



# BUILDING ACTIVITY

NEW SOUTH WALES

EMBARGO: 11:30AM (CANBERRA TIME) WED 2 MAY 2001

## DECEMBER QTR KEY FIGURES

SEASONALLY ADJUSTED	Dec qtr 00	Sep qtr 00 to Dec qtr 00 % change	Dec qtr 99 to Dec qtr 00 % change
Value of work done(a) (\$m)	2 290.9	-18.5	-35.0
New residential building (\$m)	1 162.4	-19.5	-30.2
Alterations and additions(b) (\$m)	227.4	-12.5	-38.2
Non-residential building (\$m)	901.0	-18.6	-39.7
Total dwelling units commenced (no.)	9 327	20.8	-25.0
New private sector houses (no.)	4 692	8.7	-34.9

(a) Chain volume measures, reference year 1998–99. (b) To residential buildings.

## DECEMBER QTR KEY POINTS

### VALUE OF WORK DONE, SEASONALLY ADJUSTED, VOLUME TERMS

- The seasonally adjusted estimate of total building work done fell 18.5% in the December quarter 2000 to \$2,290.9m, following the record quarterly decline of 26.8% in the previous quarter.
- In the residential sector, work done on new residential buildings fell by 19.5% to \$1,162.4m and on alterations and additions by 12.5% to \$227.4m, following record quarterly declines in the previous quarter. Work done on new houses was the lowest for 13 years.
- Non-residential building work done fell 18.6% to \$901.0m, the lowest since the September quarter 1985.

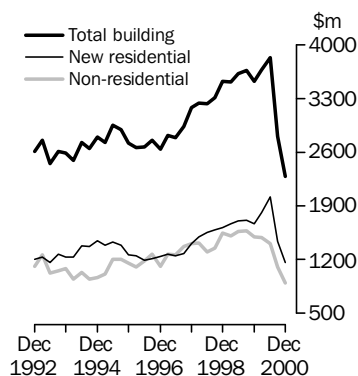
### VALUE OF WORK COMMENCED, ORIGINAL, VOLUME TERMS

- Total building work commenced rose 3.2% in the December quarter to \$2,313.2m, still 20.7% down on the level of a year earlier.
- Total new residential commencements rose 14.6% to \$1,172.0m, mainly driven by a 27.2% increase to \$576.4m in commencements of new other residential buildings. By comparison, new house commencements rose 4.6% to \$595.6m and represented 50.8% of total new residential commencements, the lowest proportion recorded for the series which began almost 27 years ago.
- Non-residential commencements fell 8.6% to \$906.9m, the lowest since the September quarter 1994.

### NUMBER OF DWELLING UNITS COMMENCED, SEASONALLY ADJUSTED

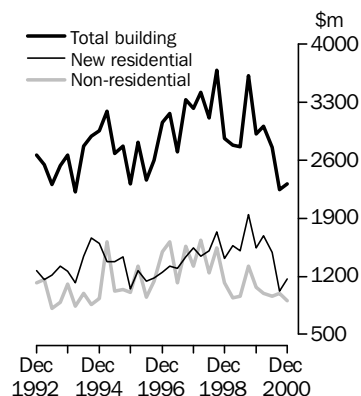
- In seasonally adjusted terms, although the number of new private sector houses commenced rose 8.7% to 4,692, the previous quarter was the lowest since the series began with the September quarter 1980. The total number of dwellings commenced rose 20.8% to 9,327.

### Value of work done

Volume terms  
Seasonally adjusted

### Value of work commenced

Volume terms



- For further information about these and related statistics, contact Tony Bammann on Adelaide 08 8237 7316, or the National Information Service on 1300 135 070.

## NOTES

### FORTHCOMING ISSUES

<i>ISSUE (Quarter)</i>	<i>RELEASE DATE</i>
March 2001	1 August 2001
June 2001	25 October 2001

### DATA NOTES

#### **Treatment of the Goods and Services Tax (GST)**

ABS statistical series are being impacted to varying degrees as a result of The New Tax System (TNTS), introduced in Australia from 1 July 2000.

This and future issues of this publication will show current price estimates of residential building data for the September quarter 2000 onwards on a GST inclusive basis and non-residential building data on a GST exclusive basis. The conceptual basis for this treatment is that the value of work done is net of deductible GST. An explanation of the treatment is given in paragraphs 7 to 10 in the Explanatory Notes.

Users should note that for current price estimates of residential building, although there is no GST in the value of work done or work completed series up to and including the June quarter 2000, there will be some GST components included in the value of work commenced, under construction and work yet to be done series for those quarters. This is due to projects spanning periods before and after 1 July 2000 attracting some GST.

Users should exercise caution in analysing movements in the series as they may be affected by the 'bringing forward' of building activity to before 1 July 2000.

Chain volume measures enable data comparisons by removing the effects of price changes. Changes in pricing resulting from the introduction of the GST are removed from the volume estimates in tables 1 and 2.

### SIGNIFICANT REVISIONS THIS ISSUE

The seasonally adjusted series have been revised as a result of the annual re-analysis of seasonal factors. For more details, see Explanatory Notes 26–28.

In original terms, the total number of dwelling units commenced during the September quarter 2000 has been revised downwards by 384 (–4.5%). The total value of building work commenced has been revised upwards by \$155.2m (6.6%), with residential building falling by \$34.7m (–2.3%) and non-residential building increasing by \$189.9m (22.5%).

Gregory W. Bray  
Regional Director  
New South Wales

## LIST OF TABLES

---

	Page
CHAIN VOLUME ESTIMATES	
1 Value of building work commenced, original . . . . .	4
2 Value of building work done, original, seasonally adjusted . . . . .	4
SEASONALLY ADJUSTED	
3 Value of building work done . . . . .	5
4 Number of dwelling units commenced and completed . . . . .	5
PRIVATE AND PUBLIC SECTOR	
5 Number and value of building commenced . . . . .	6
6 Value of non-residential building commenced . . . . .	7
7 Number and value of building under construction . . . . .	8
8 Value of non-residential building under construction . . . . .	9
9 Number and value of building completed . . . . .	10
10 Value of non-residential building completed . . . . .	11
11 Value of building work done . . . . .	12
12 Value of non-residential building work done . . . . .	13
13 Value of building work yet to be done . . . . .	14
14 Value of non-residential building work yet to be done . . . . .	15
RELATIVE STANDARD ERRORS	
15 Summary of building activity . . . . .	16

**TABLE 1. VALUE OF BUILDING WORK COMMENCED, CHAIN VOLUME MEASURES(a)**  
(\$ million)

Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building
	Houses	Other residential building	Total		Private sector	Total	
1997-1998	3,339.5	2,598.4	5,931.3	1,409.3	4,030.1	5,756.0	13,079.3
1998-1999	3,721.7	2,499.5	6,221.1	1,293.4	3,743.9	4,578.3	12,093.0
1999-2000	4,220.7	2,438.4	6,659.1	1,302.8	3,228.4	4,345.7	12,307.7
1999 Sep. qtr	1,016.8	926.9	1,943.7	353.2	905.1	1,325.1	3,622.0
Dec. qtr	975.9	570.2	1,546.1	298.5	832.8	1,073.0	2,917.6
2000 Mar. qtr	1,153.5	532.2	1,685.7	337.2	742.1	991.4	3,014.3
Jun qtr	1,074.5	409.1	1,483.6	313.9	748.4	956.2	2,753.8
Sep. qtr	569.3	453.2	1,022.4	227.9	788.8	991.8	2,242.1
Dec. qtr	595.6	576.4	1,172.0	234.3	707.3	906.9	2,313.2

(a) Reference year for chain volume measures is 1998-99. See paragraphs 29 and 30 of the Explanatory Notes.

**TABLE 2. VALUE OF BUILDING WORK DONE, CHAIN VOLUME MEASURES(a)**  
(\$ million)

Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building
	Houses	Other residential building	Total		Private sector	Total	
ORIGINAL							
1997-1998	3,297.5	2,439.6	5,741.5	1,358.1	4,281.1	5,510.1	12,606.6
1998-1999	3,589.1	2,995.7	6,584.7	1,447.7	4,678.4	5,963.5	13,996.0
1999-2000	4,162.6	3,050.2	7,212.8	1,523.8	4,640.9	5,967.7	14,704.1
1999 Sep. qtr	974.4	749.0	1,723.4	394.6	1,263.4	1,621.4	3,739.3
Dec. qtr	941.5	772.5	1,714.0	392.5	1,202.2	1,577.2	3,683.6
2000 Mar. qtr	1,021.1	713.0	1,734.1	342.9	1,074.1	1,365.8	3,442.8
Jun qtr	1,225.6	815.7	2,041.3	393.8	1,101.2	1,403.3	3,838.4
Sep. qtr	836.4	615.8	1,452.2	272.4	922.7	1,133.1	2,857.7
Dec. qtr	685.5	509.3	1,194.7	242.7	752.9	954.4	2,391.8
SEASONALLY ADJUSTED							
1999 Sep. qtr	959.1	752.4	1,711.5	377.9	1,195.6	1,575.9	3,665.2
Dec. qtr	925.6	739.8	1,665.4	367.7	1,128.4	1,493.7	3,526.8
2000 Mar. qtr	1,066.2	750.5	1,816.7	369.2	1,192.3	1,487.8	3,673.6
Jun qtr	1,211.7	807.5	2,019.2	409.0	1,124.6	1,410.4	3,838.6
Sep. qtr	824.4	620.0	1,444.5	260.0	875.8	1,106.9	2,811.3
Dec. qtr	674.6	487.8	1,162.4	227.4	707.2	901.0	2,290.9

(a) Reference year for chain volume measures is 1998-99. See paragraphs 29 to 31 of the Explanatory Notes.

**TABLE 3. VALUE OF BUILDING WORK DONE(a):SEASONALLY ADJUSTED SERIES**  
(\$ million)

Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building
	Houses	Other residential building	Total		Private sector	Total	
1999 Sep. qtr	985.0	775.9	1,752.3	388.7	1,236.0	1,627.2	3,764.9
Dec. qtr	962.9	776.1	1,733.3	382.8	1,180.4	1,560.7	3,697.0
2000 Mar. qtr	1,136.6	797.5	1,947.2	393.8	1,260.7	1,571.0	3,890.5
Jun qtr	1,318.5	864.9	2,188.1	445.2	1,200.6	1,503.7	4,143.7
Sep. qtr	984.3	731.1	1,707.9	311.3	939.0	1,185.7	3,199.6
Dec. qtr	805.6	570.2	1,369.2	272.3	758.0	965.0	2,617.4

(a) From the September quarter 2000, data is inclusive of non-deductible GST payable on residential buildings. See paragraphs 9 and 10 of the Explanatory Notes.

**TABLE 4. NUMBER OF DWELLING UNITS COMMENCED AND COMPLETED: SEASONALLY ADJUSTED SERIES**

Period	New houses				Total dwelling units (includes conversions etc)			
	Private sector		Total		Private sector		Total	
	Commenced	Completed	Commenced	Completed	Commenced	Completed	Commenced	Completed
1999 Sep. qtr	7,257	6,371	7,296	6,410	13,032	11,442	13,253	11,899
Dec. qtr	7,203	6,567	7,251	6,717	12,141	11,326	12,443	11,906
2000 Mar. qtr	8,273	7,553	8,331	7,649	12,547	13,333	12,798	13,680
Jun qtr	7,828	7,751	7,873	7,780	12,192	14,067	12,396	14,093
Sep. qtr	4,316	7,472	4,356	7,543	7,445	13,387	7,722	13,855
Dec. qtr	4,692	6,019	4,706	6,016	9,012	11,505	9,327	11,645

**TABLE 5. NUMBER AND VALUE OF BUILDING COMMENCED(a): ORIGINAL**

Period	Number of dwelling units				Value (\$m)						
	New houses	New other residential building	Con-versions etc.	Total dwelling units	New houses	New other residential building	New residential building	Alterations and additions to residential buildings	Total residential building	Total non-residential building	Total building
<b>PRIVATE SECTOR</b>											
1997-1998	26,585	18,681	1,807	47,073	3,263.5	2,377.9	5,641.4	1,362.1	7,003.5	3,834.3	10,837.8
1998-1999	27,155	19,673	1,336	48,164	3,682.8	2,398.0	6,080.7	1,267.4	7,348.1	3,743.9	11,092.0
1999-2000	30,566	18,646	702	49,914	4,439.1	2,515.0	6,954.0	1,359.5	8,313.6	3,336.8	11,650.4
1999 Sep. qtr	7,330	5,897	201	13,428	1,040.9	929.9	1,970.8	357.3	2,328.1	930.7	3,258.8
Dec. qtr	7,091	4,814	264	12,169	1,009.9	588.9	1,598.8	311.7	1,910.4	861.4	2,771.8
2000 Mar. qtr	8,315	4,218	110	12,643	1,223.8	554.9	1,778.7	355.8	2,134.5	768.4	2,902.9
Jun qtr	7,830	3,717	127	11,674	1,164.5	441.3	1,605.8	334.8	1,940.5	776.3	2,716.8
Sep. qtr	4,363	3,125	219	7,707	675.0	486.7	1,161.7	268.4	1,430.1	823.6	2,253.7
Dec. qtr	4,614	4,197	199	9,009	709.6	640.4	1,350.0	279.7	1,629.7	742.4	2,372.2
<b>PUBLIC SECTOR</b>											
1997-1998	179	1,171	14	1,364	21.0	101.8	122.8	21.9	144.8	1,637.3	1,782.1
1998-1999	393	1,148	23	1,564	38.9	101.4	140.3	26.1	166.4	834.4	1,000.8
1999-2000	188	784	21	993	25.4	74.8	100.3	21.4	121.7	1,153.9	1,275.5
1999 Sep. qtr	38	306	13	357	5.0	29.4	34.3	4.9	39.2	431.4	470.6
Dec. qtr	51	88	—	139	6.4	8.0	14.3	1.1	15.5	248.4	263.9
2000 Mar. qtr	49	238	7	294	7.5	22.2	29.7	7.2	36.9	258.2	295.1
Jun qtr	50	152	1	203	6.6	15.3	21.9	8.1	30.1	215.8	245.9
Sep. qtr	41	308	5	354	6.1	34.2	40.4	5.0	45.4	211.0	256.3
Dec. qtr	16	179	2	197	2.3	22.9	25.3	2.2	27.5	208.4	235.9
<b>TOTAL</b>											
1997-1998	26,764	19,852	1,821	48,437	3,284.5	2,479.8	5,764.3	1,384.0	7,148.3	5,471.6	12,619.9
1998-1999	27,548	20,821	1,359	49,728	3,721.7	2,499.4	6,221.1	1,293.4	7,514.5	4,578.3	12,092.9
1999-2000	30,754	19,430	723	50,907	4,464.5	2,589.8	7,054.3	1,380.9	8,435.2	4,490.7	12,925.9
1999 Sep. qtr	7,368	6,203	214	13,785	1,045.9	959.3	2,005.1	362.1	2,367.3	1,362.1	3,729.4
Dec. qtr	7,142	4,902	264	12,308	1,016.3	596.9	1,613.1	312.8	1,925.9	1,109.8	3,035.8
2000 Mar. qtr	8,364	4,456	117	12,937	1,231.3	577.1	1,808.3	363.1	2,171.4	1,026.6	3,198.0
Jun qtr	7,880	3,869	128	11,877	1,171.1	456.6	1,627.7	342.9	1,970.6	992.1	2,962.7
Sep. qtr	4,404	3,433	224	8,061	681.1	520.9	1,202.0	273.4	1,475.4	1,034.6	2,510.0
Dec. qtr	4,630	4,376	201	9,206	711.9	663.4	1,375.3	281.9	1,657.2	950.9	2,608.1

(a) Data is inclusive of non-deductible GST payable on residential buildings. See paragraphs 9 and 10 of the Explanatory Notes.

**TABLE 6. VALUE OF NON-RESIDENTIAL BUILDING COMMENCED: ORIGINAL**  
(\$ million)

<i>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertainment and recreational</i>	<i>Miscellaneous</i>	<i>Total non-residential building</i>
<b>PRIVATE SECTOR</b>											
1997-1998	545.7	604.2	325.9	1,200.9	542.3	156.8	19.1	121.5	234.4	83.4	3,834.3
1998-1999	382.8	820.0	307.8	1,054.5	549.5	127.8	53.0	141.8	262.4	44.2	3,743.9
1999-2000	303.7	870.3	322.6	629.8	549.0	167.3	39.3	123.1	264.1	67.6	3,336.8
1999 Sep. qtr	58.9	288.1	82.0	157.9	126.1	51.7	16.0	48.6	89.3	12.1	930.7
Dec. qtr	156.1	152.6	92.1	177.6	122.1	36.9	11.9	34.2	65.8	12.3	861.4
2000 Mar. qtr	63.7	152.8	74.0	146.0	185.2	39.9	1.2	20.4	63.6	21.6	768.4
Jun qtr	25.0	276.8	74.5	148.2	115.7	38.9	10.3	20.0	45.3	21.7	776.3
Sep. qtr	18.9	165.9	42.4	358.2	92.0	35.5	10.7	20.6	68.1	11.3	823.6
Dec. qtr	10.4	168.9	64.4	265.7	94.3	34.4	16.7	17.6	37.9	32.0	742.4
<b>PUBLIC SECTOR</b>											
1997-1998	0.9	8.9	4.9	108.8	506.9	292.4	0.1	237.6	370.7	106.1	1,637.3
1998-1999	11.8	4.6	3.3	72.1	121.1	246.4	—	158.0	149.6	67.6	834.4
1999-2000	21.0	7.7	2.3	126.8	144.8	245.5	—	399.0	112.0	94.8	1,153.9
1999 Sep. qtr	0.2	2.5	0.3	44.9	64.7	65.4	—	136.8	75.1	41.6	431.4
Dec. qtr	18.5	1.8	1.4	33.2	33.2	67.6	—	61.1	15.4	16.3	248.4
2000 Mar. qtr	2.3	0.7	0.5	24.3	24.7	85.1	—	93.7	15.5	11.4	258.2
Jun qtr	—	2.6	0.1	24.5	22.2	27.5	—	107.4	6.0	25.6	215.8
Sep. qtr	—	1.2	0.1	7.9	122.2	47.3	—	12.6	8.8	10.9	211.0
Dec. qtr	0.8	0.6	0.4	13.0	25.1	97.5	—	59.1	5.7	6.3	208.4
<b>TOTAL</b>											
1997-1998	546.6	613.1	330.9	1,309.7	1,049.3	449.2	19.2	359.2	605.1	189.5	5,471.6
1998-1999	394.6	824.6	311.1	1,126.6	670.7	374.2	53.0	299.9	411.9	111.8	4,578.3
1999-2000	324.7	878.0	324.9	756.6	693.8	412.9	39.3	522.1	376.1	162.4	4,490.7
1999 Sep. qtr	59.1	290.6	82.2	202.8	190.8	117.1	16.0	185.4	164.4	53.7	1,362.1
Dec. qtr	174.5	154.4	93.5	210.8	155.3	104.5	11.9	95.3	81.1	28.5	1,109.8
2000 Mar. qtr	66.0	153.6	74.5	170.3	209.8	125.0	1.2	114.1	79.2	33.0	1,026.6
Jun qtr	25.0	279.4	74.6	172.7	137.9	66.3	10.3	127.3	51.4	47.2	992.1
Sep. qtr	18.9	167.1	42.5	366.0	214.3	82.8	10.7	33.2	77.0	22.1	1,034.6
Dec. qtr	11.2	169.6	64.9	278.7	119.3	131.9	16.7	76.7	43.6	38.3	950.9

**TABLE 7. NUMBER AND VALUE OF BUILDING UNDER CONSTRUCTION AT END OF PERIOD(a): ORIGINAL**

	<i>Number of dwelling units</i>				<i>Value (\$m)</i>						
	<i>New houses</i>	<i>New other residential building</i>	<i>Conversions etc.</i>	<i>Total dwelling units</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Total residential building</i>	<i>Total non-residential building</i>	<i>Total building</i>
<b>PRIVATE SECTOR</b>											
1997-1998	11,991	19,068	2,133	33,193	1,666.5	3,103.2	4,769.7	851.6	5,621.3	5,415.4	11,036.7
1998-1999	12,708	19,358	1,824	33,890	1,966.0	3,113.8	5,079.9	900.8	5,980.7	5,289.5	11,270.2
1999-2000	14,753	17,365	1,006	33,124	2,427.7	2,788.8	5,216.5	835.4	6,051.9	4,373.8	10,425.6
1999 Sep. qtr	13,792	20,295	1,746	35,833	2,178.1	3,528.4	5,706.5	942.4	6,648.9	5,431.9	12,080.8
Dec. qtr	13,658	20,541	1,541	35,740	2,173.6	3,347.2	5,520.9	839.4	6,360.3	4,709.8	11,070.1
2000 Mar. qtr	15,224	19,899	1,242	36,365	2,447.9	3,260.3	5,708.1	891.9	6,600.0	4,793.5	11,393.5
Jun qtr	14,753	17,365	1,006	33,124	2,427.7	2,788.8	5,216.5	835.4	6,051.9	4,373.8	10,425.6
Sep. qtr	11,981	14,761	902	27,645	2,048.9	2,562.5	4,611.4	723.3	5,334.7	4,214.8	9,549.5
Dec. qtr	9,880	13,686	568	24,134	1,697.2	2,337.1	4,034.4	599.8	4,634.2	3,365.0	7,999.2
<b>PUBLIC SECTOR</b>											
1997-1998	59	706	1	766	7.1	62.0	69.1	10.7	79.8	1,611.5	1,691.3
1998-1999	204	718	6	928	16.4	69.3	85.7	11.6	97.3	1,701.9	1,799.2
1999-2000	77	425	1	503	11.3	40.2	51.5	4.5	56.0	1,261.1	1,317.1
1999 Sep. qtr	207	776	5	988	17.0	73.5	90.5	6.4	96.9	1,636.2	1,733.0
Dec. qtr	52	337	—	389	6.6	34.5	41.1	1.7	42.8	1,662.5	1,705.2
2000 Mar. qtr	78	364	7	449	11.1	33.6	44.7	7.0	51.7	1,602.9	1,654.6
Jun qtr	77	425	1	503	11.3	40.2	51.5	4.5	56.0	1,261.1	1,317.1
Sep. qtr	56	509	3	568	9.2	54.4	63.6	5.0	68.6	1,270.2	1,338.8
Dec. qtr	35	427	2	464	6.0	50.1	56.0	0.8	56.8	1,248.9	1,305.8
<b>TOTAL</b>											
1997-1998	12,050	19,774	2,134	33,959	1,673.6	3,165.2	4,838.9	862.3	5,701.1	7,026.9	12,728.1
1998-1999	12,912	20,076	1,830	34,818	1,982.4	3,183.1	5,165.6	912.4	6,078.0	6,991.4	13,069.4
1999-2000	14,830	17,790	1,007	33,627	2,438.9	2,829.0	5,268.0	839.9	6,107.8	5,634.9	11,742.7
1999 Sep. qtr	13,999	21,071	1,751	36,821	2,195.1	3,601.9	5,797.0	948.8	6,745.8	7,068.0	13,813.8
Dec. qtr	13,710	20,878	1,541	36,129	2,180.3	3,381.7	5,562.0	841.1	6,403.1	6,372.3	12,775.4
2000 Mar. qtr	15,302	20,263	1,249	36,814	2,459.0	3,293.9	5,752.9	898.9	6,651.8	6,396.4	13,048.2
Jun qtr	14,830	17,790	1,007	33,627	2,438.9	2,829.0	5,268.0	839.9	6,107.8	5,634.9	11,742.7
Sep. qtr	12,037	15,270	905	28,212	2,058.1	2,616.9	4,675.0	728.3	5,403.4	5,484.9	10,888.3
Dec. qtr	9,915	14,113	570	24,598	1,703.2	2,387.2	4,090.4	600.6	4,691.0	4,613.9	9,304.9

(a) Data is inclusive of non-deductible GST payable on residential buildings. See paragraphs 9 and 10 of the Explanatory Notes.



**TABLE 8. VALUE OF NON-RESIDENTIAL BUILDING UNDER CONSTRUCTION AT END OF PERIOD: ORIGINAL**  
**(\$ million)**

	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
<b>PRIVATE SECTOR</b>											
1997-1998	844.3	816.8	182.2	1,746.2	781.3	117.5	19.1	173.6	661.9	72.5	5,415.4
1998-1999	869.9	852.1	179.5	2,008.6	672.0	126.0	51.1	145.7	350.2	34.3	5,289.5
1999-2000	705.3	1,005.2	195.1	1,283.7	496.7	121.4	54.1	183.3	282.3	46.7	4,373.8
1999 Sep. qtr	827.0	954.6	183.1	2,006.4	657.1	128.4	53.4	158.8	430.7	32.4	5,431.9
Dec. qtr	779.7	862.3	169.0	1,652.6	588.8	136.3	56.9	176.4	262.8	25.2	4,709.8
2000 Mar. qtr	714.7	936.8	201.9	1,597.1	679.3	138.4	54.2	183.1	255.4	32.7	4,793.5
Jun qtr	705.3	1,005.2	195.1	1,283.7	496.7	121.4	54.1	183.3	282.3	46.7	4,373.8
Sep. qtr	552.5	1,211.2	161.7	1,377.5	358.1	117.6	43.0	135.1	220.3	37.7	4,214.8
Dec. qtr	281.9	1,106.4	148.8	1,048.9	335.8	105.9	44.8	95.1	135.9	61.4	3,365.0
<b>PUBLIC SECTOR</b>											
1997-1998	—	1.8	3.2	93.2	503.9	258.5	—	333.7	341.0	76.1	1,611.5
1998-1999	12.2	1.0	0.1	48.5	524.2	307.7	—	317.5	419.4	71.4	1,701.9
1999-2000	18.0	2.0	0.1	109.5	163.3	301.2	—	515.4	85.5	66.1	1,261.1
1999 Sep. qtr	—	1.3	0.3	72.5	517.4	299.3	—	463.1	215.0	67.2	1,636.2
Dec. qtr	18.0	2.1	1.3	87.9	525.9	336.5	—	514.5	101.9	74.4	1,662.5
2000 Mar. qtr	20.2	1.3	0.1	106.1	505.6	340.9	—	453.8	110.2	64.7	1,602.9
Jun qtr	18.0	2.0	0.1	109.5	163.3	301.2	—	515.4	85.5	66.1	1,261.1
Sep. qtr	18.8	0.8	0.1	92.2	231.9	292.4	—	525.1	50.5	58.3	1,270.2
Dec. qtr	0.5	0.4	—	48.5	212.3	364.0	—	571.6	25.2	26.6	1,248.9
<b>TOTAL</b>											
1997-1998	844.3	818.7	185.4	1,839.4	1,285.2	376.0	19.1	507.3	1,003.0	148.6	7,026.9
1998-1999	882.1	853.1	179.6	2,057.1	1,196.2	433.7	51.1	463.2	769.6	105.8	6,991.4
1999-2000	723.3	1,007.2	195.2	1,393.2	660.0	422.6	54.1	698.7	367.8	112.8	5,634.9
1999 Sep. qtr	827.0	956.0	183.5	2,079.0	1,174.5	427.6	53.4	621.8	645.7	99.6	7,068.0
Dec. qtr	797.7	864.4	170.2	1,740.5	1,114.7	472.8	56.9	690.9	364.7	99.5	6,372.3
2000 Mar. qtr	734.9	938.1	202.0	1,703.2	1,184.9	479.3	54.2	636.8	365.5	97.4	6,396.4
Jun qtr	723.3	1,007.2	195.2	1,393.2	660.0	422.6	54.1	698.7	367.8	112.8	5,634.9
Sep. qtr	571.3	1,212.0	161.8	1,469.7	590.0	410.0	43.0	660.2	270.8	96.1	5,484.9
Dec. qtr	282.4	1,106.8	148.8	1,097.4	548.1	469.9	44.8	666.7	161.1	88.0	4,613.9

**TABLE 9. NUMBER AND VALUE OF BUILDING COMPLETED(a): ORIGINAL**

Period	Number of dwelling units				Value (\$m)						
	New houses	New other residential building	Conversions etc.	Total dwelling units	New houses	New other residential building	New residential building	Alterations and additions to residential buildings	Total residential building	Total non-residential building	Total building
<b>PRIVATE SECTOR</b>											
1997-1998	25,168	14,659	1,285	41,112	3,117.1	1,657.2	4,774.3	1,193.8	5,968.0	3,410.0	9,378.0
1998-1999	26,070	18,831	1,471	46,372	3,401.3	2,553.9	5,955.2	1,281.8	7,237.0	4,197.0	11,434.0
1999-2000	28,236	20,398	1,493	50,127	4,050.8	3,172.3	7,223.1	1,551.2	8,774.3	4,898.0	13,672.2
1999 Sep. qtr	6,087	4,914	277	11,278	842.5	674.8	1,517.3	370.0	1,887.3	1,024.0	2,911.3
Dec. qtr	7,210	4,527	466	12,203	1,030.2	828.6	1,858.8	443.1	2,301.9	1,772.5	4,074.5
2000 Mar. qtr	6,734	4,747	387	11,868	968.6	677.4	1,646.0	324.2	1,970.2	817.2	2,787.4
Jun qtr	8,205	6,210	363	14,778	1,209.5	991.5	2,201.0	413.9	2,614.9	1,284.2	3,899.1
Sep. qtr	7,095	5,691	320	13,106	1,101.7	843.6	1,945.3	370.9	2,316.3	1,242.2	3,558.4
Dec. qtr	6,627	5,235	533	12,395	1,073.4	903.8	1,977.3	419.5	2,396.7	1,621.4	4,018.2
<b>PUBLIC SECTOR</b>											
1997-1998	217	1,231	19	1,467	24.8	103.0	127.8	13.8	141.6	1,248.6	1,390.2
1998-1999	248	1,136	18	1,402	29.7	93.9	123.6	25.2	148.8	860.0	1,008.8
1999-2000	315	1,077	26	1,418	31.1	104.0	135.1	28.5	163.5	1,692.0	1,855.6
1999 Sep. qtr	35	248	14	297	4.5	25.1	29.6	10.1	39.6	509.6	549.2
Dec. qtr	206	527	5	738	16.7	47.0	63.7	5.9	69.5	235.3	304.9
2000 Mar. qtr	23	211	—	234	3.0	23.1	26.1	1.9	28.0	349.3	377.4
Jun qtr	51	91	7	149	6.9	8.7	15.7	10.7	26.3	597.8	624.2
Sep. qtr	62	224	3	289	8.2	21.3	29.5	4.5	34.0	219.9	253.9
Dec. qtr	36	261	3	300	5.5	27.3	32.8	6.5	39.3	244.7	284.0
<b>TOTAL</b>											
1997-1998	25,385	15,890	1,304	42,579	3,141.8	1,760.2	4,902.1	1,207.6	6,109.6	4,658.6	10,768.2
1998-1999	26,318	19,967	1,489	47,774	3,431.0	2,647.8	6,078.8	1,307.0	7,385.8	5,057.0	12,442.8
1999-2000	28,551	21,475	1,519	51,545	4,081.8	3,276.3	7,358.1	1,579.7	8,937.8	6,590.0	15,527.8
1999 Sep. qtr	6,122	5,162	291	11,575	846.9	699.9	1,546.9	380.0	1,926.9	1,533.6	3,460.5
Dec. qtr	7,416	5,054	471	12,941	1,046.8	875.6	1,922.5	449.0	2,371.5	2,007.9	4,379.3
2000 Mar. qtr	6,757	4,958	387	12,102	971.6	700.6	1,672.2	326.1	1,998.3	1,166.5	3,164.8
Jun qtr	8,256	6,301	370	14,927	1,216.5	1,000.2	2,216.7	424.6	2,641.2	1,882.0	4,523.2
Sep. qtr	7,157	5,915	323	13,395	1,109.9	864.9	1,974.9	375.4	2,350.3	1,462.1	3,812.4
Dec. qtr	6,663	5,496	536	12,695	1,078.9	931.1	2,010.1	426.0	2,436.0	1,866.2	4,302.2

(a) Data is inclusive of non-deductible GST payable on residential buildings. See paragraphs 9 and 10 of the Explanatory Notes.

**TABLE 10. VALUE OF NON-RESIDENTIAL BUILDING COMPLETED: ORIGINAL**  
(\$ million)

<i>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertainment and recreational</i>	<i>Miscellaneous</i>	<i>Total non-residential building</i>
<b>PRIVATE SECTOR</b>											
1997-1998	412.8	606.3	447.1	515.2	444.2	135.4	44.8	94.8	620.8	88.6	3,410.0
1998-1999	361.2	905.2	323.2	879.9	710.0	127.2	28.0	179.9	597.6	84.7	4,197.0
1999-2000	557.5	838.9	322.7	1,639.7	763.6	178.7	40.3	93.4	411.8	51.3	4,898.0
1999 Sep. qtr	152.9	196.8	85.1	246.8	176.7	50.5	11.6	38.2	51.1	14.3	1,024.0
Dec. qtr	208.9	283.5	110.7	658.4	199.4	29.4	9.7	18.0	239.2	15.3	1,772.5
2000 Mar. qtr	144.3	101.7	42.8	257.3	106.0	39.3	7.0	14.9	90.0	13.9	817.2
Jun qtr	51.3	256.8	84.0	477.3	281.5	59.6	12.1	22.2	31.6	7.8	1,284.2
Sep. qtr	182.8	188.7	71.8	286.4	235.7	40.3	20.4	70.4	126.9	18.8	1,242.2
Dec. qtr	280.9	271.9	78.4	622.4	113.8	45.9	15.6	58.5	125.5	8.5	1,621.4
<b>PUBLIC SECTOR</b>											
1997-1998	6.0	77.8	4.8	90.2	212.0	303.3	0.1	185.9	226.8	141.8	1,248.6
1998-1999	—	5.6	7.0	120.9	153.7	220.5	—	190.5	87.1	74.8	860.0
1999-2000	15.1	7.2	2.3	91.0	467.8	268.0	—	273.4	464.5	102.7	1,692.0
1999 Sep. qtr	12.4	2.1	—	22.5	44.9	79.8	—	22.8	281.2	43.8	509.6
Dec. qtr	0.5	1.0	0.5	17.5	33.5	30.5	—	10.2	132.6	9.0	235.3
2000 Mar. qtr	0.1	2.1	1.7	27.5	20.6	83.4	—	182.2	9.5	22.3	349.3
Jun qtr	2.1	2.0	0.1	23.5	368.8	74.3	—	58.3	41.1	27.6	597.8
Sep. qtr	—	2.5	0.1	25.2	57.6	63.3	—	7.2	46.4	17.6	219.9
Dec. qtr	19.1	1.1	0.5	58.5	47.6	27.5	—	20.5	31.2	38.6	244.7
<b>TOTAL</b>											
1997-1998	418.8	684.1	451.9	605.4	656.1	438.7	44.9	280.8	847.6	230.3	4,658.6
1998-1999	361.2	910.8	330.2	1,000.8	863.7	347.7	28.0	370.5	684.7	159.4	5,057.0
1999-2000	572.6	846.0	325.0	1,730.7	1,231.4	446.8	40.3	366.8	876.3	154.0	6,590.0
1999 Sep. qtr	165.4	199.0	85.1	269.2	221.5	130.3	11.6	61.0	332.3	58.2	1,533.6
Dec. qtr	209.4	284.5	111.2	675.9	232.9	59.9	9.7	28.2	371.8	24.3	2,007.9
2000 Mar. qtr	144.4	103.8	44.5	284.8	126.6	122.7	7.0	197.1	99.5	36.2	1,166.5
Jun qtr	53.5	258.8	84.2	500.8	650.3	133.9	12.1	80.5	72.7	35.4	1,882.0
Sep. qtr	182.8	191.2	71.9	311.6	293.3	103.6	20.4	77.6	173.3	36.4	1,462.1
Dec. qtr	300.0	273.0	78.9	680.9	161.4	73.4	15.6	79.0	156.8	47.1	1,866.2

**TABLE 11. VALUE OF BUILDING WORK DONE(a): ORIGINAL**  
(\$ million)

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Total residential building</i>	<i>Total non-residential building</i>	<i>Total building</i>
<b>PRIVATE SECTOR</b>							
1997-1998	3,221.2	2,243.9	5,465.1	1,320.0	6,785.1	4,040.8	10,825.9
1998-1999	3,552.2	2,895.8	6,448.0	1,421.2	7,869.2	4,678.4	12,547.5
1999-2000	4,375.4	3,128.5	7,504.0	1,581.6	9,085.6	4,873.6	13,959.2
1999 Sep. qtr	994.2	740.3	1,734.5	397.4	2,131.9	1,305.7	3,437.6
Dec. qtr	973.2	782.4	1,755.6	404.9	2,160.5	1,257.3	3,417.9
2000 Mar. qtr	1,081.3	743.1	1,824.4	361.5	2,185.8	1,135.4	3,321.2
Jun qtr	1,326.8	862.7	2,189.5	417.7	2,607.3	1,175.3	3,782.5
Sep. qtr	990.7	691.3	1,682.0	320.4	2,002.3	989.0	2,991.4
Dec. qtr	814.4	569.9	1,384.2	286.5	1,670.7	806.8	2,477.5
<b>PUBLIC SECTOR</b>							
1997-1998	21.6	90.3	111.8	16.5	128.4	1,157.8	1,286.1
1998-1999	36.9	99.9	136.8	26.4	163.2	1,285.1	1,448.3
1999-2000	24.9	86.6	111.5	25.2	136.7	1,393.0	1,529.7
1999 Sep. qtr	6.6	32.5	39.0	7.9	47.0	369.7	416.7
Dec. qtr	5.9	28.2	34.1	3.2	37.3	392.2	429.5
2000 Mar. qtr	6.5	14.8	21.3	3.8	25.1	308.5	333.6
Jun qtr	5.8	11.2	17.0	10.3	27.3	322.6	349.9
Sep. qtr	8.7	35.2	43.9	5.4	49.3	225.0	274.3
Dec. qtr	4.8	25.7	30.5	3.7	34.3	215.5	249.7
<b>TOTAL</b>							
1997-1998	3,242.8	2,334.1	5,576.9	1,336.5	6,913.4	5,198.6	12,112.0
1998-1999	3,589.1	2,995.7	6,584.8	1,447.6	8,032.4	5,963.5	13,995.9
1999-2000	4,400.3	3,215.2	7,615.5	1,606.8	9,222.3	6,266.6	15,488.9
1999 Sep. qtr	1,000.8	772.8	1,773.5	405.3	2,178.9	1,675.4	3,854.3
Dec. qtr	979.1	810.7	1,789.7	408.1	2,197.9	1,649.5	3,847.3
2000 Mar. qtr	1,087.8	757.8	1,845.7	365.3	2,211.0	1,443.8	3,654.8
Jun qtr	1,332.6	873.9	2,206.5	428.1	2,634.6	1,497.8	4,132.4
Sep. qtr	999.4	726.5	1,725.9	325.7	2,051.6	1,214.0	3,265.7
Dec. qtr	819.2	595.6	1,414.8	290.2	1,705.0	1,022.3	2,727.2

(a) From the September quarter 2000, data is inclusive of non-deductible GST payable on residential buildings. See paragraphs 9 and 10 of the Explanatory Notes.

**TABLE 12. VALUE OF NON-RESIDENTIAL BUILDING WORK DONE: ORIGINAL**  
(\$ million)

<i>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertainment and recreational</i>	<i>Miscellaneous</i>	<i>Total non-residential building</i>
<b>PRIVATE SECTOR</b>											
1997-1998	380.5	876.0	386.9	907.1	535.4	155.4	35.5	147.2	534.9	82.0	4,040.8
1998-1999	617.0	835.0	330.0	1,435.1	702.3	127.4	38.1	137.2	386.6	69.7	4,678.4
1999-2000	535.8	1,071.2	331.3	1,446.2	646.1	181.1	57.5	164.7	387.1	52.5	4,873.6
1999 Sep. qtr	150.8	294.8	71.1	378.3	186.0	46.1	17.6	34.8	114.4	11.6	1,305.7
Dec. qtr	130.5	279.9	85.5	389.4	155.3	46.4	15.4	38.4	106.3	10.2	1,257.3
2000 Mar. qtr	140.7	215.1	75.1	376.6	134.1	42.3	11.8	42.3	83.7	13.7	1,135.4
Jun qtr	113.8	281.5	99.7	301.9	170.7	46.2	12.7	49.3	82.7	16.9	1,175.3
Sep. qtr	78.9	247.7	60.9	302.2	141.8	40.4	11.5	31.2	62.3	12.0	989.0
Dec. qtr	41.6	255.1	55.8	214.0	95.3	34.3	7.7	24.5	65.2	13.4	806.8
<b>PUBLIC SECTOR</b>											
1997-1998	4.8	31.5	2.3	118.8	215.8	274.3	0.1	177.9	267.0	65.3	1,157.8
1998-1999	11.8	5.4	6.7	82.8	336.2	258.4	—	193.0	285.0	105.8	1,285.1
1999-2000	15.4	8.2	2.3	147.0	345.7	319.5	—	260.7	207.4	86.7	1,393.0
1999 Sep. qtr	0.7	2.7	0.1	20.4	97.8	70.7	—	67.8	91.1	18.5	369.7
Dec. qtr	5.3	1.3	1.1	43.3	119.2	79.6	—	66.2	57.0	19.2	392.2
2000 Mar. qtr	6.0	1.2	0.9	47.0	47.0	88.0	—	63.5	32.9	22.0	308.5
Jun qtr	3.5	3.0	0.2	36.4	81.7	81.2	—	63.3	26.3	27.0	322.6
Sep. qtr	4.5	1.5	0.1	21.6	43.4	52.9	—	59.1	19.0	23.0	225.0
Dec. qtr	2.8	0.8	0.5	20.0	29.2	78.6	—	59.7	10.7	13.2	215.5
<b>TOTAL</b>											
1997-1998	385.3	907.5	389.2	1,025.9	751.2	429.7	35.6	325.1	801.9	147.3	5,198.6
1998-1999	628.8	840.4	336.8	1,517.9	1,038.5	385.9	38.1	330.1	671.6	175.4	5,963.5
1999-2000	551.3	1,079.4	333.7	1,593.2	991.8	500.6	57.5	425.4	594.5	139.2	6,266.6
1999 Sep. qtr	151.5	297.5	71.2	398.7	283.8	116.8	17.6	102.6	205.5	30.1	1,675.4
Dec. qtr	135.8	281.2	86.6	432.7	274.5	126.0	15.4	104.5	163.4	29.4	1,649.5
2000 Mar. qtr	146.7	216.3	75.9	423.6	181.0	130.3	11.8	105.8	116.6	35.7	1,443.8
Jun qtr	117.4	284.4	99.9	338.3	252.4	127.4	12.7	112.5	109.0	43.9	1,497.8
Sep. qtr	83.4	249.2	61.0	323.8	185.1	93.3	11.5	90.3	81.3	35.0	1,214.0
Dec. qtr	44.4	255.9	56.2	234.0	124.6	112.9	7.7	84.1	75.9	26.6	1,022.3

**TABLE 13. VALUE OF BUILDING WORK YET TO BE DONE AT END OF PERIOD(a): ORIGINAL**  
(\$ million)

	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Total residential building</i>	<i>Total non-residential building</i>	<i>Total building</i>
<b>PRIVATE SECTOR</b>							
1997-1998	835.5	1,649.1	2,484.5	415.8	2,900.4	2,839.9	5,740.2
1998-1999	999.6	1,349.4	2,349.0	357.5	2,706.5	2,252.1	4,958.6
1999-2000	1,153.0	1,085.0	2,238.0	286.8	2,524.8	1,384.6	3,909.4
1999 Sep. qtr	1,066.9	1,703.7	2,770.5	374.9	3,145.5	2,120.9	5,266.3
Dec. qtr	1,120.0	1,569.2	2,689.2	310.9	3,000.1	1,916.5	4,916.6
2000 Mar. qtr	1,286.7	1,425.8	2,712.5	329.2	3,041.6	1,683.8	4,725.5
Jun qtr	1,153.0	1,085.0	2,238.0	286.8	2,524.8	1,384.6	3,909.4
Sep. qtr	887.7	1,014.6	1,902.3	273.0	2,175.3	1,486.2	3,661.4
Dec. qtr	802.7	1,128.1	1,930.8	285.4	2,216.2	1,455.0	3,671.3
<b>PUBLIC SECTOR</b>							
1997-1998	3.2	34.4	37.6	6.5	44.1	1,050.5	1,094.6
1998-1999	5.3	35.8	41.0	6.2	47.2	749.7	796.9
1999-2000	6.3	24.1	30.4	2.3	32.7	622.6	655.3
1999 Sep. qtr	3.7	32.7	36.3	3.1	39.4	824.0	863.4
Dec. qtr	4.1	12.4	16.5	1.0	17.5	703.6	721.1
2000 Mar. qtr	5.1	19.9	25.0	4.4	29.4	689.0	718.4
Jun qtr	6.3	24.1	30.4	2.3	32.7	622.6	655.3
Sep. qtr	3.7	24.4	28.1	1.9	30.1	626.6	656.6
Dec. qtr	1.2	21.6	22.8	0.5	23.3	633.8	657.1
<b>TOTAL</b>							
1997-1998	838.7	1,683.5	2,522.2	422.3	2,944.5	3,890.3	6,834.8
1998-1999	1,004.9	1,385.2	2,390.0	363.6	2,753.7	3,001.8	5,755.5
1999-2000	1,159.3	1,109.0	2,268.4	289.1	2,557.5	2,007.2	4,564.7
1999 Sep. qtr	1,070.5	1,736.3	2,806.9	378.0	3,184.9	2,944.9	6,129.7
Dec. qtr	1,124.1	1,581.6	2,705.7	311.9	3,017.6	2,620.1	5,637.7
2000 Mar. qtr	1,291.7	1,445.7	2,737.4	333.6	3,071.0	2,372.8	5,443.9
Jun qtr	1,159.3	1,109.0	2,268.4	289.1	2,557.5	2,007.2	4,564.7
Sep. qtr	891.5	1,039.0	1,930.4	274.9	2,205.4	2,112.7	4,318.1
Dec. qtr	803.9	1,149.7	1,953.6	285.9	2,239.5	2,088.8	4,328.3

(a) Data is inclusive of non-deductible GST payable on residential buildings. See paragraphs 9 and 10 of the Explanatory Notes.

**TABLE 14. VALUE OF NON-RESIDENTIAL BUILDING WORK YET TO BE DONE AT END OF PERIOD: ORIGINAL**  
**(\$ million)**

	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
<b>PRIVATE SECTOR</b>											
1997-1998	561.8	359.7	80.4	1,123.8	316.6	58.2	8.1	75.3	218.8	37.3	2,839.9
1998-1999	341.3	465.6	71.4	831.0	216.9	66.8	30.0	91.7	123.3	14.2	2,252.1
1999-2000	204.4	394.0	83.8	299.5	162.5	59.9	17.0	58.1	80.0	25.3	1,384.6
1999 Sep. qtr	300.4	476.2	89.7	697.3	193.7	73.5	26.3	108.2	140.7	14.9	2,120.9
Dec. qtr	332.0	388.1	101.2	612.4	169.6	64.4	25.3	105.4	105.3	12.8	1,916.5
2000 Mar. qtr	272.1	349.3	101.9	437.6	232.3	63.5	17.8	84.8	104.1	20.4	1,683.8
Jun qtr	204.4	394.0	83.8	299.5	162.5	59.9	17.0	58.1	80.0	25.3	1,384.6
Sep. qtr	155.4	542.3	66.8	377.3	118.1	56.0	14.8	49.1	83.0	23.2	1,486.2
Dec. qtr	125.8	455.5	77.0	456.1	115.7	56.5	24.3	43.2	59.1	41.9	1,455.0
<b>PUBLIC SECTOR</b>											
1997-1998	—	1.4	2.9	36.8	410.2	167.9	—	157.7	217.6	55.9	1,050.5
1998-1999	0.4	0.7	—	30.2	277.9	181.9	—	140.2	98.1	20.2	749.7
1999-2000	5.9	0.7	—	35.2	49.4	124.1	—	350.8	25.4	31.2	622.6
1999 Sep. qtr	—	0.5	0.2	56.3	218.2	182.6	—	240.8	83.8	41.5	824.0
Dec. qtr	13.2	1.0	0.5	46.0	151.1	170.8	—	236.3	46.2	38.5	703.6
2000 Mar. qtr	9.5	1.0	0.1	44.7	104.6	170.5	—	294.2	35.2	29.2	689.0
Jun qtr	5.9	0.7	—	35.2	49.4	124.1	—	350.8	25.4	31.2	622.6
Sep. qtr	2.2	0.5	—	21.4	132.2	125.7	—	308.7	17.8	17.9	626.6
Dec. qtr	0.2	0.4	—	16.2	131.2	145.1	—	316.0	13.0	11.7	633.8
<b>TOTAL</b>											
1997-1998	561.8	361.0	83.3	1,160.6	726.8	226.2	8.1	233.0	436.4	93.2	3,890.3
1998-1999	341.7	466.3	71.4	861.2	494.8	248.7	30.0	231.9	221.4	34.4	3,001.8
1999-2000	210.3	394.7	83.8	334.7	211.9	183.9	17.0	408.9	105.4	56.5	2,007.2
1999 Sep. qtr	300.4	476.7	89.9	753.6	411.9	256.1	26.3	349.0	224.5	56.5	2,944.9
Dec. qtr	345.2	389.1	101.7	658.4	320.7	235.2	25.3	341.7	151.5	51.3	2,620.1
2000 Mar. qtr	281.6	350.3	102.0	482.3	336.8	234.0	17.8	379.0	139.4	49.6	2,372.8
Jun qtr	210.3	394.7	83.8	334.7	211.9	183.9	17.0	408.9	105.4	56.5	2,007.2
Sep. qtr	157.7	542.8	66.8	398.8	250.3	181.6	14.8	357.8	100.9	41.2	2,112.7
Dec. qtr	126.0	455.8	77.0	472.3	246.9	201.6	24.3	359.2	72.1	53.5	2,088.8

**TABLE 15. BUILDING ACTIVITY RELATIVE STANDARD ERRORS, DECEMBER QUARTER 2000  
(Percentage)**

<i>Ownership and stage of construction</i>	<i>New residential building</i>				<i>Value</i>	
	<i>Houses</i>		<i>Total</i>		<i>Alterations and additions to residential buildings</i>	<i>Total building</i>
	<i>Number</i>	<i>Value</i>	<i>Number of dwelling units</i>	<i>Value</i>		
<b>TOTAL PRIVATE AND PUBLIC SECTORS</b>						
Commenced	3.8	4.2	2.0	2.2	5.0	1.3
Under construction at end of period	3.0	3.1	1.3	1.3	4.4	0.6
Completed	3.8	4.2	2.1	2.2	4.6	1.1
Value of work done	..	2.7	..	1.6	4.7	1.0
Value of work yet to be done	..	3.5	..	1.4	4.7	0.7



# EXPLANATORY NOTES

---

## INTRODUCTION

- 1** This publication contains detailed results from the quarterly Building Activity Survey. Each issue includes revisions to the previous quarter. Therefore data for the latest quarter should be considered to be preliminary only.
- 2** The statistics are 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 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
  - 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.
- 3** 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.
- 4** 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 generally only available at the State, Territory and Australia levels. The Northern Territory has been completely enumerated since the June quarter 1991 and small area data are available on request. Also, data for regions below State and Territory level are available from the building approvals series compiled by the ABS and based on information reported by local government and other reporting authorities.

## SCOPE AND COVERAGE

- 5** 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.
- 6** Building jobs included in each quarter in the Building Activity Survey comprise those jobs selected in previous quarters which have not been completed (or commenced) by the end of the previous quarter and those jobs newly selected in the current quarter. The population list from which jobs are selected for inclusion comprises all approved jobs which were notified to the ABS (refer paragraph 2) up to but not including the last month of the reference quarter (e.g. up to the end of August in respect of the September quarter survey). This introduces a lag to the statistics in respect of those jobs notified *and* commenced in the last month of the reference quarter (e.g. for the month of September in respect of the September quarter survey). For example, jobs which were notified as approved in the month of June and which actually commenced in that month are shown as commencements in the 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 the December quarter.

### TREATMENT OF GST

**7** Statistics on value of building work (current prices) show residential building on a GST inclusive basis and non-residential building on a GST exclusive basis. This approach is consistent with that adopted in the Australian National Accounts which is based on the conceptual framework described in the 1993 edition of the international statistical standard *System of National Accounts* (SNA93).

**8** SNA93 requires value added taxes (VAT), such as the GST, to be recorded on a net basis where:

- (a) both outputs of goods and services and imports are valued excluding invoiced VAT;
- (b) purchases of goods and services are recorded including non-deductible VAT.

Under the net system, VAT is recorded as being payable by purchasers, not sellers, and then only by those purchasers who are not able to deduct it. Almost all VAT is therefore recorded in the SNA93 as being paid on final uses—mainly on household consumption. Small amounts of VAT, may however, be paid by businesses in respect of certain kinds of purchases on which VAT may not be deductible.

**9** Within building activity statistics, purchasers of residential structures are unable to deduct GST from the purchase price. For non-residential structures, the reverse is true. While the ABS collects all building activity data on a GST inclusive basis, it publishes value data inclusive of GST in respect of residential construction and exclusive of GST in respect of non-residential construction.

**10** It is appropriate to add the residential and non-residential components to derive total building activity. Valuation of the components of the total is consistent, since, for both components, the value data is recorded inclusive of non-deductible GST paid by the purchaser. As such, total building activity includes the non-deductible GST payable on residential building.

### DEFINITIONS

**11** 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 a building's design, to satisfy its intended use, is the provision for regular access by persons.

**12** A *dwelling unit* is defined as a self-contained suite of rooms, including cooking and bathing facilities and 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 holiday apartments, are not defined as dwelling units. The value of units of this type is included in the appropriate category of non-residential building.

**13** 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 *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.
- 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. includes townhouses, duplexes, apartment buildings, etc.).

### DEFINITIONS *continued*

**14** From the June quarter 1996 issue of this publication, the number of dwelling units created as part of alterations and additions to, or conversions of, existing residential or non-residential buildings, and as part of the construction of non-residential building is shown separately in tables 5, 7, and 9 under the heading of 'Conversions, etc.', and is included in the total number of dwelling units shown in these tables. Previously, such dwellings were only included as a footnote.

**15** In addition, the seasonally adjusted estimates for the total number of dwelling units commenced and completed, shown in table 4, include these conversions, etc. Previously, only dwelling units created as part of the construction of new residential buildings were included in these estimates.

**16** *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).

**17** *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.

**18** *Completed.* A building job is regarded as completed when building activity has progressed to the stage when the building can fulfil its intended function. In practice, the ABS regards buildings as completed when notified as such by respondents to the survey.

### VALUATION OF BUILDING JOBS

**19** The value series in this publication are derived from estimates reported on survey returns as follows.

- *Value of building commenced or under construction* 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 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.
- *Value of building completed* represents the actual completion value based, where practicable, on the market or contract price of jobs including site preparation costs but excluding the value of land and landscaping.
- *Value of building work done during the period* represents the estimated value of building work actually carried out during the quarter on jobs which have commenced.
- *Value of building work yet to be done* represents the difference between the anticipated completion value and the estimated value of work done up to the end of the period on jobs commenced but not completed.

### BUILDING CLASSIFICATION

**20** *Ownership.* 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.

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

- *Houses.* Includes cottages, bungalows, detached caretakers'/managers' cottages, rectories.
- *Other residential buildings.* Includes blocks of flats, home units, attached townhouses, villa units, terrace houses, semi-detached houses, maisonettes.
- *Hotels, etc.* Includes motels, hostels, boarding houses, guest houses, holiday apartment buildings.
- *Shops.* Includes retail shops, restaurants, cafes, taverns, dry cleaners, laundromats, hair salons, shopping arcades.
- *Factories.* Includes paper mills, oil refinery buildings, brickworks, foundries, powerhouses, manufacturing laboratories, workshops as part of a manufacturing process.
- *Offices.* Includes banks, post offices, council chambers, head and regional offices.
- *Other business premises.* Includes warehouses, storage depots, service stations, transport depots and terminals, car parks, electricity substation buildings, pumping station buildings, telephone exchanges, mail sorting centres, broadcasting stations, film studios.
- *Educational.* Includes schools, colleges, universities, kindergartens, libraries, museums, art galleries, research and teaching laboratories, theological colleges.
- *Religious.* Includes churches, chapels, temples.
- *Health.* Includes hospitals, nursing homes, surgeries, clinics, medical centres.
- *Entertainment and recreational.* Includes clubs, theatres, cinemas, public halls, gymnasiums, grandstands, squash courts, sports and recreation centres.
- *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.

### RELIABILITY OF THE ESTIMATES

**23** Since the figures for private sector house building activity (including alterations and additions to private sector houses) are derived from information obtained from a sample of approved building jobs, they are subject to sampling error; that is, 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. One measure of the likely difference is given by the standard error (SE), which indicates the extent to which an estimate might have varied by chance because only a sample of approved jobs was included. There are about two chances in three that a sample estimate will differ by less than one SE from the figure that would have been obtained if all approved jobs had been included, and about nineteen chances in twenty that the difference will be less than two SEs. Another measure of sampling variability is the relative standard error (RSE), which is obtained by expressing the SE as a percentage of the estimate to which it refers. The RSEs of estimates provide an indication of the percentage errors likely to have occurred due to sampling, and are shown in table 15.

**24** An example of the use of RSEs is as follows. Assume that the estimate of the number of new private sector houses commenced during the latest quarter is 2,000 (for actual estimate see table 5) and that the associated RSE is 2.5% (for actual percentage see table 15). There would then be about two chances in three that the number which would have been obtained if information had been collected about all approved private sector house jobs would have been within the range 1,950 to 2,050 (2.5% of 2,000 is 50) and about nineteen chances in twenty that the number would have been within the range 1,900 to 2,100.

**25** The imprecision due to sampling variability, which is measured by the RSE, should not be confused with inaccuracies that may occur because of inadequacies in the source of building approval 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 jobs, and efficient operating procedures.

### SEASONAL ADJUSTMENT

**26** Seasonally adjusted building statistics are shown in tables 2 to 4. 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. Further information about seasonal adjustment can be obtained from the Assistant Director of Time Series Analysis on Canberra 02 6252 6076.

### SEASONAL ADJUSTMENT *continued*

**27** 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.

**28** As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. For the Building Activity Survey, the results of the latest review are shown in the December quarter issue each year.

### CHAIN VOLUME MEASURES

**29** Chain volume estimates of the value of commencements and work done are shown in tables 1 and 2. While current price estimates of the value of commencements and work done reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and therefore only reflect volume changes. The direct impact of the GST is a price change, and hence is removed from chain volume estimates. 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 dwellings and new other building components of the national accounts aggregate 'Gross fixed capital formation'.

**30** The chain volume measures of commencements and work done appearing in this publication are annually reweighted chain Laspeyres indexes referenced to current price values in a chosen reference year (currently 1998–99). The reference year is updated annually in the June quarter publication. Each year's data in the value of commencements and work done series are based on the prices of the previous year, except for the quarters of the latest incomplete year which are based upon the current reference year (i.e. 1998–99). Comparability with previous years is achieved by linking (or chaining) the series together to form a continuous time series. Further information on the nature and concepts of chain volume measures is contained in the ABS *Information Paper: Introduction of Chain Volume Measures in the Australian National Accounts* (Cat. no. 5248.0).

**31** The factors used to seasonally adjust the chain volume series are identical to those used to adjust the corresponding current price series.

## EXPLANATORY NOTES *continued*

---

### ACKNOWLEDGMENT

**32** ABS publications draw extensively on information provided freely by individuals, businesses, governments and other organisations. Their continued cooperation is very much appreciated: without it, the wide range of statistics published by the ABS would not be available. Information received by the ABS is treated in strict confidence as required by the *Census and Statistics Act 1905*.

### UNPUBLISHED DATA

**33** The ABS can also make available certain building approvals and activity data which are not published. Where it is not practicable to provide the required information by telephone, it can be provided via fax, photocopy, computer printout, floppy disk and email. A charge may be made for providing unpublished information in these forms.

### RELATED PUBLICATIONS

**34** Users may also wish to refer to the following publications which are available on request:

*Building Activity, Australia* (Cat. no. 8752.0)—issued quarterly

*Building Activity, Australia: Building Work Done, Preliminary*

(Cat. no. 8755.0)—issued quarterly

*Building Activity, Australia: Dwelling Unit Commencements, Preliminary*

(Cat. no. 8750.0)—issued quarterly

*Building Approvals, Australia* (Cat. no. 8731.0)—issued monthly

*Building Approvals, New South Wales and Australian Capital Territory*

(Cat. no. 8731.1)—issued quarterly from March 2000

*Engineering Construction Activity, Australia* (Cat. no. 8762.0)—issued quarterly

*Housing Finance for Owner Occupation, Australia* (Cat. no. 5609.0)—issued monthly

**35** Current publications produced by the ABS are listed in the *Catalogue of Publications and Products* (Cat. no. 1101.0). The ABS also issues, on Tuesdays and Fridays, a *Release Advice* (Cat. no. 1105.0) which lists publications to be released in the next few days. The Catalogue and Release Advice are available from any ABS office.

### SYMBOLS AND OTHER USAGES

ABS	Australian Bureau of Statistics
RSE	relative standard error
SE	standard error
..	not applicable
—	nil or rounded to zero

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