

# **BUILDING ACTIVITY** NEW SOUTH WALES

EMBARGO: 11:30AM (CANBERRA TIME) FRI 2 MAY 2003

## DECEMBER QTR KEY FIGURES

SEASONALLY ADJUSTED	Dec qtr 02	Sep qtr 02 to Dec qtr 02 % change	Dec qtr 01 to Dec qtr 02 % change
Value of work done(a) (\$m)	4 034.1	12.2	23.6
New residential building (\$m)	2 323.5	15.1	30.6
Alterations and additions(b) (\$m)	450.4	7.1	16.4
Non-residential building (\$m)	1 260.2	8.8	14.8
Total dwelling units commenced (no.)	13 161	2.7	2.3
New private sector houses (no.)	6 383	-5.7	-11.9

(a) Chain volume measures, reference year 2000-01. (b) To residential buildings.

## DECEMBER QTR KEY POINTS

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

- In seasonally adjusted terms, total building work done rose 12.2% in the December quarter 2002 to \$4,034.1m, the highest since the June quarter 2000.
- New residential work done rose 15.1% to \$2,323.5m, a level of activity exceeded only by the June quarter 2000. New houses rose by 17.1% to \$1,275.9m and new other residential buildings by 12.8% to a record \$1,047.7m. Alterations and additions rose 7.1% to \$450.4m, the highest since the June quarter 2000.
- Non-residential building work rose 8.8% to \$1,260.2m, the highest since the June quarter 2000.

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

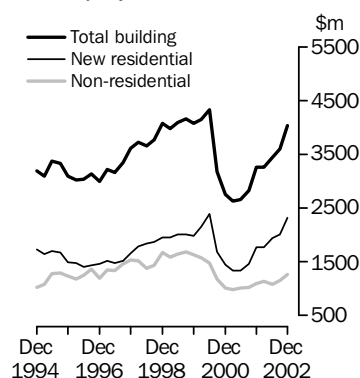
- Total building work commenced in the September quarter rose 35.3% to a record \$4,597.6m.
- New residential commencements rose 17.1% to a record \$2,447.3m. The increase was attributable to a 47.9% rise in new other residential buildings to a record \$1,304.9m while the value of new houses fell 5.5% to \$1,142.5m.
- Non-residential commencements more than doubled to \$1,747.8m, the highest level for 12 years.

### NUMBER OF DWELLING UNITS COMMENCED, SEASONALLY ADJUSTED

- In seasonally adjusted terms, the total number of dwellings commenced rose 2.7% in the December quarter to 13,161 or 2.3% more than a year earlier. Commencements of new private sector houses fell 5.7% to 6,383 or 11.9% fewer than a year earlier.

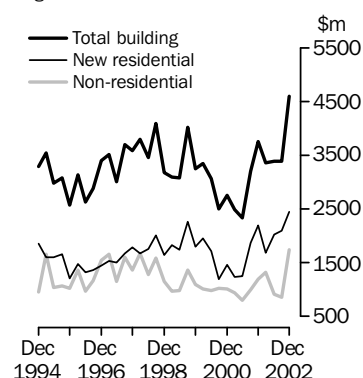
### Value of work done

Volume terms  
Seasonally adjusted



### Value of work commenced

Volume terms  
Original



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

## NOTES

### FORTHCOMING ISSUES

ISSUE (Quarter)

RELEASE DATE

March 2003

31 July 2003

June 2003

24 October 2003

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### ABOUT THIS ISSUE

This publication contains the first detailed estimates for New South Wales from the quarterly Building Activity Survey. The data are subject to revision when returns from the following quarter are processed. Final data for the December quarter 2002 will be released in *Building Activity, New South Wales* (cat. no. 8752.1) on 31 July 2003.

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### SIGNIFICANT REVISIONS THIS ISSUE

The seasonally adjusted series have been revised as a result of the annual re-analysis of seasonal factors. See also paragraphs 27–29 of the Explanatory Notes.

Compared with the estimates in original terms published in the previous issue of this publication, the total number of dwellings commenced during the September quarter 2002 has been revised downwards by 165 (–1.2%).

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### DATA NOTES

Building activity data now includes activity in the External Territories of Australia, with Jervis Bay included in New South Wales. See also paragraph 7 of the Explanatory Notes.

John Struik  
Regional Director  
New South Wales

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**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	
1999-2000	5,059.6	2,727.9	7,734.1	1,566.1	3,317.0	4,464.0	13,695.6
2000-2001	2,866.3	2,285.1	5,151.2	1,163.6	3,022.7	3,786.8	10,101.7
2001-2002	4,264.0	3,525.6	7,789.5	1,503.7	3,324.6	4,420.9	13,714.1
2001 Sep. qtr	941.7	925.1	1,866.8	340.2	742.4	995.5	3,202.5
Dec. qtr	1,182.6	1,020.0	2,202.6	359.4	935.2	1,194.4	3,756.4
2002 Mar. qtr	1,028.1	663.8	1,691.9	348.3	968.5	1,319.9	3,360.0
Jun qtr	1,111.6	916.7	2,028.2	455.8	678.5	911.1	3,395.2
Sep. qtr	1,208.5	882.1	2,090.6	452.5	702.4	853.8	3,396.9
Dec. qtr	1,142.5	1,304.9	2,447.3	402.5	1,474.1	1,747.8	4,597.6

(a) Reference year for chain volume measures is 2000-2001. See paragraphs 30 and 31 of the Explanatory Notes.

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

(\$ 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							
1999-2000	4,996.1	3,548.9	8,542.0	1,824.4	4,954.0	6,368.8	16,746.3
2000-2001	3,318.3	2,475.6	5,793.9	1,231.0	3,241.9	4,197.3	11,222.2
2001-2002	3,917.8	3,040.2	6,958.0	1,484.8	3,217.0	4,357.4	12,800.1
2001 Sep. qtr	886.9	612.5	1,499.4	346.7	759.0	1,051.7	2,897.8
Dec. qtr	1,040.2	763.1	1,803.3	395.1	858.0	1,135.0	3,333.4
2002 Mar. qtr	918.9	766.7	1,685.6	329.4	803.1	1,063.3	3,078.3
Jun qtr	1,071.8	897.9	1,969.7	413.6	796.9	1,107.4	3,490.6
Sep. qtr	1,139.2	948.7	2,087.9	435.3	870.8	1,179.3	3,702.6
Dec. qtr	1,255.8	1,090.3	2,346.0	459.6	997.5	1,298.3	4,103.9
SEASONALLY ADJUSTED							
2001 Sep. qtr	847.9	610.6	1,458.5	334.4	729.2	1,029.6	2,822.6
Dec. qtr	1,052.4	726.9	1,779.3	386.8	817.6	1,097.7	3,263.7
2002 Mar. qtr	966.1	813.9	1,780.0	342.8	861.4	1,140.6	3,263.4
Jun qtr	1,051.4	888.8	1,940.2	420.7	808.7	1,089.5	3,450.4
Sep. qtr	1,089.6	928.5	2,018.0	420.7	841.6	1,158.0	3,596.7
Dec. qtr	1,275.9	1,047.7	2,323.5	450.4	954.9	1,260.2	4,034.1

(a) Reference year for chain volume measures is 2000-2001. See paragraphs 30 to 32 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	
2001 Sep. qtr	855.3	603.3	1,458.6	337.3	722.3	1,020.1	2,816.0
Dec. qtr	1,069.3	720.0	1,789.3	392.7	811.0	1,087.9	3,269.9
2002 Mar. qtr	988.2	812.2	1,800.3	350.1	858.6	1,135.3	3,285.7
Jun qtr	1,083.2	896.8	1,980.0	432.6	811.7	1,091.5	3,504.1
Sep. qtr	1,126.1	947.3	2,073.4	435.6	847.3	1,168.2	3,677.2
Dec. qtr	1,325.6	1,078.6	2,404.2	468.8	969.1	1,281.5	4,154.4

(a) From the September quarter 2000, data is inclusive of non-deductible GST payable on residential buildings. See paragraphs 10 and 11 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
2001 Sep. qtr	5,659	4,773	5,688	4,816	10,509	8,698	10,591	8,840
Dec. qtr	7,243	5,274	7,307	5,288	12,447	7,910	12,869	8,268
2002 Mar. qtr	6,106	5,660	6,116	5,722	10,997	9,733	11,143	9,979
Jun qtr	6,463	5,698	6,457	5,737	13,006	9,033	13,083	9,162
Sep. qtr	6,769	5,350	6,795	5,362	12,761	8,984	12,809	9,175
Dec. qtr	6,383	6,876	6,405	6,853	12,861	12,008	13,161	12,237

**TABLE 5. NUMBER AND VALUE OF BUILDING COMMENCED(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
PRIVATE SECTOR											
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
2000-2001	17,618	13,791	841	32,251	2,846.4	2,162.8	5,009.2	1,148.6	6,157.8	3,022.6	9,180.4
2001-2002	25,448	20,291	1,195	46,934	4,326.7	3,508.9	7,835.6	1,509.1	9,344.7	3,380.0	12,724.7
2001 Sep. qtr	5,811	4,786	267	10,864	946.7	908.1	1,854.8	337.5	2,192.3	745.6	2,937.9
Dec. qtr	7,136	5,795	207	13,137	1,190.8	1,015.5	2,206.3	360.1	2,566.4	947.2	3,513.6
2002 Mar. qtr	5,990	4,257	302	10,550	1,048.1	653.1	1,701.2	345.8	2,047.0	988.8	3,035.9
Jun. qtr	6,511	5,453	419	12,383	1,141.1	932.1	2,073.2	465.7	2,538.9	698.4	3,237.3
Sep. qtr	6,940	5,745	477	13,162	1,249.7	906.7	2,156.4	466.1	2,622.5	729.1	3,351.7
Dec. qtr	6,279	6,992	319	13,590	1,185.1	1,361.5	2,546.6	415.6	2,962.2	1,540.8	4,503.0
PUBLIC SECTOR											
1999-2000	188	784	21	993	25.4	74.8	100.3	21.4	121.7	1,153.9	1,275.5
2000-2001	133	1,038	8	1,179	19.7	122.3	142.0	15.0	157.0	764.3	921.3
2001-2002	100	618	2	720	15.8	70.9	86.7	27.7	114.4	1,115.0	1,229.4
2001 Sep. qtr	16	130	—	146	3.0	16.9	19.8	6.4	26.2	254.1	280.3
Dec. qtr	65	132	1	198	9.9	14.1	24.0	6.1	30.1	262.6	292.7
2002 Mar. qtr	10	231	1	242	1.5	25.4	26.9	10.2	37.1	358.8	395.9
Jun. qtr	9	125	—	134	1.4	14.5	15.9	5.0	21.0	239.5	260.5
Sep. qtr	9	103	—	112	1.8	11.5	13.3	3.4	16.7	157.1	173.8
Dec. qtr	23	40	—	63	4.0	4.7	8.8	4.3	13.1	286.1	299.1
TOTAL											
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
2000-2001	17,751	14,829	849	33,430	2,866.2	2,285.0	5,151.2	1,163.6	6,314.8	3,786.9	10,101.7
2001-2002	25,549	20,909	1,197	47,653	4,342.6	3,579.8	7,922.3	1,536.8	9,459.1	4,495.0	13,954.1
2001 Sep. qtr	5,827	4,916	267	11,009	949.7	925.0	1,874.7	343.9	2,218.5	999.7	3,218.2
Dec. qtr	7,201	5,927	208	13,335	1,200.7	1,029.6	2,230.4	366.2	2,596.6	1,209.8	3,806.3
2002 Mar. qtr	6,001	4,488	303	10,792	1,049.6	678.5	1,728.1	356.0	2,084.1	1,347.6	3,431.7
Jun. qtr	6,520	5,578	419	12,517	1,142.5	946.6	2,089.1	470.7	2,559.9	937.9	3,497.8
Sep. qtr	6,949	5,848	477	13,274	1,251.5	918.2	2,169.7	469.5	2,639.2	886.3	3,525.5
Dec. qtr	6,302	7,032	319	13,653	1,189.2	1,366.2	2,555.4	419.9	2,975.3	1,826.9	4,802.2

(a) Data is inclusive of non-deductible GST payable on residential buildings. See paragraphs 10 and 11 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>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
<b>PRIVATE SECTOR</b>											
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
2000-2001	111.7	719.2	204.3	987.8	361.6	113.9	62.0	100.1	289.5	72.6	3,022.6
2001-2002	130.8	897.3	336.2	769.3	462.6	234.0	37.2	152.8	291.6	68.1	3,380.0
2001 Sep. qtr	22.3	159.7	77.6	164.1	135.4	35.4	7.3	35.4	73.2	35.2	745.6
Dec. qtr	67.7	244.6	93.1	201.7	91.2	95.2	5.4	37.0	102.6	8.6	947.2
2002 Mar. qtr	34.7	290.0	75.9	277.3	137.0	74.0	12.4	28.6	45.6	13.3	988.8
Jun. qtr	6.2	203.0	89.5	126.3	98.9	29.5	12.1	51.8	70.2	11.0	698.4
Sep. qtr	48.6	102.9	56.7	200.7	117.0	91.7	15.5	36.7	51.4	7.9	729.1
Dec. qtr	90.3	613.2	64.5	323.7	185.1	45.8	1.2	80.1	108.7	28.2	1,540.8
<b>PUBLIC SECTOR</b>											
1999-2000	21.0	7.7	2.3	126.8	144.8	245.5	—	399.0	112.0	94.8	1,153.9
2000-2001	0.9	4.1	0.5	80.6	179.6	281.2	—	124.9	25.0	67.5	764.3
2001-2002	1.8	8.0	1.9	73.4	118.6	424.6	—	212.1	77.4	197.1	1,115.0
2001 Sep. qtr	1.1	2.2	0.4	15.5	15.1	96.4	—	76.4	24.2	22.7	254.1
Dec. qtr	0.7	2.4	1.2	23.4	31.1	85.1	—	68.8	10.9	39.0	262.6
2002 Mar. qtr	—	3.3	0.2	20.0	14.4	168.7	—	20.5	12.1	119.6	358.8
Jun. qtr	—	0.1	0.1	14.4	58.1	74.4	—	46.4	30.2	15.8	239.5
Sep. qtr	—	0.4	—	22.2	28.9	34.6	—	53.9	7.8	9.4	157.1
Dec. qtr	—	1.5	—	14.4	18.9	73.8	—	12.5	17.3	147.7	286.1
<b>TOTAL</b>											
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
2000-2001	112.6	723.3	204.8	1,068.3	541.2	395.2	62.0	225.0	314.5	140.1	3,786.9
2001-2002	132.6	905.3	338.1	842.8	581.2	658.6	37.2	364.9	369.0	265.2	4,495.0
2001 Sep. qtr	23.4	161.9	78.0	179.6	150.5	131.7	7.3	111.9	97.4	57.9	999.7
Dec. qtr	68.4	247.1	94.3	225.1	122.3	180.3	5.4	105.8	113.5	47.6	1,209.8
2002 Mar. qtr	34.7	293.3	76.1	297.3	151.4	242.7	12.4	49.1	57.7	132.9	1,347.6
Jun. qtr	6.2	203.1	89.7	140.7	157.0	103.8	12.1	98.1	100.4	26.8	937.9
Sep. qtr	48.6	103.2	56.7	223.0	145.8	126.3	15.5	90.6	59.1	17.3	886.3
Dec. qtr	90.3	614.7	64.5	338.1	203.9	119.7	1.2	92.6	126.0	175.9	1,826.9

**TABLE 7. NUMBER AND VALUE OF BUILDING UNDER CONSTRUCTION AT END OF PERIOD(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
PRIVATE SECTOR											
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
2000-2001	9,172	13,459	767	23,399	1,690.6	2,460.1	4,150.7	706.3	4,857.0	3,104.0	7,961.0
2001-2002	12,904	20,545	957	34,406	2,429.6	3,991.1	6,420.7	961.0	7,381.7	3,853.4	11,235.1
2001 Sep. qtr	10,267	14,235	891	25,394	1,853.2	2,704.9	4,558.1	779.3	5,337.5	2,932.3	8,269.8
Dec. qtr	11,542	17,460	722	29,724	2,082.1	3,386.1	5,468.2	771.5	6,239.7	3,310.6	9,550.4
2002 Mar. qtr	12,464	18,363	685	31,511	2,279.3	3,452.6	5,731.8	829.9	6,561.7	3,931.3	10,493.0
Jun qtr	12,904	20,545	957	34,406	2,429.6	3,991.1	6,420.7	961.0	7,381.7	3,853.4	11,235.1
Sep. qtr	14,645	22,519	1,339	38,504	2,780.0	4,306.4	7,086.5	1,078.1	8,164.5	3,500.3	11,664.8
Dec. qtr	13,409	24,189	1,446	39,045	2,655.7	4,975.7	7,631.4	1,092.8	8,724.2	3,921.0	12,645.3
PUBLIC SECTOR											
1999-2000	77	425	1	503	11.3	40.2	51.5	4.5	56.0	1,261.1	1,317.1
2000-2001	65	498	1	564	9.4	59.7	69.1	3.1	72.3	1,367.2	1,439.5
2001-2002	14	405	—	419	2.4	45.4	47.7	10.8	58.6	1,608.6	1,667.1
2001 Sep. qtr	40	443	1	484	6.6	53.8	60.4	5.7	66.1	1,268.0	1,334.1
Dec. qtr	64	295	1	360	9.7	33.3	43.0	8.7	51.7	1,363.5	1,415.2
2002 Mar. qtr	18	417	1	436	2.8	46.2	49.0	15.8	64.9	1,595.7	1,660.5
Jun qtr	14	405	—	419	2.4	45.4	47.7	10.8	58.6	1,608.6	1,667.1
Sep. qtr	10	221	—	231	1.9	24.5	26.5	8.5	34.9	1,475.8	1,510.7
Dec. qtr	25	153	—	178	4.5	17.0	21.5	10.6	32.2	1,366.0	1,398.2
TOTAL											
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
2000-2001	9,237	13,957	768	23,963	1,700.1	2,519.7	4,219.8	709.4	4,929.3	4,471.2	9,400.5
2001-2002	12,918	20,950	957	34,825	2,432.0	4,036.4	6,468.4	971.9	7,440.3	5,461.9	12,902.2
2001 Sep. qtr	10,307	14,678	892	25,877	1,859.8	2,758.8	4,618.5	785.1	5,403.6	4,200.3	9,603.9
Dec. qtr	11,606	17,755	723	30,084	2,091.8	3,419.4	5,511.2	780.2	6,291.4	4,674.1	10,965.5
2002 Mar. qtr	12,482	18,780	686	31,947	2,282.0	3,498.8	5,780.8	845.7	6,626.5	5,527.0	12,153.5
Jun qtr	12,918	20,950	957	34,825	2,432.0	4,036.4	6,468.4	971.9	7,440.3	5,461.9	12,902.2
Sep. qtr	14,655	22,740	1,339	38,735	2,782.0	4,330.9	7,112.9	1,086.5	8,199.4	4,976.1	13,175.5
Dec. qtr	13,434	24,342	1,446	39,223	2,660.2	4,992.7	7,653.0	1,103.4	8,756.4	5,287.0	14,043.4

(a) Data is inclusive of non-deductible GST payable on residential buildings. See paragraphs 10 and 11 of the Explanatory Notes.



**TABLE 8. VALUE OF NON-RESIDENTIAL BUILDING UNDER CONSTRUCTION AT END OF PERIOD: 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>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
PRIVATE SECTOR											
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
2000-2001	179.7	1,282.8	132.1	673.4	256.7	98.9	68.7	124.4	227.7	59.4	3,104.0
2001-2002	253.0	1,222.7	240.3	1,042.7	301.1	205.1	86.1	139.1	298.7	64.6	3,853.4
2001 Sep. qtr	190.6	878.7	169.5	759.9	278.4	121.0	64.1	117.3	269.1	83.7	2,932.3
Dec. qtr	250.8	980.1	206.8	852.5	270.8	171.0	71.5	126.7	310.2	70.2	3,310.6
2002 Mar. qtr	285.1	1,131.5	232.7	1,182.9	333.3	195.4	71.0	108.3	320.5	70.7	3,931.3
Jun qtr	253.0	1,222.7	240.3	1,042.7	301.1	205.1	86.1	139.1	298.7	64.6	3,853.4
Sep. qtr	236.9	1,057.3	236.6	878.0	236.4	264.7	91.0	137.9	316.1	45.3	3,500.3
Dec. qtr	316.1	1,161.4	240.0	1,034.7	326.2	217.1	30.2	191.3	354.3	49.8	3,921.0
PUBLIC SECTOR											
1999-2000	18.0	2.0	0.1	109.5	163.3	301.2	—	515.4	85.5	66.1	1,261.1
2000-2001	—	2.2	—	69.2	182.6	407.1	—	614.3	25.8	65.9	1,367.2
2001-2002	—	1.6	0.1	39.8	207.1	464.0	—	645.1	67.4	183.4	1,608.6
2001 Sep. qtr	1.1	2.6	0.1	56.7	181.1	317.9	—	612.0	28.3	68.2	1,268.0
Dec. qtr	0.6	3.9	1.2	93.9	177.7	363.3	—	601.2	34.8	86.8	1,363.5
2002 Mar. qtr	—	5.4	1.8	123.3	176.3	442.2	—	619.4	44.1	183.1	1,595.7
Jun qtr	—	1.6	0.1	39.8	207.1	464.0	—	645.1	67.4	183.4	1,608.6
Sep. qtr	—	1.7	—	56.3	224.7	401.2	—	556.9	68.9	166.0	1,475.8
Dec. qtr	—	1.6	—	45.8	80.8	327.0	—	563.5	44.7	302.5	1,366.0
TOTAL											
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
2000-2001	179.7	1,285.1	132.1	742.7	439.3	506.1	68.7	738.8	253.5	125.3	4,471.2
2001-2002	253.0	1,224.3	240.4	1,082.5	508.2	669.1	86.1	784.2	366.1	248.0	5,461.9
2001 Sep. qtr	191.8	881.3	169.6	816.6	459.5	438.9	64.1	729.3	297.3	151.9	4,200.3
Dec. qtr	251.4	984.0	208.0	946.4	448.5	534.4	71.5	727.9	345.0	157.0	4,674.1
2002 Mar. qtr	285.1	1,136.9	234.4	1,306.2	509.5	637.6	71.0	727.7	364.6	253.8	5,527.0
Jun qtr	253.0	1,224.3	240.4	1,082.5	508.2	669.1	86.1	784.2	366.1	248.0	5,461.9
Sep. qtr	236.9	1,059.0	236.6	934.3	461.2	666.0	91.0	694.8	385.1	211.3	4,976.1
Dec. qtr	316.1	1,163.0	240.0	1,080.5	407.0	544.1	30.2	754.8	399.1	352.3	5,287.0

**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
PRIVATE SECTOR											
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
2000-2001	22,947	17,526	1,055	41,528	3,687.6	2,846.7	6,534.3	1,325.6	7,859.9	4,602.7	12,462.6
2001-2002	21,403	12,897	896	35,196	3,636.5	2,231.9	5,868.5	1,357.6	7,226.1	2,921.5	10,147.6
2001 Sep. qtr	4,602	3,973	95	8,670	809.2	704.2	1,513.4	281.3	1,794.7	978.6	2,773.3
Dec. qtr	5,769	2,444	367	8,580	980.7	380.8	1,361.5	393.3	1,754.7	626.9	2,381.6
2002 Mar. qtr	5,017	3,290	288	8,595	865.3	625.7	1,491.0	308.1	1,799.0	522.8	2,321.9
Jun qtr	6,015	3,190	146	9,351	981.3	521.3	1,502.6	375.0	1,877.6	793.2	2,670.9
Sep. qtr	5,156	3,715	95	8,965	925.4	663.3	1,588.7	387.3	1,976.1	828.9	2,805.0
Dec. qtr	7,514	5,303	212	13,029	1,382.9	926.2	2,309.1	450.6	2,759.8	1,273.9	4,033.7
PUBLIC SECTOR											
1999-2000	315	1,077	26	1,418	31.1	104.0	135.1	28.5	163.5	1,692.0	1,855.6
2000-2001	144	965	8	1,117	21.5	104.1	125.6	16.4	142.0	779.0	920.9
2001-2002	151	711	3	865	23.1	85.5	108.5	21.2	129.7	949.7	1,079.4
2001 Sep. qtr	41	185	—	226	5.9	22.7	28.6	3.8	32.3	368.9	401.3
Dec. qtr	41	280	1	322	6.8	34.7	41.4	3.2	44.6	177.9	222.5
2002 Mar. qtr	56	109	1	166	8.4	12.5	20.9	3.4	24.3	165.1	189.5
Jun qtr	13	137	1	151	2.0	15.6	17.6	10.8	28.4	237.7	266.1
Sep. qtr	12	287	—	299	2.1	32.5	34.6	6.2	40.8	305.8	346.7
Dec. qtr	8	108	—	116	1.4	12.3	13.7	2.5	16.2	430.5	446.7
TOTAL											
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
2000-2001	23,091	18,491	1,063	42,645	3,709.0	2,950.8	6,659.8	1,342.0	8,001.9	5,381.7	13,383.6
2001-2002	21,553	13,608	899	36,061	3,659.6	2,317.4	5,977.0	1,378.8	7,355.8	3,871.2	11,227.0
2001 Sep. qtr	4,643	4,158	95	8,896	815.1	726.9	1,542.0	285.1	1,827.1	1,347.5	3,174.6
Dec. qtr	5,810	2,724	368	8,902	987.5	415.5	1,402.9	396.4	1,799.3	804.8	2,604.1
2002 Mar. qtr	5,072	3,399	289	8,761	873.7	638.2	1,511.9	311.5	1,823.4	688.0	2,511.3
Jun qtr	6,028	3,327	147	9,502	983.4	536.9	1,520.2	385.8	1,906.1	1,031.0	2,937.0
Sep. qtr	5,168	4,002	95	9,264	927.6	695.8	1,623.4	393.5	2,016.9	1,134.8	3,151.7
Dec. qtr	7,522	5,411	212	13,145	1,384.4	938.5	2,322.9	453.1	2,776.0	1,704.4	4,480.4

(a) Data is inclusive of non-deductible GST payable on residential buildings. See paragraphs 10 and 11 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>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
PRIVATE SECTOR											
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
2000-2001	607.3	696.9	270.1	1,642.3	621.1	140.4	52.3	166.1	346.1	60.1	4,602.7
2001-2002	62.8	996.0	236.4	580.3	425.1	143.8	30.0	142.7	236.0	68.6	2,921.5
2001 Sep. qtr	14.4	573.5	46.5	100.2	116.1	15.3	13.0	44.9	39.2	15.4	978.6
Dec. qtr	6.5	163.2	59.9	123.5	101.7	50.2	5.3	28.8	65.2	22.5	626.9
2002 Mar. qtr	2.5	141.7	44.5	85.0	79.9	52.1	11.2	47.1	45.1	14.0	522.8
Jun qtr	39.3	117.7	85.6	271.6	127.4	26.3	0.4	21.9	86.4	16.7	793.2
Sep. qtr	58.8	153.6	56.6	241.0	170.3	27.4	11.6	44.5	37.0	28.1	828.9
Dec. qtr	75.1	544.0	68.7	194.8	98.9	98.5	63.5	31.5	75.3	23.5	1,273.9
PUBLIC SECTOR											
1999-2000	15.1	7.2	2.3	91.0	467.8	268.0	—	273.4	464.5	102.7	1,692.0
2000-2001	19.7	4.2	0.6	126.5	173.2	241.6	—	56.8	88.5	67.9	779.0
2001-2002	1.8	7.6	3.4	153.1	82.4	371.2	—	229.5	36.6	64.0	949.7
2001 Sep. qtr	—	1.9	0.3	29.5	18.4	190.8	—	83.3	22.1	22.7	368.9
Dec. qtr	1.2	0.1	0.1	10.6	27.7	28.9	—	98.2	4.5	6.6	177.9
2002 Mar. qtr	0.6	1.7	0.4	14.9	13.7	97.1	—	11.6	2.9	22.1	165.1
Jun qtr	—	3.9	2.6	98.2	22.5	54.5	—	36.5	7.0	12.5	237.7
Sep. qtr	—	0.2	0.1	10.5	10.3	101.0	—	142.6	13.6	27.5	305.8
Dec. qtr	—	1.8	—	28.7	179.7	145.4	—	22.1	41.2	11.4	430.5
TOTAL											
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
2000-2001	627.0	701.1	270.7	1,768.9	794.2	382.0	52.3	223.0	434.6	127.9	5,381.7
2001-2002	64.6	1,003.7	239.8	733.4	507.4	515.0	30.0	372.2	272.5	132.6	3,871.2
2001 Sep. qtr	14.4	575.4	46.8	129.7	134.6	206.1	13.0	128.2	61.3	38.1	1,347.5
Dec. qtr	7.8	163.3	59.9	134.1	129.4	79.1	5.3	127.0	69.8	29.1	804.8
2002 Mar. qtr	3.1	143.4	44.9	99.9	93.6	149.2	11.2	58.7	48.0	36.1	688.0
Jun qtr	39.3	121.6	88.2	369.7	149.9	80.7	0.4	58.3	93.4	29.3	1,031.0
Sep. qtr	58.8	153.9	56.8	251.5	180.6	128.4	11.6	187.2	50.5	55.6	1,134.8
Dec. qtr	75.1	545.8	68.7	223.5	278.6	243.9	63.5	53.7	116.6	35.0	1,704.4

**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>							
1999-2000	4,375.4	3,128.5	7,504.0	1,581.6	9,085.6	4,873.6	13,959.2
2000-2001	3,296.3	2,356.6	5,652.9	1,215.1	6,868.0	3,241.8	10,109.8
2001-2002	3,970.8	2,931.6	6,902.5	1,487.5	8,390.0	3,197.7	11,587.7
2001 Sep. qtr	890.3	578.8	1,469.0	345.1	1,814.1	752.0	2,566.2
Dec. qtr	1,048.1	733.3	1,781.5	395.0	2,176.5	849.8	3,026.3
2002 Mar. qtr	932.6	740.3	1,673.0	330.0	2,002.9	798.5	2,801.4
Jun. qtr	1,099.8	879.2	1,979.0	417.5	2,396.5	797.3	3,193.8
Sep. qtr	1,178.2	949.5	2,127.8	445.8	2,573.6	880.0	3,453.6
Dec. qtr	1,305.2	1,109.1	2,414.2	471.4	2,885.6	1,016.1	3,901.8
<b>PUBLIC SECTOR</b>							
1999-2000	24.9	86.6	111.5	25.2	136.7	1,393.0	1,529.7
2000-2001	22.0	119.0	141.0	15.8	156.8	955.5	1,112.3
2001-2002	19.0	86.7	105.7	24.5	130.2	1,133.8	1,264.0
2001 Sep. qtr	4.4	23.4	27.8	4.6	32.3	290.2	322.5
Dec. qtr	7.6	19.0	26.6	6.0	32.6	274.4	307.0
2002 Mar. qtr	5.3	21.5	26.8	6.3	33.1	258.6	291.7
Jun. qtr	1.7	22.8	24.5	7.6	32.1	310.6	342.8
Sep. qtr	1.8	15.0	16.8	5.1	21.9	312.0	333.9
Dec. qtr	2.3	9.5	11.9	7.1	19.0	306.6	325.6
<b>TOTAL</b>							
1999-2000	4,400.3	3,215.2	7,615.5	1,606.8	9,222.3	6,266.6	15,488.9
2000-2001	3,318.3	2,475.6	5,793.9	1,230.9	7,024.8	4,197.3	11,222.2
2001-2002	3,989.8	3,018.4	7,008.2	1,512.0	8,520.2	4,331.5	12,851.7
2001 Sep. qtr	894.7	602.1	1,496.8	349.7	1,846.5	1,042.2	2,888.6
Dec. qtr	1,055.8	752.4	1,808.1	401.0	2,209.1	1,124.2	3,333.3
2002 Mar. qtr	937.9	761.8	1,699.8	336.2	2,036.0	1,057.1	3,093.1
Jun. qtr	1,101.5	902.1	2,003.5	425.1	2,428.6	1,108.0	3,536.6
Sep. qtr	1,180.0	964.6	2,144.6	450.9	2,595.4	1,192.0	3,787.5
Dec. qtr	1,307.5	1,118.6	2,426.1	478.5	2,904.6	1,322.7	4,227.3

(a) From the September quarter 2000, data is inclusive of non-deductible GST payable on residential buildings. See paragraphs 10 and 11 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>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
<b>PRIVATE SECTOR</b>											
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
2000-2001	157.8	953.5	231.6	877.3	454.6	126.6	45.5	106.4	221.5	66.9	3,241.8
2001-2002	131.9	748.0	281.0	833.0	436.0	188.4	61.6	135.4	301.6	80.6	3,197.7
2001 Sep. qtr	21.1	203.2	61.9	182.6	102.7	34.6	14.2	36.2	68.9	26.6	752.0
Dec. qtr	28.4	188.2	74.0	236.3	117.6	57.6	12.3	36.9	79.8	18.8	849.8
2002 Mar. qtr	39.5	185.7	58.1	211.9	117.7	47.7	16.3	31.8	72.1	17.9	798.5
Jun qtr	42.9	170.9	87.1	202.3	98.0	48.6	18.8	30.6	80.8	17.4	797.3
Sep. qtr	54.1	248.0	67.7	182.1	111.2	64.9	15.2	41.5	82.0	13.1	880.0
Dec. qtr	55.3	274.2	75.1	206.5	133.1	79.9	10.4	38.7	123.9	18.9	1,016.1
<b>PUBLIC SECTOR</b>											
1999-2000	15.4	8.2	2.3	147.0	345.7	319.5	—	260.7	207.4	86.7	1,393.0
2000-2001	7.6	3.9	0.5	90.1	129.3	324.0	—	288.9	48.1	63.2	955.5
2001-2002	1.8	7.8	3.4	139.4	140.7	357.4	—	324.2	53.8	105.3	1,133.8
2001 Sep. qtr	0.6	2.6	0.3	19.5	34.5	97.2	—	92.2	12.9	30.3	290.2
Dec. qtr	0.8	0.9	1.2	57.7	38.7	75.2	—	77.1	7.9	14.9	274.4
2002 Mar. qtr	0.4	3.9	0.8	21.4	32.5	96.4	—	67.2	9.3	26.8	258.6
Jun qtr	—	0.3	1.0	40.8	35.1	88.6	—	87.7	23.8	33.3	310.6
Sep. qtr	—	0.8	0.1	31.1	50.2	98.6	—	73.2	20.7	37.4	312.0
Dec. qtr	—	1.0	—	22.1	60.6	86.9	—	65.9	14.5	55.6	306.6
<b>TOTAL</b>											
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
2000-2001	165.4	957.4	232.1	967.4	583.9	450.6	45.5	395.3	269.6	130.1	4,197.3
2001-2002	133.7	755.8	284.4	972.4	576.7	545.8	61.6	459.6	355.5	185.9	4,331.5
2001 Sep. qtr	21.7	205.8	62.3	202.0	137.2	131.8	14.2	128.4	81.8	56.9	1,042.2
Dec. qtr	29.2	189.1	75.1	294.0	156.3	132.8	12.3	114.0	87.7	33.7	1,124.2
2002 Mar. qtr	39.9	189.6	58.9	233.3	150.1	144.1	16.3	99.0	81.4	44.7	1,057.1
Jun qtr	42.9	171.3	88.1	243.1	133.1	137.2	18.8	118.2	104.6	50.7	1,108.0
Sep. qtr	54.1	248.8	67.8	213.1	161.4	163.5	15.2	114.7	102.7	50.6	1,192.0
Dec. qtr	55.3	275.2	75.1	228.6	193.7	166.9	10.4	104.7	138.4	74.5	1,322.7

**TABLE 13. VALUE OF BUILDING WORK YET TO BE DONE AT END OF PERIOD(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>							
1999-2000	1,153.0	1,085.0	2,238.0	286.8	2,524.8	1,384.6	3,909.4
2000-2001	818.5	1,251.5	2,070.0	320.7	2,390.7	1,494.9	3,885.6
2001-2002	1,228.4	2,091.3	3,319.6	453.6	3,773.2	1,979.5	5,752.7
2001 Sep. qtr	899.5	1,624.3	2,523.9	335.3	2,859.2	1,549.3	4,408.5
Dec. qtr	1,064.6	1,955.6	3,020.2	325.7	3,345.9	1,707.6	5,053.5
2002 Mar. qtr	1,194.7	1,915.1	3,109.8	363.5	3,473.3	2,051.9	5,525.2
Jun qtr	1,228.4	2,091.3	3,319.6	453.6	3,773.2	1,979.5	5,752.7
Sep. qtr	1,331.0	2,122.1	3,453.1	515.7	3,968.8	1,585.3	5,554.2
Dec. qtr	1,283.4	2,612.2	3,895.6	509.1	4,404.8	2,268.0	6,672.7
<b>PUBLIC SECTOR</b>							
1999-2000	6.3	24.1	30.4	2.3	32.7	622.6	655.3
2000-2001	4.0	28.6	32.6	1.5	34.2	550.5	584.7
2001-2002	1.0	13.0	14.1	5.9	20.0	608.2	628.2
2001 Sep. qtr	2.6	22.1	24.7	3.3	28.1	535.5	563.5
Dec. qtr	4.9	17.2	22.1	3.4	25.5	526.8	552.4
2002 Mar. qtr	1.1	21.1	22.3	7.7	30.0	666.8	696.8
Jun qtr	1.0	13.0	14.1	5.9	20.0	608.2	628.2
Sep. qtr	1.0	9.6	10.6	4.7	15.3	472.5	487.7
Dec. qtr	2.7	4.8	7.5	2.2	9.8	486.6	496.4
<b>TOTAL</b>							
1999-2000	1,159.3	1,109.0	2,268.4	289.1	2,557.5	2,007.2	4,564.7
2000-2001	822.5	1,280.1	2,102.6	322.2	2,424.9	2,045.4	4,470.3
2001-2002	1,229.4	2,104.3	3,333.7	459.5	3,793.2	2,587.7	6,380.9
2001 Sep. qtr	902.1	1,646.5	2,548.6	338.6	2,887.2	2,084.8	4,972.0
Dec. qtr	1,069.5	1,972.8	3,042.3	329.1	3,371.4	2,234.4	5,605.8
2002 Mar. qtr	1,195.9	1,936.2	3,132.1	371.3	3,503.4	2,718.7	6,222.0
Jun qtr	1,229.4	2,104.3	3,333.7	459.5	3,793.2	2,587.7	6,380.9
Sep. qtr	1,332.0	2,131.7	3,463.7	520.4	3,984.1	2,057.8	6,041.9
Dec. qtr	1,286.1	2,617.1	3,903.2	511.4	4,414.5	2,754.6	7,169.1

(a) Data is inclusive of non-deductible GST payable on residential buildings. See paragraphs 10 and 11 of the Explanatory Notes.

**TABLE 14. VALUE OF NON-RESIDENTIAL BUILDING WORK YET TO BE DONE AT END OF PERIOD: 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>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
PRIVATE SECTOR											
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
2000-2001	140.8	414.9	65.6	454.0	90.3	51.2	38.1	58.9	150.0	31.1	1,494.9
2001-2002	145.3	605.0	129.7	574.4	128.4	112.2	23.0	80.1	157.1	24.2	1,979.5
2001 Sep. qtr	145.2	381.1	86.7	459.5	125.3	53.7	32.3	59.7	161.5	44.2	1,549.3
Dec. qtr	183.5	458.5	110.5	440.1	101.9	96.3	32.6	61.6	188.2	34.4	1,707.6
2002 Mar. qtr	181.8	565.9	122.9	641.7	126.5	124.9	27.9	58.2	171.1	30.9	2,051.9
Jun qtr	145.3	605.0	129.7	574.4	128.4	112.2	23.0	80.1	157.1	24.2	1,979.5
Sep. qtr	137.0	344.8	114.7	473.8	123.2	136.8	24.4	82.0	128.2	20.4	1,585.3
Dec. qtr	235.9	719.2	111.7	617.5	179.2	107.7	16.6	128.4	122.1	29.6	2,268.0
PUBLIC SECTOR											
1999-2000	5.9	0.7	—	35.2	49.4	124.1	—	350.8	25.4	31.2	622.6
2000-2001	—	1.2	—	31.4	112.9	146.6	—	216.6	6.1	35.7	550.5
2001-2002	—	0.7	0.1	15.6	81.1	215.7	—	151.6	30.4	113.2	608.2
2001 Sep. qtr	0.5	0.8	0.1	28.7	96.8	148.9	—	211.6	17.7	30.4	535.5
Dec. qtr	0.4	1.5	0.1	18.8	82.4	147.6	—	214.6	20.8	40.5	526.8
2002 Mar. qtr	—	0.9	0.1	41.8	62.2	228.0	—	177.3	23.9	132.6	666.8
Jun qtr	—	0.7	0.1	15.6	81.1	215.7	—	151.6	30.4	113.2	608.2
Sep. qtr	—	0.2	—	12.6	59.4	155.6	—	133.8	24.9	86.0	472.5
Dec. qtr	—	0.9	—	8.7	34.6	140.0	—	96.6	27.5	178.3	486.6
TOTAL											
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
2000-2001	140.8	416.1	65.6	485.4	203.2	197.8	38.1	275.5	156.1	66.8	2,045.4
2001-2002	145.3	605.7	129.8	590.0	209.5	328.0	23.0	231.7	187.4	137.4	2,587.7
2001 Sep. qtr	145.7	381.9	86.8	488.2	222.0	202.6	32.3	271.3	179.3	74.6	2,084.8
Dec. qtr	183.9	460.1	110.6	458.9	184.2	243.9	32.6	276.2	209.0	75.0	2,234.4
2002 Mar. qtr	181.8	566.8	123.0	683.5	188.7	352.9	27.9	235.5	195.0	163.6	2,718.7
Jun qtr	145.3	605.7	129.8	590.0	209.5	328.0	23.0	231.7	187.4	137.4	2,587.7
Sep. qtr	137.0	345.0	114.7	486.4	182.7	292.4	24.4	215.8	153.1	106.4	2,057.8
Dec. qtr	235.9	720.1	111.7	626.3	213.8	247.7	16.6	225.0	149.6	207.9	2,754.6

**TABLE 15. BUILDING ACTIVITY RELATIVE STANDARD ERRORS, DECEMBER QUARTER 2002  
(Percentage)**

Stage of construction	New residential building						Value		
	Houses		Other residential		Total		Alterations and additions to residential buildings	Non- residential	Total building
	Number	Value	Number of dwelling units	Value	Number of dwelling units	Value			
Commenced	3.8	4.4	1.2	0.9	1.9	2.1	4.5	0.9	1.2
Under construction at end of period	2.8	3.0	0.5	0.3	1.0	1.1	2.7	1.0	0.7
Completed	4.2	4.7	1.5	1.1	2.5	2.9	5.9	4.1	2.2
Value of work done	..	2.8	..	0.6	..	1.5	3.2	2.8	1.3
Value of work yet to be done	..	3.5	..	0.4	..	1.2	3.3	0.4	0.7

**TABLE 16. BUILDING ACTIVITY RELATIVE STANDARD ERRORS, NON-RESIDENTIAL: DECEMBER QUARTER 2002  
(Percentage)**

State of construction	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscel- laneous	Total non-resi- dential building
Value of work commenced	8.1	1.6	11.1	2.1	2.4	3.1	—	2.6	4.8	1.5	0.9
Value of work under construction	2.0	2.9	13.0	2.0	2.3	1.0	—	0.3	1.7	0.9	1.0
Value of work completed	9.2	12.7	8.3	3.9	2.2	0.9	2.3	5.1	4.4	5.6	4.1
Value of work done	13.6	11.9	17.2	3.0	2.7	1.9	7.5	1.2	3.7	3.0	2.8
Value of work yet to be done	1.3	0.6	5.1	1.2	2.4	1.0	—	0.7	2.2	0.7	0.4



# EXPLANATORY NOTES

## INTRODUCTION

- 1** This publication contains detailed estimates 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 were compiled on the basis of returns collected from builders and other individuals and organisations engaged in building activity. From the March quarter 2002, the quarterly survey consists of:
  - a sample survey of private sector jobs involving residential building jobs valued at \$10,000 or more and non-residential building jobs valued at \$50,000 or more; and
  - a complete enumeration of all such public sector building jobs.
- 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 building activity are generally available only at state, territory and Australia levels. Although subject to higher relative standard errors (refer to paragraphs 24–26), a range of sub-state estimates of building activity may be available. For further information on the availability of Building Activity estimates, contact the ABS in Adelaide on 08 8237 7316. Detailed data on building approvals, based on information reported by local government and other reporting authorities, are available for regions below state and territory level from the Building Approvals series compiled by the ABS.

## 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 compiled from the ABS Engineering Construction Survey (ECS). Results from the Building Activity Survey, together with estimates from the ECS, provide a complete quarterly picture of building and construction.
- 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 to 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.
- 7** From the September quarter 2002, building activity in the External Territories of Australia is included in these statistics, with Jervis Bay included in New South Wales.

## TREATMENT OF GST

**8** 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).

**9** 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.

**10** 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.

**11** 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

**12** 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.

**13** 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.

**14** 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.).

## EXPLANATORY NOTES *continued*

### DEFINITIONS *continued*

**15** 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.

**16** 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.

**17** *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).

**18** *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.

**19** *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

**20** 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

**21** *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.

**22** *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.

**23** 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

**24** Since the figures for private sector building activity (including alterations and additions) 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 tables 15 and 16.

**25** 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.

**26** 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

**27** 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*

**28** 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. Some of the component series shown have 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. Therefore, figures should not be derived using the adjusted totals. (For example, seasonally adjusted public sector dwelling units should not be derived by subtracting seasonally adjusted private sector dwellings units from the seasonally adjusted total). In table 3, the components of the current price value series have, however, been seasonally adjusted dependently, and the seasonally adjusted components of series in that table add to the seasonally adjusted total.

**29** 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

**30** 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'.

**31** 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 2000–01). 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. 2000–01). 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).

**32** 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

**33** 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*.

### RELATED PRODUCTS

**34** Users may also wish to refer to the following publications which are available from ABS Bookshops:

*Building Activity, Australia* (cat. no. 8752.0) Quarterly  
*Construction Work Done, Australia, Preliminary* (cat. no. 8755.0) Quarterly  
*Building Activity, Australia: Dwelling Unit Commencements, Preliminary*  
(cat. no. 8750.0) Quarterly  
*Building Approvals, Australia* (cat. no. 8731.0) Monthly  
*Building Approvals, New South Wales and Australian Capital Territory*  
(cat. no. 8731.1) Quarterly  
*Engineering Construction Activity, Australia* (cat. no. 8762.0) Quarterly  
*Housing Finance for Owner Occupation, Australia* (cat. no. 5609.0) Monthly.

**35** Current publications and other products released by the ABS are listed in the *Catalogue of Publications and Products* (cat. no. 1101.0). The Catalogue is available from any ABS office or the ABS web site <<http://www.abs.gov.au>>. The ABS also issues a daily Release Advice on the web site which details products to be released in the week ahead.

### ABA DATA AVAILABLE ON REQUEST

**36** As well as the statistics included in this and related publications, the ABS may have other relevant data available on request. Inquiries should be made to the National Information and Referral Service on 1300 135 070.

### SYMBOLS AND OTHER USAGES

ABS	Australian Bureau of Statistics
qtr	quarter
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.

## FOR MORE INFORMATION...

<i>INTERNET</i>	<b>www.abs.gov.au</b> the ABS web site is the best place to start for access to summary data from our latest publications, information about the ABS, advice about upcoming releases, our catalogue, and Australia Now—a statistical profile.
<i>LIBRARY</i>	A range of ABS publications is available from public and tertiary libraries Australia-wide. Contact your nearest library to determine whether it has the ABS statistics you require, or visit our web site for a list of libraries.
<i>CPI INFOLINE</i>	For current and historical Consumer Price Index data, call 1902 981 074 (call cost 77c per minute).
<i>DIAL-A-STATISTIC</i>	For the latest figures for National Accounts, Balance of Payments, Labour Force, Average Weekly Earnings, Estimated Resident Population and the Consumer Price Index call 1900 986 400 (call cost 77c per minute).

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