	5,660	1,903	7,560	160	226	386	5,820	2,129	7,950
Sept. qtr r	5,030	700	5,730	2,016	7,750	126	479	605	5,860	2,495	8,350
Dec. qtr	4,200	1,640	5,840	1,319	7,160	144	519	663	5,990	1,838	7,820
					UNDER CONSTRUCTION AT END OF PERIOD						
1987-88	5,980	1,650	7,630	4,763	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
1989-90	4,250	2,010	6,270	4,896	11,160	306	944	1,250	6,570	5,840	12,410
1989 Sept. qtr	6,080	2,130	8,210	6,718	14,930	410	937	1,347	8,620	7,655	16,270
Dec. qtr	4,720	2,410	7,130	5,847	12,980	756	1,310	2,066	7,890	7,157	15,040	
1990 Mar. qtr	3,590	2,140	5,730	5,052	10,780	456	1,156	1,612	6,180	6,208	12,390
June qtr	4,250	2,010	6,270	4,896	11,160	306	944	1,250	5,570	5,840	12,410
Sept. qtr r	4,400	1,820	6,210	4,829	11,046	213	1,003	1,216	6,430	5,832	12,260
Dec. qtr	3,450	2,460	5,910	3,663	9,580	205	1,034	1,239	6,120	4,697	10,810
					COMPLETED						
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
1989-90	21,380	4,170	25,540	10,333	35,880	1,508	2,044	3,552	27,050	12,377	39,430
1989 Sept. qtr	6,480	760	7,240	3,036	10,280	354	628	982	7,600	3,664	11,260
Dec. qtr	6,100	1,010	7,110	3,040	10,150	303	435	738	7,420	3,475	10,890
1990 Mar. qtr	4,870	1,200	6,070	2,205	8,270	541	543	1,084	6,610	2,748	9,360
June qtr	3,930	1,190	5,120	2,052	7,170	310	438	748	5,430	2,490	7,920
Sept. qtr r	4,910	850	5,770	1,953	7,720	219	420	639	5,990	2,373	8,360
Dec. qtr	5,150	1,000	6,140	2,483	8,630	152	488	640	6,290	2,971	9,270

(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

	Commenced				Under construction at end of period				Completed			
Period	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	$60,000 and over	Total
					NUMBER (a)							
1987-88	4,630	6,740	8,360	19,720	820	1,620	3,540	5,980	4,480	5,890	6,270	16,640
1988-89	2,840	8,460	13,700	25,000	330	1,930	5,310	7,570	3,340	8,070	12,130	23,540
1989-90	940	5,320	11,800	18,060	100	960	3,200	4,250	1,190	6,310	13,886	21,380
1989 Sept. qtr	340	1,330	3,280	4,950	230	1,200	4,660	6,080	440	2,060	3,970	6,480
Dec. qtr	280	1,410	3,120	4,810	120	1,030	3,570	4,720	390	1,580	4,140	6,100
1990 Mar. qtr	200	1,170	2,340	3,710	100	870	2,620	3,590	240	1,350	3,280	4,870
June qtr	120	1,410	3,060	4,590	100	960	3,200	4,250	120	1,330	2,490	3,930
Sept. qtr r	200	1,190	3,650	5,030	100	830	3,470	4,400	210	1,290	3,420	4,910
Dec. qtr	250	1,010	2,940	4,200	130	590	2,740	3,450	230	1,260	3,660	5,150
					VALUE ($m)							
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	560.9	668.6	110.6	391.8	1,183.2	1,685.7
1989-90	30.4	263.2	1,237.4	1,531.0	3.2	47.9	397.2	448.3	39.0	314.7	1,404.3	1,758.0
1989 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	8.9	70.2	329.2	408.3	3.6	52.0	435.0	490.6	13.1	77.4	424.9	515.4
1990 Mar. qtr	6.0	59.5	236.3	301.8	3.1	44.0	322.4	369.6	7.2	68.7	347.5	423.3
June qtr	4.0	69.2	330.8	404.0	3.2	47.9	397.2	448.3	3.9	65.6	258.2	327.8
Sept. qtr r	6.0	60.2	385.9	452.1	2.6	42.8	429.5	474.9	7.1	63.6	358.9	429.6
Dec. qtr	7.7	49.8	313.1	370.6	3.6	28.8	343.7	376.0	6.8	64.4	401.2	472.4

(a) These figures are rounded to the nearest 10 units.

TABLE 10 — SUMMARY OF BUILDING ACTIVITY, RELATIVE STANDARD ERRORS (PER CENT), DECEMBER QUARTER 1990 QUEENSLAND

	New residential building				Value	
	Houses		Total			
Ownership and stage of construction	Number	Value	Number of dwelling units	Value	Alterations and additions to residential buildings	Total building
			PRIVATE SECTOR			
Commenced	2.6	3.2	2.2	2.7	4.9	1.6
Under construction at end of period	4.1	4.3	2.5	2.3	7.1	1.1
Completed	4.0	4.5	2.8	3.0	6.0	1.8
Value of work done	..	3.0	..	2.3	4.6	1.5
Value of work yet to be done	..	5.0	..	2.6	9.7	1.2
			TOTAL PRIVATE AND PUBLIC SECTORS			
Commenced	2.6	3.1	2.0	2.5	4.9	1.5
Under construction at end of period	3.9	4.2	2.2	2.2	7.1	1.0
Completed	3.9	4.4	2.6	2.9	5.9	1.7
Value of work done	..	3.0	..	2.2	4.6	1.3
Value of work yet to be done	..	4.9	..	2.5	9.7	1.0

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 $50,000 or more.

2. From the September quarter 1990, only non-residential building jobs (both new and alterations and additions) with an approval value of $50,000 (previously $30,000) or more are included in the survey. The impact of these changes is relatively small at the all-Australia level, however, care should be taken in interpreting data for specific classes of non-residential building. The ABS will continue to periodically review the cut-offs for both residential and non-residential building activity to take account of inflation in future years.

3. 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

4. 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.

5. 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

6. 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.

7. 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'.

8. 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.).

9. 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.

10. *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.

11. *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.

EXPLANATORY NOTES — *continued*

12. *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.

13. *Valuation of building jobs.* The values in this publication are derived from estimates reported on survey returns.

14. *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.

15. *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.

16. *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.

17. *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

18. 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.

19. *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.

20. *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'.

21. Examples of the types of buildings included under each main functional heading are shown in the following paragraphs.

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

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

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

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

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

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

28. *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.

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

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

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

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

33. *Miscellaneous.* Includes law courts, homes for the aged (where medical care is not provided as a normal service), orphanages, prisons, 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

34. 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.

35. 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.

36. 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 1990 is 5,840. The associated relative standard error is 2.6 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 5,688 to 5,992 and about 19 chances in 20 that the value would have been within the range 5,536 to 6,144.

37. 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

38. 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.

39. 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

40. Estimates of the value of commencements at average 1984-85 prices are presented in original terms and for work done at average 1984-85 prices in original and seasonally adjusted terms.

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 ($10.00)
- *Building Approvals: Small Area Statistics* (8733.3) - Latest issue: 1989-90 ($8.00)
- *Dwelling Unit Commencements Reported by Approving Authorities* (8741.3) - Monthly ($10.00)
- *Dwelling Unit Commencements: Small Area Statistics* (8743.3) - Latest issue: 1989-90 ($8.00)

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

Unpublished statistics

45. As well as the statistics included in this and related publications the ABS may have other relevant unpublished data available. Inquiries should be made to the contact shown at the front of this publication.

Symbols and other usages

n.a.	not available
r	figure or series revised since previous issue
..	not applicable
—	nil or rounded to zero (including null cells)

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

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