

BUILDING GLOSSARY

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<i>Alterations and additions</i>	Building activity carried out on existing buildings, including adding to or diminishing floor areas, altering the structural design of a building and affixing rigid components which are integral to the functioning of the building.
<i>Approved</i>	A building is defined as approved when: <ul style="list-style-type: none">a) permits are issued by local authorities in areas subject to building control by those authorities;b) permits are issued by licensed building surveyors;c) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities;d) major building activity takes place in areas not subject to normal administration approval processes (eg buildings on remote mine sites).
<i>Building</i>	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 is the provision for regular access by persons.
<i>Chain volume measures</i>	This is another measure of constant or real prices. These chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and therefore only reflect volume or real changes. The deflators now used by the ABS are referred to as 'LASPEYRES' chain volume measures. These are annually re-weighted indexes ie. the reference year will be updated annually (currently 2003/04).
<i>Commercial accommodation</i>	Used to describe establishments, such as hotels, motels, holiday apartments and hostels.
<i>Commenced</i>	A building is defined 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 & specifications and the construction of non-building infrastructures, such as roads).
<i>Commercial and industrial buildings</i>	Collective reference to office, shop, hotel, other business premises and factory buildings.
<i>Completed</i>	A building is defined as completed when building activity has progressed to the stage where the building can fulfil its intended function.
<i>Conversions</i>	Basically building activity which converts a non-residential building to a residential building. Conversions are not classified as new.

<i>Dwelling accommodation</i>	Used in a narrow sense to include only those structures used specifically for private living purposes.
<i>Dwelling (or residential) building</i>	Is a rigid, fixed and permanent structure which has a roof and whose intended purpose is primarily to house people and as such, has a self-contained suite of rooms, including cooking and bathing facilities and is intended for long-term residential use. It can be a house or other residential building. It does not include temporary or makeshift dwellings.
<i>Educational</i>	Includes schools, colleges, universities, kindergartens, libraries, museums, art galleries, research and teaching laboratories, theological colleges.
<i>Entertainment & recreational</i>	Includes casinos, clubs, theatres, cinemas, public halls, gymnasiums, grandstands, stadiums, squash courts, sports and recreation centres.
<i>Factories</i>	Includes paper mills, oil refinery buildings, abattoirs, brickworks, foundries, power-houses, printing offices, manufacturing laboratories, government workshops, workshops as a part of a manufacturing process.
<i>Health</i>	Includes hospitals, convalescent homes, nurses quarters, sanatoria, surgeries, clinics, medical centres.
<i>Hotels</i>	Includes hotels, motels, hostels, boarding houses, guest-houses, holiday apartment buildings.
<i>House</i>	Is a detached building which is primarily used for long-term residential purposes and which consists of one dwelling unit. In addition, detached granny flats, detached dwelling units (eg. caretakers' residences) associated with a non-residential building, cottages, bungalows and rectories are defined as houses.
<i>Household reference person ratio</i>	The household reference person ratio for a given age group is the proportion of the population in that age group identified as the reference person on the Population Census form. Prior to the 1986 Population Census, the Household Head was used, but this concept has been discontinued.
<i>Miscellaneous</i>	Includes law courts, children's homes, homes for the aged (without medical care), defence buildings, orphanages, prisons, barracks, mine buildings, glass-houses, livestock sheds, shearing sheds, fruit and skin drying sheds, public toilets, and ambulance, fire and police stations.
<i>Offices</i>	Includes banks, post offices, council chambers, head and regional offices.

<i>Other business premises</i>	Includes warehouses, storage depots, service stations, transport depots and terminals, electricity sub-station buildings, pumping station buildings, telephone exchanges, mail sorting centres, enclosed car parks, broadcasting stations, Television and film studios.
<i>Other dwelling</i>	Is a building other than a house, which is primarily used for long-term residential purposes and which contains (or has attached to it) more than one dwelling unit (eg. duplexes, terrace houses, semi-detached houses, villas, maisonettes, townhouses, apartments, flats & home units).
<i>Pent-up demand</i>	The difference between the annual average number of completions and the annual underlying demand.
<i>Private/public dwellings</i>	The ownership of a building is classified as either public sector or private sector according to the intended owner of the completed building as evident at the time of approval.
<i>Real house price</i>	An index of the median price of house and land divided or deflated by the Consumer Price Index. Real house value gives an indication of the movements in the real price of housing and of the real capital gains associated with investment in dwellings.
<i>Religious buildings</i>	Includes churches, convents, chapels, temples.
<i>Residential building</i>	See definition for 'dwelling building' It is either a house or other residential building. Temporary or makeshift dwellings are excluded from building statistics.
<i>Shops</i>	Includes retail shops, restaurants, cafes, taverns, dry cleaners, laundromats, hair salons, shopping arcades.
<i>Social & institutional buildings</i>	Collective reference to educational, health, religious, entertainment & recreation and miscellaneous buildings.
<i>Total fertility rate</i>	Measures the number of children a woman is currently expected to have in her lifetime.
<i>Underlying demand</i>	A long-term concept incorporating the number of new dwellings "warranted" by the growth in the population and its structure, by the influence of economic factors on household formation and by demolitions. In the short to medium term, the level of activity fluctuates above and below underlying demand.
<i>Value of building commenced</i>	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.