



# BUILDING ACTIVITY

VICTORIA

EMBARGO: 11:30AM (CANBERRA TIME) THURS 1 FEB 2001

## SEPTEMBER QTR KEY FIGURES

SEASONALLY ADJUSTED	Sep qtr 00	Jun qtr 00 to Sep qtr 00 % change	Sep qtr 99 to Sep qtr 00 % change
Value of work done(a) (\$m)	2 212.8	-23.2	-6.3
New residential building (\$m)	1 158.3	-29.7	-4.4
Alterations and additions(b) (\$m)	233.4	-32.7	-14.7
Non-residential building (\$m)	805.8	-8.8	-6.7
Total dwelling units commenced (no.)	8 968	-26.6	-22.5
New private sector houses (no.)	6 218	-27.1	-21.2

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

## SEPTEMBER QTR KEY POINTS

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

- After reaching a record high last quarter, the seasonally adjusted estimate of building work done recorded the largest quarterly decline on record, falling by 23.2% in the September quarter 2000 to \$2,212.8m.
- The residential sector showed record quarterly falls in all series. However, work done on total new residential buildings, down 29.7% to \$1,158.3m, was still relatively high, having been exceeded only in the previous four quarters. Alterations and additions were down 32.7% to \$233.4m, lower than for the previous 10 quarters but higher than any quarter before the March quarter 1998.
- Work done on non-residential building fell 8.8% to \$805.8m.

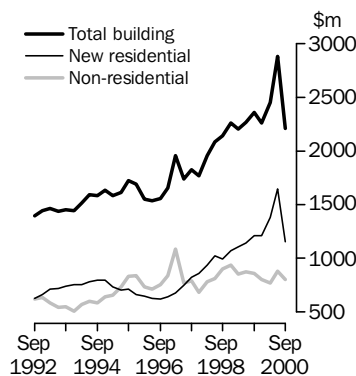
### VALUE OF WORK COMMENCED, ORIGINAL, VOLUME TERMS

- Total building work commenced in the September quarter fell by 27.5% from the June quarter record, to \$2,045.8m.
- Total new residential commencements showed a record quarterly fall of 24.6% to \$1,094.5m. New houses were down a record 29.1% to \$777.1m and alterations and additions a record 38.3% to \$211.8m. For the latter two series, the latest figures were the lowest since the March quarter 1998.
- Non-residential commencements fell by 28.1% from the relatively high June quarter level, to \$739.5m.

### NUMBER OF DWELLING UNITS COMMENCED, SEASONALLY ADJUSTED

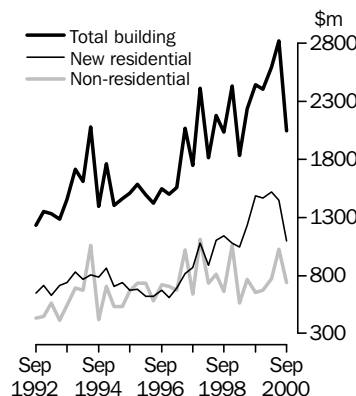
- In seasonally adjusted terms, the number of new private sector houses commenced showed a record quarterly fall of 27.1% in the September quarter to 6,218, the lowest for three years. The total number of dwellings commenced fell a record 26.6% to 8,968.

### 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>
December 2000	2 May 2001
March 2001	1 August 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.

#### **June and September quarter 2000 reporting**

As part of the introduction of the GST from 1 July, builders were required to undertake a valuation of jobs in progress as at 30 June 2000. Some builders who usually base their reporting to the ABS on progress payments, instead based their reporting on the 30 June valuation. This resulted in some work done being reported earlier than usual, with the effect that the June quarter data was higher than it would otherwise have been for work done, commenced, under construction and completed, but lower for work yet to be done and the reverse for the September quarter data.

### SIGNIFICANT REVISIONS THIS ISSUE

In original terms, the total value of work commenced during the June quarter 2000 has been revised upwards by \$271.1m (9.6%), with residential building increasing by \$55.3m (2.8%) and non-residential by \$215.8m (24.8%).

Zia ABBASI  
Regional Director  
Victoria

# 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	3,064.7	880.1	3,944.5	912.8	2,691.5	3,291.4	8,145.9
1998-1999	3,502.7	993.8	4,496.3	987.1	2,124.6	3,046.6	8,530.2
1999-2000	4,385.9	1,547.0	5,932.8	1,200.1	2,357.0	3,130.9	10,263.8
1999 Jun qtr	957.6	274.3	1,231.8	244.8	588.9	762.4	2,238.9
Sep. qtr	1,038.6	451.3	1,489.9	294.5	544.8	657.0	2,441.4
Dec. qtr	1,135.0	333.8	1,468.8	263.3	543.8	676.8	2,408.9
2000 Mar. qtr	1,115.6	407.3	1,522.9	298.9	596.4	769.2	2,590.9
Jun qtr	1,096.7	354.6	1,451.2	343.4	672.0	1,027.9	2,822.6
Sep. qtr	777.1	317.4	1,094.5	211.8	533.6	739.5	2,045.8

(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	2,862.3	786.0	3,648.7	929.0	2,321.5	3,068.8	7,646.7
1998-1999	3,366.2	947.9	4,314.2	998.1	2,746.6	3,571.0	8,883.2
1999-2000	4,167.3	1,285.3	5,452.7	1,183.3	2,583.6	3,323.9	9,959.9
1999 Jun qtr	882.2	249.1	1,131.3	260.4	639.0	864.5	2,256.6
Sep. qtr	960.6	304.0	1,264.6	263.1	665.8	866.8	2,394.5
Dec. qtr	998.4	287.2	1,285.6	287.1	699.3	876.0	2,448.7
2000 Mar. qtr	965.2	299.9	1,265.2	272.1	556.0	708.1	2,245.4
Jun qtr	1,243.1	394.2	1,637.3	361.0	662.5	873.0	2,871.3
Sep. qtr	881.0	327.4	1,208.4	223.6	613.6	808.9	2,241.0
SEASONALLY ADJUSTED							
1999 Jun qtr	886.9	250.2	1,141.1	251.3	641.6	875.7	2,269.8
Sep. qtr	941.8	270.4	1,211.6	273.6	654.1	863.5	2,360.8
Dec. qtr	925.1	288.9	1,210.7	260.7	649.9	805.2	2,265.8
2000 Mar. qtr	1,053.3	329.4	1,382.8	302.0	615.4	771.3	2,452.0
Jun qtr	1,247.1	396.7	1,647.6	347.0	664.1	884.0	2,881.2
Sep. qtr	864.4	290.8	1,158.3	233.4	603.4	805.8	2,212.8

(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 Jun. qtr	906.0	256.0	1,165.1	256.1	646.7	883.7	2,305.8
Sep. qtr	976.4	279.9	1,254.9	283.0	665.1	878.8	2,429.0
Dec. qtr	976.5	303.5	1,276.4	274.6	667.1	827.1	2,366.6
2000 Mar. qtr	1,142.5	350.8	1,493.4	326.9	636.5	798.1	2,613.8
Jun. qtr	1,390.5	426.4	1,821.6	386.2	695.2	925.8	3,136.9
Sep. qtr	1,049.8	347.3	1,398.9	282.6	637.8	852.9	2,552.0

(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 Jun. qtr	7,711	7,152	7,815	7,326	10,209	10,013	10,439	10,323
Sep. qtr	7,893	6,730	7,987	6,841	11,444	8,187	11,568	8,409
Dec. qtr	8,274	7,804	8,407	7,869	11,119	9,449	11,308	9,540
2000 Mar. qtr	9,711	7,366	9,816	7,443	13,131	9,739	13,376	9,942
Jun. qtr	8,532	8,882	8,645	9,047	12,070	12,850	12,217	13,058
Sep. qtr	6,218	8,002	6,260	8,140	8,898	10,126	8,968	10,380

**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
<b>PRIVATE SECTOR</b>											
1997-1998	25,701	7,060	1,317	34,078	2,978.5	812.1	3,790.7	833.6	4,624.3	2,607.8	7,232.2
1998-1999	28,512	7,878	1,542	37,932	3,447.6	961.5	4,409.0	951.2	5,360.3	2,124.6	7,484.9
1999-2000	34,269	11,502	1,874	47,645	4,659.6	1,646.4	6,305.9	1,252.5	7,558.4	2,453.9	10,012.3
1999 Jun qtr	7,832	2,343	257	10,431	969.8	268.2	1,238.0	243.4	1,481.4	596.1	2,077.5
Sep. qtr	8,040	3,290	288	11,618	1,064.4	461.4	1,525.8	289.3	1,815.1	557.1	2,372.2
Dec. qtr	8,694	2,596	223	11,513	1,185.2	343.6	1,528.7	274.5	1,803.2	562.4	2,365.6
2000 Mar. qtr	8,850	2,799	532	12,181	1,195.8	440.3	1,636.1	313.0	1,949.1	623.6	2,572.7
Jun qtr	8,685	2,817	831	12,333	1,214.2	401.2	1,615.3	375.7	1,991.0	710.7	2,701.7
Sep. qtr	6,315	2,400	328	9,043	937.0	369.4	1,306.4	245.5	1,551.9	569.1	2,121.0
<b>PUBLIC SECTOR</b>											
1997-1998	303	538	23	864	26.0	33.8	59.8	57.5	117.3	581.9	699.2
1998-1999	653	429	24	1,106	55.0	32.3	87.3	35.9	123.2	922.1	1,045.3
1999-2000	447	223	22	692	40.4	15.2	55.6	43.1	98.7	809.3	908.0
1999 Jun qtr	78	123	2	203	7.8	11.4	19.2	7.0	26.2	175.7	201.9
Sep. qtr	115	64	2	181	10.6	4.5	15.1	15.9	31.0	114.8	145.7
Dec. qtr	123	84	1	208	10.3	5.5	15.8	4.3	20.1	137.5	157.6
2000 Mar. qtr	125	57	7	189	12.2	3.9	16.1	14.1	30.2	180.7	210.9
Jun qtr	84	18	12	114	7.2	1.4	8.6	8.9	17.5	376.3	393.8
Sep. qtr	57	56	1	114	5.7	4.8	10.5	12.6	23.1	219.7	242.8
<b>TOTAL</b>											
1997-1998	26,004	7,598	1,340	34,942	3,004.5	846.0	3,850.5	891.1	4,741.6	3,189.8	7,931.4
1998-1999	29,165	8,307	1,566	39,038	3,502.6	993.7	4,496.3	987.2	5,483.5	3,046.7	8,530.2
1999-2000	34,716	11,725	1,896	48,337	4,699.9	1,661.6	6,361.5	1,295.6	7,657.2	3,263.1	10,920.3
1999 Jun qtr	7,910	2,466	259	10,634	977.6	279.5	1,257.1	250.4	1,507.6	771.8	2,279.4
Sep. qtr	8,155	3,354	290	11,799	1,075.1	465.8	1,540.9	305.2	1,846.1	671.9	2,518.0
Dec. qtr	8,817	2,680	224	11,721	1,195.5	349.0	1,544.5	278.8	1,823.3	699.9	2,523.2
2000 Mar. qtr	8,975	2,856	539	12,370	1,208.0	444.2	1,652.2	327.1	1,979.3	804.3	2,783.6
Jun qtr	8,769	2,835	843	12,447	1,221.4	402.6	1,623.9	384.6	2,008.5	1,087.0	3,095.5
Sep. qtr	6,372	2,456	329	9,157	942.6	374.2	1,316.8	258.1	1,574.9	788.8	2,363.8

(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	138.9	591.1	238.5	379.0	500.2	127.6	18.3	112.7	410.9	90.6	2,607.8
1998-1999	182.1	415.8	258.4	330.8	387.6	151.5	18.7	135.6	191.6	52.4	2,124.6
1999-2000	117.1	551.4	383.7	415.8	490.8	154.2	25.5	145.1	104.2	66.3	2,453.9
1999 Jun qtr	54.9	118.7	64.2	73.5	88.6	36.7	3.9	49.6	94.0	12.0	596.1
Sep. qtr	48.0	115.8	68.3	67.7	116.9	43.2	12.6	38.3	25.4	20.8	557.1
Dec. qtr	13.4	109.9	65.6	157.5	106.3	41.3	4.5	21.3	26.8	15.9	562.4
2000 Mar. qtr	44.4	119.4	89.9	101.8	144.7	38.5	5.9	49.9	14.6	14.6	623.6
Jun qtr	11.4	206.3	159.9	88.8	122.9	31.1	2.5	35.5	37.4	15.0	710.7
Sep. qtr	9.9	165.7	57.9	99.6	110.3	36.1	3.6	37.9	28.4	19.7	569.1
<b>PUBLIC SECTOR</b>											
1997-1998	1.7	7.4	3.2	49.6	131.9	143.2	—	137.5	42.7	64.7	581.9
1998-1999	6.5	28.3	5.1	97.3	61.2	333.5	0.8	104.3	210.8	74.3	922.1
1999-2000	1.0	6.0	2.9	68.7	12.6	438.3	—	171.3	72.1	36.4	809.3
1999 Jun qtr	1.1	1.0	0.1	17.6	3.8	41.9	0.8	27.4	67.3	14.6	175.7
Sep. qtr	0.1	3.2	1.2	15.9	1.6	42.8	—	33.4	6.5	10.2	114.8
Dec. qtr	—	0.5	0.2	19.1	6.5	41.9	—	54.5	10.3	4.6	137.5
2000 Mar. qtr	0.3	0.6	0.1	13.3	3.3	85.7	—	53.5	10.2	13.7	180.7
Jun qtr	0.6	1.7	1.4	20.4	1.2	268.0	—	29.9	45.2	8.0	376.3
Sep. qtr	0.7	3.0	—	10.0	0.3	47.4	—	6.8	20.4	131.0	219.7
<b>TOTAL</b>											
1997-1998	140.6	598.5	241.8	428.6	632.1	270.9	18.3	250.2	453.5	155.3	3,189.8
1998-1999	188.6	444.1	263.6	428.1	448.8	485.0	19.5	239.9	402.4	126.7	3,046.7
1999-2000	118.1	557.3	386.6	484.5	503.3	592.5	25.5	316.4	176.3	102.7	3,263.1
1999 Jun qtr	56.1	119.8	64.3	91.1	92.4	78.7	4.7	76.9	161.3	26.6	771.8
Sep. qtr	48.1	119.0	69.5	83.6	118.6	86.0	12.6	71.7	31.8	31.0	671.9
Dec. qtr	13.4	110.4	65.8	176.6	112.7	83.2	4.5	75.9	37.0	20.5	699.9
2000 Mar. qtr	44.7	119.9	90.0	115.1	148.0	124.2	5.9	103.4	24.8	28.3	804.3
Jun qtr	12.0	208.0	161.3	109.2	124.0	299.0	2.5	65.5	82.6	22.9	1,087.0
Sep. qtr	10.6	168.7	57.9	109.6	110.7	83.5	3.6	44.7	48.8	150.7	788.8

**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	12,226	4,826	702	17,754	1,577.1	663.6	2,240.8	393.3	2,634.1	2,131.7	4,765.8
1998-1999	14,245	5,973	904	21,122	1,883.0	827.9	2,710.9	441.8	3,152.7	2,051.7	5,204.4
1999-2000	17,639	9,578	1,479	28,696	2,632.0	1,538.3	4,170.3	586.9	4,757.2	1,797.6	6,554.8
1999 Jun qtr	14,245	5,973	904	21,122	1,883.0	827.9	2,710.9	441.8	3,152.7	2,051.7	5,204.4
Sep. qtr	15,447	7,619	989	24,055	2,101.3	1,092.2	3,193.5	516.8	3,710.3	1,960.7	5,671.1
Dec. qtr	15,492	8,703	986	25,181	2,233.9	1,222.6	3,456.5	553.5	4,010.0	1,857.0	5,867.0
2000 Mar. qtr	17,815	9,304	1,307	28,426	2,593.0	1,427.3	4,020.3	640.6	4,661.0	1,691.0	6,351.9
Jun qtr	17,639	9,578	1,479	28,696	2,632.0	1,538.3	4,170.3	586.9	4,757.2	1,797.6	6,554.8
Sep. qtr	15,828	9,504	1,592	26,924	2,466.8	1,612.8	4,079.7	591.7	4,671.4	1,882.1	6,553.4
<b>PUBLIC SECTOR</b>											
1997-1998	142	322	23	487	11.8	21.5	33.3	19.1	52.4	724.4	776.8
1998-1999	210	225	4	439	19.1	15.1	34.2	9.5	43.6	1,020.8	1,064.4
1999-2000	222	137	11	370	19.9	9.6	29.5	8.8	38.3	1,149.4	1,187.7
1999 Jun qtr	210	225	4	439	19.1	15.1	34.2	9.5	43.6	1,020.8	1,064.4
Sep. qtr	220	225	2	447	21.5	14.7	36.2	14.4	50.6	994.6	1,045.2
Dec. qtr	249	207	3	459	22.7	14.0	36.7	7.7	44.4	909.6	954.0
2000 Mar. qtr	313	205	7	525	28.8	13.9	42.7	13.4	56.1	935.8	991.9
Jun qtr	222	137	11	370	19.9	9.6	29.5	8.8	38.3	1,149.4	1,187.7
Sep. qtr	147	136	12	295	13.9	11.0	24.9	10.9	35.8	1,041.5	1,077.3
<b>TOTAL</b>											
1997-1998	12,368	5,148	725	18,241	1,588.9	685.2	2,274.1	412.4	2,686.5	2,856.2	5,542.6
1998-1999	14,455	6,198	908	21,561	1,902.1	843.0	2,745.1	451.3	3,196.3	3,072.5	6,268.8
1999-2000	17,861	9,715	1,490	29,066	2,651.9	1,547.9	4,199.8	595.7	4,795.4	2,947.0	7,742.4
1999 Jun qtr	14,455	6,198	908	21,561	1,902.1	843.0	2,745.1	451.3	3,196.3	3,072.5	6,268.8
Sep. qtr	15,667	7,844	991	24,502	2,122.8	1,107.0	3,229.8	531.2	3,761.0	2,955.3	6,716.2
Dec. qtr	15,741	8,910	989	25,640	2,256.6	1,236.6	3,493.2	561.2	4,054.4	2,766.6	6,821.0
2000 Mar. qtr	18,128	9,509	1,314	28,951	2,621.8	1,441.3	4,063.0	654.0	4,717.1	2,626.8	7,343.9
Jun qtr	17,861	9,715	1,490	29,066	2,651.9	1,547.9	4,199.8	595.7	4,795.4	2,947.0	7,742.4
Sep. qtr	15,975	9,640	1,604	27,219	2,480.7	1,623.8	4,104.5	602.6	4,707.2	2,923.6	7,630.8

(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	411.1	399.9	141.3	206.5	315.3	59.9	10.5	136.7	385.3	65.1	2,131.7
1998-1999	493.6	398.2	120.8	123.1	173.4	82.8	13.6	110.5	485.8	50.0	2,051.7
1999-2000	331.2	450.4	224.1	160.0	235.8	83.3	11.8	120.3	133.7	47.2	1,797.6
1999 Jun. qtr	493.6	398.2	120.8	123.1	173.4	82.8	13.6	110.5	485.8	50.0	2,051.7
Sep. qtr	424.7	415.7	116.8	74.2	156.1	107.3	22.4	113.5	492.7	37.3	1,960.7
Dec. qtr	390.1	283.1	109.9	148.4	155.8	116.4	21.6	104.9	485.4	41.4	1,857.0
2000 Mar. qtr	412.0	345.2	136.6	177.1	203.0	111.9	25.1	124.0	111.6	44.6	1,691.0
Jun. qtr	331.2	450.4	224.1	160.0	235.8	83.3	11.8	120.3	133.7	47.2	1,797.6
Sep. qtr	314.2	591.9	188.6	167.9	253.6	100.0	14.3	107.7	93.4	50.5	1,882.1
<b>PUBLIC SECTOR</b>											
1997-1998	0.7	6.7	0.5	35.1	106.7	260.3	—	143.2	22.1	149.1	724.4
1998-1999	5.7	22.6	0.1	67.2	118.0	403.0	0.8	133.0	183.7	86.6	1,020.8
1999-2000	0.6	22.9	0.7	57.6	26.9	627.8	—	171.5	218.7	22.7	1,149.4
1999 Jun. qtr	5.7	22.6	0.1	67.2	118.0	403.0	0.8	133.0	183.7	86.6	1,020.8
Sep. qtr	—	24.6	1.1	55.3	112.1	420.0	0.8	123.5	183.3	73.8	994.6
Dec. qtr	—	22.7	0.1	57.6	113.5	375.3	—	114.7	185.3	40.4	909.6
2000 Mar. qtr	0.3	22.8	—	52.6	86.3	392.9	—	159.1	200.3	21.5	935.8
Jun. qtr	0.6	22.9	0.7	57.6	26.9	627.8	—	171.5	218.7	22.7	1,149.4
Sep. qtr	0.7	25.2	0.6	58.6	24.4	472.0	—	152.9	163.4	143.7	1,041.5
<b>TOTAL</b>											
1997-1998	411.8	406.6	141.9	241.6	422.0	320.2	10.5	279.8	407.4	214.3	2,856.2
1998-1999	499.2	420.8	120.9	190.2	291.4	485.8	14.4	243.5	669.5	136.7	3,072.5
1999-2000	331.9	473.3	224.7	217.6	262.7	711.1	11.8	291.8	352.4	69.9	2,947.0
1999 Jun. qtr	499.2	420.8	120.9	190.2	291.4	485.8	14.4	243.5	669.5	136.7	3,072.5
Sep. qtr	424.7	440.2	117.8	129.6	268.2	527.3	23.2	237.1	676.1	111.1	2,955.3
Dec. qtr	390.1	305.7	110.0	206.0	269.3	491.7	21.6	219.6	670.7	81.9	2,766.6
2000 Mar. qtr	412.3	367.9	136.6	229.7	289.3	504.9	25.1	283.1	311.8	66.1	2,626.8
Jun. qtr	331.9	473.3	224.7	217.6	262.7	711.1	11.8	291.8	352.4	69.9	2,947.0
Sep. qtr	314.9	617.1	189.2	226.5	278.0	572.0	14.3	260.6	256.8	194.2	2,923.6

**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	22,153	6,095	1,554	29,802	2,504.1	645.9	3,150.0	820.9	3,970.9	2,865.6	6,836.5
1998-1999	26,353	6,518	1,338	34,209	3,165.7	818.0	3,983.7	947.0	4,930.7	2,391.0	7,321.7
1999-2000	30,811	7,800	1,283	39,894	3,972.9	1,016.9	4,989.7	1,149.3	6,139.1	2,893.0	9,032.1
1999 Jun qtr	7,105	1,725	536	9,366	854.3	253.3	1,107.5	267.5	1,375.0	573.2	1,948.2
Sep. qtr	6,834	1,638	203	8,675	844.6	217.5	1,062.1	224.4	1,286.4	700.6	1,987.0
Dec. qtr	8,632	1,464	226	10,322	1,089.9	214.1	1,304.0	249.7	1,553.7	714.9	2,268.7
2000 Mar. qtr	6,508	2,161	211	8,880	847.3	256.6	1,103.9	238.9	1,342.9	822.4	2,165.3
Jun qtr	8,837	2,537	643	12,017	1,191.1	328.7	1,519.8	436.3	1,956.0	655.1	2,611.1
Sep. qtr	8,126	2,404	215	10,745	1,125.6	352.0	1,477.6	256.8	1,734.4	536.7	2,271.1
<b>PUBLIC SECTOR</b>											
1997-1998	272	447	4	723	27.2	36.4	63.6	45.7	109.3	626.6	735.9
1998-1999	573	511	43	1,127	46.5	37.9	84.4	45.4	129.8	659.5	789.3
1999-2000	420	305	13	738	39.2	20.7	59.9	44.2	104.0	734.8	838.9
1999 Jun qtr	176	139	21	336	14.1	13.2	27.3	12.7	40.1	171.4	211.5
Sep. qtr	105	64	2	171	8.4	4.8	13.2	10.9	24.1	145.6	169.7
Dec. qtr	87	102	—	189	8.9	6.4	15.4	11.2	26.5	222.4	248.9
2000 Mar. qtr	61	59	3	123	6.1	4.0	10.1	8.5	18.6	170.9	189.5
Jun qtr	167	80	8	255	15.7	5.5	21.2	13.6	34.8	195.9	230.7
Sep. qtr	132	57	—	189	11.8	4.1	15.9	10.8	26.6	327.5	354.1
<b>TOTAL</b>											
1997-1998	22,425	6,542	1,558	30,525	2,531.3	682.2	3,213.6	866.6	4,080.2	3,492.2	7,572.4
1998-1999	26,926	7,029	1,381	35,336	3,212.2	855.9	4,068.1	992.4	5,060.5	3,050.5	8,111.0
1999-2000	31,231	8,105	1,296	40,632	4,012.0	1,037.6	5,049.6	1,193.5	6,243.1	3,627.9	9,871.0
1999 Jun qtr	7,281	1,864	557	9,702	868.4	266.5	1,134.9	280.2	1,415.1	744.6	2,159.7
Sep. qtr	6,939	1,702	205	8,846	852.9	222.3	1,075.3	235.3	1,310.5	846.2	2,156.7
Dec. qtr	8,719	1,566	226	10,511	1,098.9	220.5	1,319.3	260.9	1,580.3	937.3	2,517.6
2000 Mar. qtr	6,569	2,220	214	9,003	853.4	260.6	1,114.1	247.4	1,361.5	993.4	2,354.8
Jun qtr	9,004	2,617	651	12,272	1,206.8	334.2	1,541.0	449.9	1,990.9	851.0	2,841.8
Sep. qtr	8,258	2,461	215	10,934	1,137.4	356.1	1,493.5	267.6	1,761.1	864.2	2,625.2

(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	151.8	461.9	335.3	367.0	401.1	103.5	18.5	87.2	785.0	154.1	2,865.6
1998-1999	129.6	473.8	288.6	458.2	559.8	132.4	16.7	169.1	93.2	69.6	2,391.0
1999-2000	312.6	567.4	290.0	384.5	446.7	162.4	31.6	146.7	475.0	76.1	2,893.0
1999 Jun qtr	27.6	117.3	81.1	115.9	101.6	34.9	4.1	44.6	31.5	14.6	573.2
Sep. qtr	131.3	115.0	75.9	119.1	142.7	18.8	3.8	39.1	20.7	34.1	700.6
Dec. qtr	49.0	275.0	73.9	84.2	105.1	34.5	7.0	33.6	39.1	13.5	714.9
2000 Mar. qtr	25.3	69.3	65.2	73.8	97.2	47.4	3.6	30.3	394.9	15.4	822.4
Jun qtr	106.9	108.0	75.0	107.4	101.7	61.7	17.2	43.7	20.4	13.0	655.1
Sep. qtr	14.1	95.8	91.4	91.4	86.3	18.6	1.7	49.3	72.8	15.3	536.7
<b>PUBLIC SECTOR</b>											
1997-1998	2.2	12.7	3.0	82.5	74.4	179.7	—	120.9	88.5	62.6	626.6
1998-1999	1.5	13.6	5.6	66.6	45.8	196.1	—	136.0	49.3	144.8	659.5
1999-2000	5.6	5.8	2.4	77.8	102.3	246.6	0.8	137.4	55.0	101.0	734.8
1999 Jun qtr	0.4	0.7	2.0	5.3	3.6	83.9	—	48.5	16.3	10.7	171.4
Sep. qtr	5.4	1.2	0.2	27.9	7.7	31.5	—	42.0	7.3	22.4	145.6
Dec. qtr	—	2.4	1.1	17.4	5.2	89.5	0.8	60.4	6.6	38.8	222.4
2000 Mar. qtr	—	0.6	0.3	18.1	30.6	72.2	—	10.3	5.9	32.9	170.9
Jun qtr	0.3	1.5	0.8	14.4	58.9	53.4	—	24.6	35.1	6.9	195.9
Sep. qtr	0.6	1.0	—	7.9	3.1	191.9	—	24.5	88.6	9.6	327.5
<b>TOTAL</b>											
1997-1998	154.0	474.7	338.4	449.4	475.5	283.2	18.5	208.2	873.6	216.8	3,492.2
1998-1999	131.1	487.3	294.3	524.9	605.6	328.5	16.7	305.1	142.5	214.4	3,050.5
1999-2000	318.2	573.2	292.4	462.3	549.0	409.0	32.5	284.1	530.1	177.1	3,627.9
1999 Jun qtr	28.0	118.0	83.1	121.3	105.1	118.8	4.1	93.2	47.7	25.3	744.6
Sep. qtr	136.7	116.3	76.1	147.0	150.3	50.2	3.8	81.2	28.0	56.5	846.2
Dec. qtr	49.0	277.4	75.1	101.6	110.3	124.1	7.9	94.0	45.8	52.3	937.3
2000 Mar. qtr	25.3	69.9	65.5	91.9	127.8	119.6	3.6	40.6	400.8	48.3	993.4
Jun qtr	107.2	109.5	75.7	121.8	160.6	115.1	17.2	68.3	55.5	20.0	851.0
Sep. qtr	14.8	96.8	91.4	99.4	89.5	210.5	1.7	73.9	161.4	24.9	864.2

**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	2,783.4	732.1	3,515.5	861.3	4,376.8	2,240.2	6,617.0
1998-1999	3,315.7	911.3	4,227.1	955.3	5,182.3	2,746.6	7,928.9
1999-2000	4,426.4	1,331.6	5,758.0	1,225.6	6,983.6	2,666.4	9,650.0
1999 Jun qtr	888.8	240.4	1,129.2	254.9	1,384.1	646.3	2,030.4
Sep. qtr	982.6	307.0	1,289.6	258.0	1,547.6	678.6	2,226.2
Dec. qtr	1,042.2	294.5	1,336.7	294.1	1,630.8	718.8	2,349.6
2000 Mar. qtr	1,032.3	311.9	1,344.2	282.4	1,626.6	575.3	2,201.9
Jun qtr	1,369.3	418.2	1,787.5	391.1	2,178.6	693.8	2,872.4
Sep. qtr	1,061.0	384.2	1,445.3	258.7	1,704.0	650.9	2,354.8
<b>PUBLIC SECTOR</b>							
1997-1998	25.0	28.1	53.1	50.2	103.3	720.2	823.5
1998-1999	50.4	36.7	87.1	42.8	129.9	824.5	954.4
1999-2000	42.0	20.0	62.0	43.8	105.8	764.3	870.0
1999 Jun qtr	11.1	12.6	23.7	10.6	34.3	227.9	262.2
Sep. qtr	10.9	5.7	16.6	14.1	30.6	204.7	235.4
Dec. qtr	8.5	5.5	13.9	8.1	22.0	181.5	203.5
2000 Mar. qtr	11.0	5.7	16.7	11.7	28.4	157.5	185.9
Jun qtr	11.6	3.2	14.8	9.9	24.7	220.4	245.2
Sep. qtr	7.6	4.1	11.7	12.6	24.3	206.9	231.2
<b>TOTAL</b>							
1997-1998	2,808.4	760.2	3,568.6	911.5	4,480.1	2,960.4	7,440.5
1998-1999	3,366.2	948.0	4,314.1	998.1	5,312.2	3,571.1	8,883.3
1999-2000	4,468.4	1,351.6	5,820.0	1,269.4	7,089.4	3,430.7	10,520.1
1999 Jun qtr	899.8	253.0	1,152.9	265.6	1,418.4	874.2	2,292.6
Sep. qtr	993.5	312.6	1,306.2	272.1	1,578.2	883.3	2,461.6
Dec. qtr	1,050.7	299.9	1,350.6	302.1	1,652.8	900.3	2,553.1
2000 Mar. qtr	1,043.3	317.6	1,360.9	294.1	1,655.0	732.9	2,387.9
Jun qtr	1,380.9	421.4	1,802.3	401.0	2,203.4	914.2	3,117.6
Sep. qtr	1,068.7	388.3	1,457.0	271.3	1,728.2	857.8	2,586.0

(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>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
<b>PRIVATE SECTOR</b>											
1997-1998	198.7	425.3	296.0	342.9	445.7	109.0	19.4	138.8	166.8	97.6	2,240.2
1998-1999	233.6	621.5	264.4	451.1	495.8	154.2	16.4	138.2	296.0	75.3	2,746.6
1999-2000	219.1	576.9	325.0	389.9	441.2	179.5	31.4	162.5	270.5	70.4	2,666.4
1999 Jun qtr	52.9	161.7	67.6	92.5	95.0	29.6	3.5	39.3	89.1	15.1	646.3
Sep. qtr	70.5	159.7	66.9	74.7	107.0	37.5	7.6	44.1	90.3	20.2	678.6
Dec. qtr	42.5	171.2	71.5	96.0	110.1	55.6	11.0	37.6	106.7	16.4	718.8
2000 Mar. qtr	41.8	115.0	76.1	102.6	94.3	50.6	7.3	31.8	42.1	13.7	575.3
Jun qtr	64.2	131.1	110.4	116.7	129.8	35.7	5.5	48.9	31.3	20.1	693.8
Sep. qtr	40.1	174.4	83.5	98.6	129.3	26.3	4.1	29.5	46.0	19.1	650.9
<b>PUBLIC SECTOR</b>											
1997-1998	2.3	14.8	3.0	80.3	81.1	242.4	—	151.4	40.8	104.1	720.2
1998-1999	5.4	10.7	5.6	62.4	69.8	316.7	0.5	136.8	93.8	123.0	824.5
1999-2000	2.0	11.6	2.4	79.1	42.5	303.8	0.4	131.7	129.3	61.5	764.3
1999 Jun qtr	3.5	2.0	0.3	19.7	16.3	85.1	0.5	35.4	38.7	26.4	227.9
Sep. qtr	1.1	2.6	1.1	24.5	14.8	70.8	0.3	30.6	34.5	24.4	204.7
Dec. qtr	—	3.6	0.3	19.6	14.0	71.5	0.1	29.4	27.6	15.6	181.5
2000 Mar. qtr	—	1.5	0.2	19.8	7.9	57.2	—	29.5	30.5	10.7	157.5
Jun qtr	0.8	3.8	0.9	15.1	5.8	104.3	—	42.2	36.7	10.8	220.4
Sep. qtr	0.7	3.5	0.2	14.0	2.9	85.2	—	32.1	49.2	19.2	206.9
<b>TOTAL</b>											
1997-1998	201.0	440.1	299.0	423.2	526.8	351.5	19.4	290.3	207.6	201.7	2,960.4
1998-1999	239.0	632.1	270.0	513.4	565.6	470.9	16.9	275.0	389.8	198.3	3,571.1
1999-2000	221.0	588.5	327.4	469.0	483.8	483.3	31.8	294.2	399.8	131.9	3,430.7
1999 Jun qtr	56.4	163.7	67.9	112.2	111.3	114.7	4.0	74.8	127.7	41.5	874.2
Sep. qtr	71.6	162.3	68.0	99.2	121.8	108.3	7.9	74.6	124.8	44.6	883.3
Dec. qtr	42.5	174.8	71.8	115.6	124.1	127.1	11.1	67.1	134.3	32.0	900.3
2000 Mar. qtr	41.9	116.5	76.3	122.4	102.2	107.8	7.3	61.3	72.6	24.5	732.9
Jun qtr	65.0	134.9	111.3	131.8	135.6	140.0	5.5	91.1	68.0	30.9	914.2
Sep. qtr	40.8	177.9	83.7	112.6	132.1	111.5	4.1	61.5	95.3	38.2	857.8

**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-resi- dential building</i>	<i>Total building</i>
<b>PRIVATE SECTOR</b>							
1997-1998	745.2	347.5	1,092.7	146.7	1,239.4	1,264.4	2,503.8
1998-1999	910.8	429.2	1,340.0	191.0	1,531.0	838.1	2,369.1
1999-2000	1,222.0	829.7	2,051.6	265.1	2,316.7	819.0	3,135.7
1999 Jun. qtr	910.8	429.2	1,340.0	191.0	1,531.0	838.1	2,369.1
Sep. qtr	992.2	605.3	1,597.5	232.6	1,830.1	769.4	2,599.5
Dec. qtr	1,174.2	656.0	1,830.2	225.7	2,055.8	663.6	2,719.4
2000 Mar. qtr	1,351.9	807.2	2,159.1	270.5	2,429.6	746.2	3,175.8
Jun. qtr	1,222.0	829.7	2,051.6	265.1	2,316.7	819.0	3,135.7
Sep. qtr	1,121.3	873.5	1,994.8	268.0	2,262.8	791.0	3,053.8
<b>PUBLIC SECTOR</b>							
1997-1998	6.4	13.3	19.7	10.9	30.6	333.3	364.0
1998-1999	9.9	8.5	18.5	3.9	22.4	464.7	487.1
1999-2000	8.0	3.9	12.0	3.6	15.6	568.5	584.1
1999 Jun. qtr	9.9	8.5	18.5	3.9	22.4	464.7	487.1
Sep. qtr	9.8	7.4	17.2	5.7	22.8	379.4	402.2
Dec. qtr	11.5	7.6	19.1	2.1	21.2	335.6	356.8
2000 Mar. qtr	12.7	5.8	18.6	4.5	23.1	375.2	398.3
Jun. qtr	8.0	3.9	12.0	3.6	15.6	568.5	584.1
Sep. qtr	6.2	5.3	11.5	4.0	15.5	581.1	596.7
<b>TOTAL</b>							
1997-1998	751.5	360.8	1,112.4	157.6	1,270.0	1,597.8	2,867.7
1998-1999	920.7	437.7	1,358.5	194.9	1,553.4	1,302.8	2,856.2
1999-2000	1,230.0	833.6	2,063.6	268.7	2,332.3	1,387.5	3,719.8
1999 Jun. qtr	920.7	437.7	1,358.5	194.9	1,553.4	1,302.8	2,856.2
Sep. qtr	1,002.0	612.6	1,614.6	238.3	1,852.9	1,148.8	3,001.7
Dec. qtr	1,185.7	663.6	1,849.3	227.8	2,077.1	999.2	3,076.3
2000 Mar. qtr	1,364.7	813.0	2,177.6	275.0	2,452.7	1,121.4	3,574.1
Jun. qtr	1,230.0	833.6	2,063.6	268.7	2,332.3	1,387.5	3,719.8
Sep. qtr	1,127.6	878.8	2,006.3	272.0	2,278.4	1,372.1	3,650.5

(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	300.5	260.5	44.1	107.4	125.3	43.2	4.2	48.1	295.0	36.1	1,264.4
1998-1999	279.5	111.6	48.6	35.5	48.5	44.4	7.6	52.8	194.1	15.5	838.1
1999-2000	211.1	155.2	117.3	67.0	121.4	28.8	6.0	47.1	47.0	18.3	819.0
1999 Jun. qtr	279.5	111.6	48.6	35.5	48.5	44.4	7.6	52.8	194.1	15.5	838.1
Sep. qtr	271.4	84.6	53.6	31.1	66.8	50.1	12.6	50.9	131.4	16.7	769.4
Dec. qtr	243.3	56.0	49.3	93.4	62.8	38.1	7.8	38.2	56.8	17.9	663.6
2000 Mar. qtr	249.1	72.7	64.9	93.3	113.4	30.5	7.6	56.1	35.8	22.8	746.2
Jun. qtr	211.1	155.2	117.3	67.0	121.4	28.8	6.0	47.1	47.0	18.3	819.0
Sep. qtr	168.1	218.1	89.7	68.9	96.7	37.8	6.1	54.4	33.5	17.8	791.0
<b>PUBLIC SECTOR</b>											
1997-1998	0.3	0.6	0.4	4.9	56.9	123.6	—	61.6	11.8	73.3	333.3
1998-1999	1.4	19.4	—	41.3	44.2	145.7	0.4	50.7	129.0	32.6	464.7
1999-2000	0.1	13.9	0.5	32.0	13.2	315.9	—	95.0	89.7	8.2	568.5
1999 Jun. qtr	1.4	19.4	—	41.3	44.2	145.7	0.4	50.7	129.0	32.6	464.7
Sep. qtr	—	20.0	0.2	32.8	31.2	123.3	0.1	52.6	101.5	17.7	379.4
Dec. qtr	—	16.9	0.1	32.9	23.9	96.8	—	75.0	82.5	7.6	335.6
2000 Mar. qtr	0.3	16.1	—	26.2	19.4	129.4	—	100.2	72.8	10.8	375.2
Jun. qtr	0.1	13.9	0.5	32.0	13.2	315.9	—	95.0	89.7	8.2	568.5
Sep. qtr	0.1	13.7	0.3	26.9	10.9	266.8	—	68.9	73.7	119.7	581.1
<b>TOTAL</b>											
1997-1998	300.8	261.1	44.5	112.3	182.2	166.8	4.2	109.7	306.8	109.3	1,597.8
1998-1999	281.0	131.0	48.6	76.8	92.7	190.1	8.0	103.5	323.1	48.1	1,302.8
1999-2000	211.2	169.1	117.8	98.9	134.6	344.7	6.0	142.1	136.6	26.5	1,387.5
1999 Jun. qtr	281.0	131.0	48.6	76.8	92.7	190.1	8.0	103.5	323.1	48.1	1,302.8
Sep. qtr	271.4	104.6	53.8	63.9	98.1	173.5	12.7	103.5	232.9	34.5	1,148.8
Dec. qtr	243.3	72.8	49.3	126.3	86.6	134.9	7.8	113.2	139.3	25.6	999.2
2000 Mar. qtr	249.4	88.7	64.9	119.6	132.8	159.8	7.6	156.3	108.6	33.6	1,121.4
Jun. qtr	211.2	169.1	117.8	98.9	134.6	344.7	6.0	142.1	136.6	26.5	1,387.5
Sep. qtr	168.2	231.9	90.0	95.8	107.6	304.6	6.1	123.3	107.2	137.5	1,372.1

**TABLE 15. BUILDING ACTIVITY RELATIVE STANDARD ERRORS, SEPTEMBER 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	3.6	3.6	2.5	2.6	4.5	1.4
Under construction at end of period	2.9	2.7	1.8	1.6	3.4	0.9
Completed	4.9	4.8	3.7	3.7	8.7	2.2
Value of work done	..	2.7	..	1.9	3.7	1.1
Value of work yet to be done	..	3.3	..	1.8	3.6	1.0



## EXPLANATORY NOTES

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### 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 building 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.

## EXPLANATORY NOTES

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### 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.).

## EXPLANATORY NOTES *continued*

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### 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.

## EXPLANATORY NOTES *continued*

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### 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*

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### 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, Victoria* (Cat. no. 8731.2)—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.

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