



BUILDING ACTIVITY

SOUTH AUSTRALIA

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)	540.7	-4.9	11.5
New residential building (\$m)	297.3	-1.5	20.1
Alterations and additions(b) (\$m)	59.4	18.5	33.2
Non-residential building (\$m)	184.0	-15.0	-4.5
Total dwelling units commenced (no.)	2 700	2.4	6.3
New private sector houses (no.)	1 786	-21.2	-14.4

(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 fell 4.9% in the December quarter 2002 to \$540.7m.
- New residential work done fell 1.5% to \$297.3m, still 20.1% above the level of a year earlier. New houses fell 6.7% to \$233.5m following five consecutive quarterly increases. New other residential buildings rose 23.5% to \$63.8m, the highest level for 12 years. Work on alterations and additions rose 18.5% to \$59.4m, a level exceeded only by the June quarter 2000.
- Non-residential building work fell 15.0% to \$184.0m following six consecutive quarterly increases.

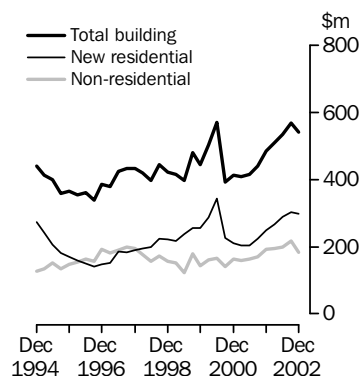
VALUE OF WORK COMMENCED, ORIGINAL, VOLUME TERMS

- Total building work commenced rose 11.7% in the December quarter to \$693.7m, a level exceeded only by the September quarter 1989.
- New residential commencements rose 12.4% to \$372.8m, a level exceeded only by the September quarter 1976. While new houses fell 16.9% to \$242.7m, commencements of new other residential buildings more than tripled from \$39.9m to a record \$130.1m. Alterations and additions rose 29.6% to a record \$66.9m.
- Non-residential commencements rose 7.0% to \$254.0m.

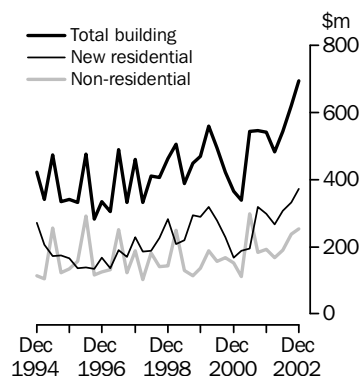
NUMBER OF DWELLING UNITS COMMENCED, SEASONALLY ADJUSTED

- In seasonally adjusted terms, the total number of dwellings commenced rose 2.4% in the December quarter to 2,700. The increase occurred despite a fall of 21.2% in commencements of new private sector houses to 1,786, to be 14.4% fewer than the number 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



ABOUT THIS ISSUE

This publication contains the first detailed estimates for South Australia 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, South Australia* (cat. no. 8752.4) on 31 July 2003.



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 26–28 of the Explanatory Notes.

Compared with the estimates in original terms published in the previous issue of this publication, the value of non-residential building work commenced during the September quarter 2002 has been revised upwards by \$12.2m (+5.2%), mainly in the private sector Shops and public sector Educational categories.

Ian Crettenden
Regional Director
South Australia

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, by type of building	16
16	Non-residential building activity, by category	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	
1999-2000	975.4	207.3	1,181.2	225.8	359.2	591.5	1,970.9
2000-2001	620.8	158.5	779.2	161.4	390.5	729.6	1,670.1
2001-2002	965.5	225.4	1,190.9	188.9	554.5	734.5	2,114.3
2001 Sep. qtr	218.5	99.9	318.4	44.2	141.8	184.4	547.0
Dec. qtr	261.5	37.0	298.5	50.7	161.5	192.6	541.8
2002 Mar. qtr	224.0	43.5	267.5	48.0	117.7	166.6	482.1
Jun qtr	261.5	45.0	306.5	46.0	133.5	190.9	543.4
Sep. qtr	291.9	39.9	331.8	51.7	169.1	237.4	620.8
Dec. qtr	242.7	130.1	372.8	66.9	137.9	254.0	693.7

(a) Reference year for chain volume measures is 2000-2001. 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							
1999-2000	926.8	215.1	1,141.9	223.1	421.3	647.1	1,999.0
2000-2001	686.8	158.2	845.0	161.8	395.0	624.0	1,631.0
2001-2002	839.8	187.8	1,027.6	187.0	507.7	756.7	1,971.3
2001 Sep. qtr	184.2	43.6	227.8	48.0	111.3	168.6	444.4
Dec. qtr	216.2	42.2	258.4	47.0	143.7	209.2	514.6
2002 Mar. qtr	210.6	47.0	257.6	44.9	127.3	179.3	481.8
Jun qtr	228.8	55.0	283.8	47.1	125.4	199.6	530.5
Sep. qtr	250.7	56.1	306.8	52.6	154.4	212.6	572.0
Dec. qtr	245.9	62.0	307.8	62.7	144.0	199.9	570.4
SEASONALLY ADJUSTED							
2001 Sep. qtr	183.8	39.9	223.6	45.7	105.2	170.6	439.9
Dec. qtr	205.2	42.4	247.6	44.6	129.2	192.6	484.8
2002 Mar. qtr	216.7	50.8	267.5	48.4	139.7	194.7	510.6
Jun qtr	234.0	54.9	288.9	48.3	133.7	198.7	535.9
Sep. qtr	250.2	51.6	301.9	50.1	147.0	216.5	568.5
Dec. qtr	233.5	63.8	297.3	59.4	129.3	184.0	540.7

(a) Reference year for chain volume measures is 2000-2001. 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	
2001 Sep. qtr	186.8	40.3	227.2	46.5	106.8	172.4	446.1
Dec. qtr	211.5	43.4	254.9	46.0	132.6	196.7	497.6
2002 Mar. qtr	226.7	53.1	279.9	50.5	144.7	200.7	531.1
Jun qtr	248.0	58.6	306.6	51.1	140.6	207.9	565.6
Sep. qtr	268.5	54.4	322.9	54.1	155.9	228.4	605.4
Dec. qtr	254.1	67.2	321.3	65.0	137.9	195.2	581.4

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

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

Period	New houses				Total dwelling units (includes conversions etc)			
	Private sector		Total		Private sector		Total	
	Commenced	Completed (a)	Commenced	Completed (a)	Commenced	Completed (a)	Commenced	Completed (a)
2001 Sep. qtr	1,808	n.a.	1,857	n.a.	2,272	n.a.	2,308	n.a.
Dec. qtr	2,087	n.a.	2,132	n.a.	2,427	n.a.	2,540	n.a.
2002 Mar. qtr	2,006	n.a.	2,095	n.a.	2,324	n.a.	2,409	n.a.
Jun qtr	2,127	n.a.	2,192	n.a.	2,694	n.a.	2,739	n.a.
Sep. qtr	2,268	n.a.	2,407	n.a.	2,514	n.a.	2,637	n.a.
Dec. qtr	1,786	n.a.	1,877	n.a.	2,535	n.a.	2,700	n.a.

(a) Seasonally adjusted estimates for the number of dwelling units completed are suspended following strong evidence of a recent and sudden change to the seasonal pattern. Seasonally adjusted estimates will be reinstated as soon as the new seasonal pattern can be identified.

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	7,730	1,381	156	9,267	844.7	188.3	1,033.0	193.2	1,226.2	351.2	1,577.4	
2000-2001	5,304	1,097	42	6,442	612.4	156.0	768.3	154.6	922.9	390.5	1,313.4	
2001-2002	8,030	1,614	59	9,703	977.8	230.1	1,207.9	193.1	1,401.0	575.0	1,976.0	
2001 Sep. qtr	1,835	522	8	2,365	219.8	100.7	320.5	42.9	363.5	145.3	508.7	
Dec. qtr	2,217	296	30	2,543	264.2	37.0	301.2	52.2	353.4	167.2	520.6	
2002 Mar. qtr	1,853	369	10	2,232	225.6	45.2	270.8	49.6	320.4	122.6	443.1	
Jun qtr	2,125	427	11	2,563	268.2	47.1	315.4	48.3	363.7	139.9	503.6	
Sep. qtr	2,300	309	8	2,617	303.3	41.3	344.6	55.3	399.9	177.7	577.6	
Dec. qtr	1,896	737	16	2,649	253.6	136.5	390.0	72.6	462.7	145.3	608.0	
PUBLIC SECTOR												
1999-2000	127	17	—	144	10.7	1.2	11.8	5.6	17.5	225.6	243.1	
2000-2001	87	23	4	114	8.4	2.5	10.9	6.7	17.6	339.1	356.7	
2001-2002	251	38	—	289	24.6	3.7	28.3	4.3	32.6	186.9	219.5	
2001 Sep. qtr	22	13	—	35	2.2	1.3	3.5	2.2	5.7	43.5	49.2	
Dec. qtr	56	14	—	70	5.2	1.5	6.6	0.5	7.1	32.1	39.3	
2002 Mar. qtr	96	7	—	103	8.6	0.6	9.1	0.9	10.1	51.0	61.1	
Jun qtr	77	4	—	81	8.7	0.4	9.0	0.7	9.7	60.3	70.0	
Sep. qtr	101	12	—	113	10.0	1.1	11.1	0.5	11.6	71.3	82.9	
Dec. qtr	104	16	—	120	10.5	2.0	12.4	0.7	13.2	121.6	134.7	
TOTAL												
1999-2000	7,857	1,398	156	9,411	855.4	189.4	1,044.8	198.8	1,243.6	576.8	1,820.5	
2000-2001	5,391	1,120	46	6,556	620.8	158.4	779.2	161.3	940.5	729.6	1,670.1	
2001-2002	8,281	1,652	59	9,992	1,002.4	233.8	1,236.2	197.4	1,433.6	761.9	2,195.5	
2001 Sep. qtr	1,857	535	8	2,400	222.0	102.0	324.0	45.1	369.2	188.7	557.9	
Dec. qtr	2,273	310	30	2,613	269.4	38.4	307.8	52.7	360.5	199.4	559.9	
2002 Mar. qtr	1,949	376	10	2,335	234.2	45.8	280.0	50.5	330.5	173.7	504.1	
Jun qtr	2,202	431	11	2,644	276.9	47.5	324.4	49.0	373.4	200.1	573.6	
Sep. qtr	2,401	321	8	2,730	313.3	42.4	355.6	55.9	411.5	249.0	660.5	
Dec. qtr	2,000	753	16	2,769	264.1	138.4	402.5	73.3	475.8	266.9	742.7	

(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>
PRIVATE SECTOR											
1999-2000	19.7	70.4	24.7	59.4	83.9	36.9	13.4	17.0	16.2	9.6	351.2
2000-2001	24.9	92.0	37.6	68.7	49.6	39.3	5.3	42.7	21.4	9.0	390.5
2001-2002	53.3	107.6	82.9	73.5	77.6	53.2	3.7	76.9	26.3	20.0	575.0
2001 Sep. qtr	4.7	31.6	28.5	6.6	26.3	16.9	0.6	26.6	0.7	2.8	145.3
Dec. qtr	33.1	32.6	18.8	22.2	21.5	9.8	—	20.9	6.2	2.2	167.2
2002 Mar. qtr	13.7	26.4	19.4	20.3	17.2	4.9	1.4	7.7	1.8	9.8	122.6
Jun qtr	1.8	17.1	16.1	24.4	12.6	21.6	1.7	21.6	17.6	5.2	139.9
Sep. qtr	31.1	42.2	6.3	6.7	21.5	14.6	0.5	29.2	5.5	20.2	177.7
Dec. qtr	13.0	52.9	7.1	10.6	17.7	10.8	0.9	22.3	0.9	9.2	145.3
PUBLIC SECTOR											
1999-2000	0.5	—	0.1	30.6	2.3	43.1	—	31.5	104.6	13.0	225.6
2000-2001	0.8	3.4	—	17.0	4.2	92.5	—	160.3	8.7	52.1	339.1
2001-2002	0.2	1.1	—	37.7	9.1	55.3	—	47.7	28.2	7.4	186.9
2001 Sep. qtr	—	—	—	7.2	0.6	10.1	—	4.2	20.2	1.2	43.5
Dec. qtr	0.1	1.0	—	8.8	1.3	7.4	—	6.9	3.4	3.3	32.1
2002 Mar. qtr	0.1	—	—	4.9	3.6	10.7	—	26.5	4.5	0.7	51.0
Jun qtr	—	0.1	—	16.8	3.7	27.2	—	10.2	—	2.3	60.3
Sep. qtr	—	—	—	1.4	2.9	22.9	—	0.9	0.2	43.1	71.3
Dec. qtr	0.2	3.3	—	19.4	0.6	23.7	—	1.4	0.2	72.7	121.6
TOTAL											
1999-2000	20.2	70.4	24.8	90.0	86.1	80.0	13.4	48.6	120.8	22.5	576.8
2000-2001	25.7	95.4	37.6	85.8	53.8	131.9	5.3	203.0	30.1	61.1	729.6
2001-2002	53.5	108.7	82.9	111.3	86.8	108.6	3.7	124.6	54.5	27.4	761.9
2001 Sep. qtr	4.7	31.6	28.5	13.9	26.8	27.0	0.6	30.8	20.9	3.9	188.7
Dec. qtr	33.2	33.6	18.8	31.0	22.8	17.1	—	27.8	9.6	5.5	199.4
2002 Mar. qtr	13.8	26.4	19.4	25.2	20.8	15.6	1.4	34.2	6.3	10.5	173.7
Jun qtr	1.8	17.1	16.1	41.2	16.3	48.8	1.7	31.8	17.6	7.5	200.1
Sep. qtr	31.1	42.3	6.3	8.1	24.4	37.4	0.5	30.1	5.6	63.3	249.0
Dec. qtr	13.2	56.2	7.1	30.0	18.3	34.5	0.9	23.7	1.1	81.8	266.9

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	3,269	907	91	4,267	406.9	140.1	547.1	66.1	613.2	219.0	832.1
2000-2001	2,079	796	18	2,893	272.0	122.4	394.5	78.0	472.5	187.7	660.1
2001-2002	3,740	1,504	51	5,296	504.9	219.7	724.5	103.3	827.8	340.2	1,168.0
2001 Sep. qtr	2,603	1,149	21	3,773	344.3	200.7	545.0	70.1	615.0	263.6	878.7
Dec. qtr	3,193	1,224	34	4,451	412.1	204.6	616.7	86.9	703.6	293.7	997.3
2002 Mar. qtr	3,554	1,306	42	4,902	464.4	199.3	663.7	101.1	764.8	337.6	1,102.4
Jun qtr	3,740	1,504	51	5,296	504.9	219.7	724.5	103.3	827.8	340.2	1,168.0
Sep. qtr	4,355	1,589	47	5,990	608.0	231.7	839.7	117.0	956.7	408.7	1,365.4
Dec. qtr	4,399	1,624	60	6,083	627.8	250.8	878.6	131.9	1,010.5	433.0	1,443.5
PUBLIC SECTOR											
1999-2000	42	7	—	49	2.9	0.5	3.3	3.2	6.5	234.6	241.1
2000-2001	70	17	—	87	7.0	1.7	8.6	2.4	11.1	445.7	456.8
2001-2002	146	19	—	165	14.8	1.9	16.6	0.2	16.9	340.3	357.1
2001 Sep. qtr	55	17	—	72	5.3	1.7	7.0	1.5	8.5	424.4	432.9
Dec. qtr	82	24	—	106	7.2	2.4	9.7	0.4	10.1	326.6	336.7
2002 Mar. qtr	152	25	—	177	13.3	2.5	15.8	—	15.8	334.0	349.8
Jun qtr	146	19	—	165	14.8	1.9	16.6	0.2	16.9	340.3	357.1
Sep. qtr	153	12	—	165	14.4	1.1	15.5	0.1	15.5	356.0	371.5
Dec. qtr	203	18	—	221	19.8	2.2	21.9	0.5	22.4	439.9	462.3
TOTAL											
1999-2000	3,311	914	91	4,316	409.8	140.6	550.4	69.3	619.7	453.5	1,073.2
2000-2001	2,149	813	18	2,980	279.0	124.1	403.1	80.4	483.5	633.4	1,116.9
2001-2002	3,886	1,523	51	5,461	519.6	221.6	741.2	103.5	844.7	680.5	1,525.1
2001 Sep. qtr	2,658	1,166	21	3,845	349.6	202.4	551.9	71.6	623.5	688.0	1,311.6
Dec. qtr	3,275	1,248	34	4,557	419.3	207.0	626.4	87.4	713.7	620.3	1,334.0
2002 Mar. qtr	3,706	1,331	42	5,079	477.7	201.7	679.5	101.1	780.6	671.6	1,452.2
Jun qtr	3,886	1,523	51	5,461	519.6	221.6	741.2	103.5	844.7	680.5	1,525.1
Sep. qtr	4,507	1,601	47	6,155	622.4	232.8	855.2	117.1	972.3	764.7	1,736.9
Dec. qtr	4,601	1,642	60	6,303	647.5	253.0	900.6	132.3	1,032.9	872.9	1,905.8

(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>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	11.8	86.0	8.4	33.0	26.6	19.2	6.1	8.0	18.3	1.5	219.0
2000-2000	18.6	41.9	17.4	19.8	18.5	20.5	2.1	34.1	11.5	3.3	187.7
2001-2002	48.1	58.2	20.9	42.6	25.2	28.5	2.7	76.6	21.8	15.7	340.2
2001 Sep. qtr	22.7	52.4	44.9	11.1	28.5	29.6	1.9	60.5	6.9	5.0	263.6
Dec. qtr	51.9	39.8	46.7	19.7	26.7	23.1	1.3	69.9	10.1	4.5	293.7
2002 Mar. qtr	63.0	59.8	55.2	33.6	19.5	19.6	1.8	66.5	5.9	12.8	337.6
Jun. qtr	48.1	58.2	20.9	42.6	25.2	28.5	2.7	76.6	21.8	15.7	340.2
Sep. qtr	63.1	75.3	23.2	31.8	29.4	32.6	2.8	92.0	25.7	32.8	408.7
Dec. qtr	65.5	94.6	30.1	35.3	30.5	25.3	1.1	94.3	24.2	32.1	433.0
PUBLIC SECTOR											
1999-2000	—	—	0.1	11.8	0.5	71.0	—	34.4	106.2	10.5	234.6
2000-2000	0.2	1.9	—	3.3	0.8	84.0	—	170.1	117.3	68.0	445.7
2001-2002	—	0.6	—	16.1	7.4	76.9	—	180.6	17.6	41.0	340.3
2001 Sep. qtr	—	0.8	—	7.5	0.4	81.5	—	142.1	129.1	63.0	424.4
Dec. qtr	0.1	1.4	—	9.4	1.6	75.8	—	148.9	22.7	66.7	326.6
2002 Mar. qtr	—	0.6	—	10.5	4.5	52.2	—	168.5	25.6	72.1	334.0
Jun. qtr	—	0.6	—	16.1	7.4	76.9	—	180.6	17.6	41.0	340.3
Sep. qtr	—	—	—	6.3	6.1	86.7	—	181.6	17.0	58.3	356.0
Dec. qtr	0.2	2.5	—	22.4	2.6	96.4	—	177.8	16.3	121.6	439.9
TOTAL											
1999-2000	11.8	86.0	8.5	44.9	27.2	90.2	6.1	42.4	124.6	12.0	453.5
2000-2000	18.8	43.8	17.4	23.2	19.4	104.5	2.1	204.2	128.8	71.2	633.4
2001-2002	48.1	58.8	20.9	58.7	32.6	105.4	2.7	257.2	39.4	56.7	680.5
2001 Sep. qtr	22.7	53.2	44.9	18.6	28.9	111.1	1.9	202.7	136.0	68.1	688.0
Dec. qtr	52.0	41.2	46.7	29.2	28.3	98.9	1.3	218.8	32.8	71.2	620.3
2002 Mar. qtr	63.0	60.4	55.2	44.0	24.0	71.8	1.8	235.1	31.6	84.8	671.6
Jun. qtr	48.1	58.8	20.9	58.7	32.6	105.4	2.7	257.2	39.4	56.7	680.5
Sep. qtr	63.1	75.4	23.2	38.1	35.4	119.3	2.8	273.6	42.7	91.1	764.7
Dec. qtr	65.7	97.2	30.1	57.6	33.1	121.7	1.1	272.2	40.5	153.7	872.9

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

Period	Number of dwelling units				Value (\$m)						
	New houses	New other residential building	Conversions etc.	Total dwelling units	New houses	New other residential building	New residential building	Alterations and additions to residential buildings	Total residential building	Total non-residential building	Total building
PRIVATE SECTOR											
1999-2000	6,768	1,026	70	7,864	713.5	154.1	867.6	188.9	1,056.5	362.9	1,419.4
2000-2001	6,462	1,193	115	7,770	758.7	184.0	942.8	147.5	1,090.2	436.3	1,526.5
2001-2002	6,310	882	26	7,218	750.8	134.2	884.9	174.1	1,059.0	430.7	1,489.7
2001 Sep. qtr	1,293	169	5	1,467	149.9	23.2	173.1	51.9	225.0	75.5	300.5
Dec. qtr	1,614	212	17	1,843	194.3	26.2	220.5	36.5	257.0	129.3	386.3
2002 Mar. qtr	1,474	285	2	1,761	174.8	57.1	231.9	38.0	269.9	83.8	353.7
Jun qtr	1,929	216	2	2,147	231.7	27.7	259.4	47.7	307.1	142.0	449.2
Sep. qtr	1,682	222	12	1,916	209.1	31.0	240.1	44.9	284.9	111.7	396.6
Dec. qtr	1,852	700	3	2,555	242.1	114.6	356.7	61.6	418.2	129.1	547.4
PUBLIC SECTOR											
1999-2000	187	23	—	210	16.7	1.9	18.6	3.0	21.6	175.4	197.0
2000-2001	59	13	4	76	4.8	1.4	6.2	6.9	13.1	155.3	168.4
2001-2002	175	36	—	211	16.1	3.2	19.4	6.5	25.8	288.0	313.8
2001 Sep. qtr	37	13	—	50	3.3	1.2	4.5	3.1	7.7	45.5	53.2
Dec. qtr	29	7	—	36	3.3	0.6	3.9	1.6	5.5	130.6	136.1
2002 Mar. qtr	26	6	—	32	2.4	0.5	2.9	1.4	4.3	43.6	47.8
Jun qtr	83	10	—	93	7.2	0.9	8.0	0.5	8.5	68.3	76.8
Sep. qtr	94	19	—	113	10.2	1.8	12.1	0.7	12.8	53.2	66.0
Dec. qtr	54	10	—	64	5.1	0.9	6.0	0.3	6.3	30.6	36.9
TOTAL											
1999-2000	6,955	1,049	70	8,074	730.1	156.0	886.2	191.9	1,078.1	538.4	1,616.4
2000-2001	6,521	1,206	119	7,846	763.6	185.5	949.0	154.4	1,103.4	591.5	1,694.9
2001-2002	6,485	918	26	7,429	766.9	137.4	904.3	180.5	1,084.8	718.7	1,803.5
2001 Sep. qtr	1,330	182	5	1,517	153.2	24.4	177.6	55.0	232.6	121.0	353.7
Dec. qtr	1,643	219	17	1,879	197.6	26.8	224.4	38.1	262.5	259.9	522.4
2002 Mar. qtr	1,500	291	2	1,793	177.2	57.6	234.8	39.4	274.2	127.4	401.6
Jun qtr	2,012	226	2	2,240	238.9	28.5	267.4	48.1	315.6	210.3	525.9
Sep. qtr	1,776	241	12	2,029	219.3	32.8	252.2	45.5	297.7	164.9	462.6
Dec. qtr	1,906	710	3	2,619	247.2	115.4	362.6	61.9	424.5	159.8	584.3

(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>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
PRIVATE SECTOR											
1999-2000	32.2	71.7	23.7	41.1	85.4	28.9	11.6	28.2	27.5	12.7	362.9
2000-2001	17.0	138.4	28.2	89.3	62.5	38.7	9.6	16.7	28.4	7.5	436.3
2001-2002	26.2	98.1	81.1	53.2	72.0	36.7	3.2	34.9	16.4	8.9	430.7
2001 Sep. qtr	2.3	21.8	2.2	15.6	16.8	8.8	0.9	0.4	5.8	1.0	75.5
Dec. qtr	3.9	43.4	18.1	13.8	24.0	7.4	0.6	12.7	2.7	2.7	129.3
2002 Mar. qtr	2.0	12.5	10.2	7.7	23.5	8.6	0.8	10.5	6.2	1.8	83.8
Jun. qtr	18.0	20.4	50.5	16.2	7.8	11.8	0.8	11.3	1.7	3.5	142.0
Sep. qtr	13.7	29.5	3.9	17.0	17.6	10.1	0.3	14.5	1.7	3.5	111.7
Dec. qtr	10.6	41.2	1.4	7.0	16.8	18.2	2.6	18.7	3.1	9.5	129.1
PUBLIC SECTOR											
1999-2000	0.5	—	0.3	25.6	8.7	79.9	—	31.4	11.2	17.7	175.4
2000-2001	0.6	1.6	0.1	25.2	3.7	83.1	—	26.4	8.4	6.2	155.3
2001-2002	0.4	2.6	—	25.2	2.6	69.5	—	25.5	116.6	45.6	288.0
2001 Sep. qtr	0.2	1.2	—	3.1	1.0	11.3	—	18.7	1.4	8.6	45.5
Dec. qtr	—	0.4	—	7.0	0.1	11.9	—	0.1	105.2	6.0	130.6
2002 Mar. qtr	0.2	0.9	—	4.4	0.7	34.6	—	—	1.8	0.9	43.6
Jun. qtr	—	0.1	—	10.7	0.8	11.6	—	6.8	8.2	30.1	68.3
Sep. qtr	—	0.6	—	11.3	3.8	10.0	—	0.9	0.7	25.8	53.2
Dec. qtr	0.1	0.9	—	3.3	3.0	13.3	—	6.2	0.7	3.1	30.6
TOTAL											
1999-2000	32.7	71.7	24.0	66.7	94.1	108.8	11.6	59.6	38.7	30.4	538.4
2000-2001	17.6	140.0	28.3	114.5	66.2	121.8	9.6	43.0	36.8	13.7	591.5
2001-2002	26.6	100.7	81.1	78.5	74.6	106.1	3.2	60.5	133.0	54.5	718.7
2001 Sep. qtr	2.5	23.0	2.2	18.6	17.8	20.1	0.9	19.1	7.3	9.6	121.0
Dec. qtr	3.9	43.8	18.1	20.8	24.0	19.3	0.6	12.8	107.9	8.7	259.9
2002 Mar. qtr	2.3	13.4	10.2	12.1	24.2	43.3	0.8	10.5	7.9	2.7	127.4
Jun. qtr	18.0	20.5	50.5	26.9	8.5	23.4	0.8	18.1	10.0	33.6	210.3
Sep. qtr	13.7	30.1	3.9	28.3	21.4	20.2	0.3	15.4	2.4	29.3	164.9
Dec. qtr	10.6	42.1	1.4	10.3	19.8	31.5	2.6	24.9	3.8	12.6	159.8

**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>
PRIVATE SECTOR							
1999-2000	798.1	186.4	984.5	190.7	1,175.2	409.9	1,585.1
2000-2001	679.7	155.8	835.5	154.9	990.4	395.0	1,385.4
2001-2002	852.9	190.4	1,043.3	189.2	1,232.5	522.1	1,754.6
2001 Sep. qtr	184.2	43.5	227.7	46.5	274.2	112.7	386.9
Dec. qtr	219.4	42.5	261.9	47.5	309.4	146.8	456.3
2002 Mar. qtr	215.1	47.5	262.5	45.9	308.4	131.3	439.7
Jun qtr	234.2	57.0	291.2	49.3	340.4	131.3	471.7
Sep. qtr	259.7	58.8	318.5	55.8	374.3	163.1	537.4
Dec. qtr	259.0	64.8	323.8	67.7	391.6	153.0	544.5
PUBLIC SECTOR							
1999-2000	14.1	1.4	15.5	4.7	20.2	219.5	239.7
2000-2001	7.2	2.3	9.5	7.0	16.5	229.0	245.5
2001-2002	18.8	3.2	22.0	4.6	26.6	256.1	282.8
2001 Sep. qtr	3.0	0.5	3.5	2.2	5.7	58.0	63.6
Dec. qtr	3.2	0.4	3.6	0.9	4.5	66.9	71.4
2002 Mar. qtr	4.9	1.2	6.1	1.0	7.0	53.7	60.7
Jun qtr	7.8	1.0	8.8	0.5	9.4	77.6	87.0
Sep. qtr	9.2	0.8	10.1	0.6	10.7	61.5	72.2
Dec. qtr	8.4	1.1	9.5	0.5	10.0	59.4	69.4
TOTAL							
1999-2000	812.2	187.7	999.9	195.5	1,195.4	629.4	1,824.8
2000-2001	686.9	158.1	845.0	161.9	1,006.8	624.0	1,630.9
2001-2002	871.7	193.6	1,065.3	193.9	1,259.2	778.2	2,037.4
2001 Sep. qtr	187.2	44.0	231.2	48.7	279.9	170.6	450.5
Dec. qtr	222.6	42.9	265.5	48.4	314.0	213.8	527.7
2002 Mar. qtr	220.0	48.6	268.6	46.9	315.4	185.0	500.4
Jun qtr	242.0	58.0	300.0	49.8	349.8	208.9	558.7
Sep. qtr	268.9	59.6	328.6	56.4	385.0	224.6	609.6
Dec. qtr	267.4	65.9	333.3	68.2	401.5	212.3	613.9

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

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

<i>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertainment and recreational</i>	<i>Miscellaneous</i>	<i>Total non-residential building</i>
PRIVATE SECTOR											
1999-2000	18.6	121.4	24.5	46.9	87.9	37.3	14.8	26.2	21.9	10.3	409.9
2000-2001	14.8	102.7	32.9	85.3	58.1	37.4	6.8	23.4	24.7	8.8	395.0
2001-2002	53.3	111.6	79.5	64.3	77.0	37.5	2.6	65.2	17.1	14.0	522.1
2001 Sep. qtr	9.8	23.5	17.9	15.4	21.4	7.9	0.4	13.1	1.8	1.4	112.7
Dec. qtr	11.4	34.5	26.9	15.0	24.8	10.6	0.3	16.7	4.5	2.1	146.8
2002 Mar. qtr	16.8	25.7	24.6	13.7	17.3	5.7	1.1	16.7	4.5	5.2	131.3
Jun qtr	15.3	27.9	10.2	20.2	13.5	13.3	0.8	18.6	6.2	5.2	131.3
Sep. qtr	16.1	36.8	7.6	16.6	20.9	17.0	1.3	28.9	6.4	11.6	163.1
Dec. qtr	11.3	40.0	10.3	17.2	19.0	14.1	1.4	21.1	7.8	10.8	153.0
PUBLIC SECTOR											
1999-2000	0.5	—	0.1	32.2	7.3	92.2	—	39.9	26.3	21.0	219.5
2000-2001	0.8	2.3	—	16.5	4.2	64.1	—	28.0	68.3	44.8	229.0
2001-2002	0.3	2.4	—	33.1	6.4	72.0	—	53.8	53.0	35.1	256.1
2001 Sep. qtr	—	1.1	—	4.3	0.6	15.8	—	6.8	14.1	15.2	58.0
Dec. qtr	0.1	0.8	—	11.3	0.2	18.4	—	6.9	22.4	6.9	66.9
2002 Mar. qtr	0.2	0.4	—	5.2	2.0	18.4	—	13.4	7.1	6.9	53.7
Jun qtr	—	0.1	—	12.4	3.6	19.4	—	26.6	9.4	6.1	77.6
Sep. qtr	—	0.1	—	4.6	2.7	18.4	—	25.3	2.0	8.4	61.5
Dec. qtr	0.1	1.2	—	8.1	1.9	20.5	—	21.1	1.1	5.5	59.4
TOTAL											
1999-2000	19.1	121.4	24.7	79.1	95.2	129.5	14.8	66.1	48.2	31.3	629.4
2000-2001	15.5	105.1	32.9	101.9	62.4	101.5	6.8	51.4	93.0	53.6	624.0
2001-2002	53.6	114.1	79.5	97.5	83.4	109.5	2.6	118.9	70.1	49.1	778.2
2001 Sep. qtr	9.8	24.6	17.9	19.6	22.0	23.7	0.4	20.0	15.9	16.6	170.6
Dec. qtr	11.5	35.4	26.9	26.3	25.0	28.9	0.3	23.6	26.9	9.0	213.8
2002 Mar. qtr	17.0	26.1	24.6	19.0	19.4	24.0	1.1	30.1	11.6	12.1	185.0
Jun qtr	15.3	28.0	10.2	32.6	17.1	32.8	0.8	45.3	15.7	11.3	208.9
Sep. qtr	16.1	36.9	7.6	21.2	23.6	35.3	1.3	54.2	8.4	20.0	224.6
Dec. qtr	11.4	41.2	10.3	25.3	20.9	34.5	1.4	42.3	8.8	16.3	212.3

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>
PRIVATE SECTOR							
1999-2000	187.3	57.4	244.7	34.7	279.4	84.9	364.3
2000-2001	131.2	67.6	198.8	39.5	238.3	94.6	333.0
2001-2002	263.9	110.9	374.8	50.0	424.7	156.5	581.2
2001 Sep. qtr	169.1	125.9	295.1	36.9	332.0	133.4	465.4
Dec. qtr	212.3	115.0	327.4	42.9	370.3	146.2	516.5
2002 Mar. qtr	225.3	119.3	344.6	49.3	393.9	143.4	537.4
Jun qtr	263.9	110.9	374.8	50.0	424.7	156.5	581.2
Sep. qtr	316.6	95.5	412.1	52.9	465.0	175.5	640.5
Dec. qtr	319.5	164.4	483.9	61.7	545.6	176.7	722.3
PUBLIC SECTOR							
1999-2000	1.7	—	1.7	1.3	3.1	129.0	132.1
2000-2001	3.4	0.4	3.8	0.5	4.3	262.8	267.1
2001-2002	8.5	0.6	9.1	0.1	9.3	193.8	203.0
2001 Sep. qtr	2.1	1.0	3.1	0.5	3.6	232.9	236.6
Dec. qtr	4.1	2.0	6.1	0.1	6.2	199.3	205.5
2002 Mar. qtr	7.7	1.4	9.1	—	9.1	196.9	205.9
Jun qtr	8.5	0.6	9.1	0.1	9.3	193.8	203.0
Sep. qtr	9.2	0.8	10.0	0.1	10.0	202.4	212.5
Dec. qtr	11.2	1.7	12.9	0.3	13.2	257.6	270.8
TOTAL							
1999-2000	189.0	57.4	246.4	36.1	282.5	213.8	496.4
2000-2001	134.6	68.0	202.6	40.0	242.6	357.4	600.0
2001-2002	272.4	111.5	383.9	50.1	434.0	350.3	784.3
2001 Sep. qtr	171.2	127.0	298.2	37.4	335.6	366.4	702.0
Dec. qtr	216.5	117.0	333.5	43.0	376.4	345.5	721.9
2002 Mar. qtr	233.0	120.7	353.7	49.3	403.0	340.3	743.3
Jun qtr	272.4	111.5	383.9	50.1	434.0	350.3	784.3
Sep. qtr	325.7	96.3	422.1	53.0	475.0	377.9	853.0
Dec. qtr	330.7	166.1	496.8	62.0	558.8	434.2	993.0

(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>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	5.7	20.2	4.2	20.9	11.1	7.4	2.4	4.3	7.8	0.7	84.9
2000-2001	14.8	12.1	8.6	11.8	7.4	9.6	1.1	23.5	4.5	1.1	94.6
2001-2002	16.8	15.4	14.4	23.4	9.1	16.9	2.3	35.7	14.0	8.5	156.5
2001 Sep. qtr	11.2	20.9	20.5	3.3	12.9	19.7	1.3	37.3	3.9	2.4	133.4
Dec. qtr	32.9	17.2	13.4	10.6	10.5	10.0	1.0	42.7	5.3	2.5	146.2
2002 Mar. qtr	29.1	24.4	8.3	18.4	9.3	9.5	1.3	33.1	2.7	7.3	143.4
Jun. qtr	16.8	15.4	14.4	23.4	9.1	16.9	2.3	35.7	14.0	8.5	156.5
Sep. qtr	30.7	25.2	13.3	13.2	10.0	14.2	1.5	36.7	13.2	17.5	175.5
Dec. qtr	32.5	45.7	11.3	6.4	9.2	11.0	1.0	36.5	7.0	16.0	176.7
PUBLIC SECTOR											
1999-2000	—	—	—	1.9	0.5	22.4	—	13.1	89.2	1.8	129.0
2000-2001	—	1.2	—	2.1	0.3	54.2	—	147.1	36.8	21.1	262.8
2001-2002	—	0.1	—	7.0	3.1	44.4	—	130.2	5.2	3.9	193.8
2001 Sep. qtr	—	0.2	—	5.0	0.3	47.1	—	130.9	40.3	9.1	232.9
Dec. qtr	0.1	0.5	—	2.7	1.4	34.8	—	130.8	16.7	12.3	199.3
2002 Mar. qtr	—	0.1	—	3.0	2.9	27.5	—	138.0	14.4	10.9	196.9
Jun. qtr	—	0.1	—	7.0	3.1	44.4	—	130.2	5.2	3.9	193.8
Sep. qtr	—	—	—	3.8	2.9	47.1	—	106.7	3.4	38.5	202.4
Dec. qtr	0.1	2.2	—	15.1	0.6	49.8	—	88.0	2.3	99.5	257.6
TOTAL											
1999-2000	5.7	20.2	4.3	22.8	11.7	29.8	2.4	17.4	97.0	2.5	213.8
2000-2001	14.8	13.3	8.6	13.9	7.8	63.8	1.1	170.7	41.3	22.2	357.4
2001-2002	16.8	15.5	14.4	30.4	12.2	61.3	2.3	165.9	19.2	12.4	350.3
2001 Sep. qtr	11.2	21.1	20.5	8.3	13.3	66.8	1.3	168.2	44.2	11.5	366.4
Dec. qtr	33.0	17.6	13.4	13.4	11.8	44.8	1.0	173.5	22.0	14.8	345.5
2002 Mar. qtr	29.1	24.5	8.3	21.4	12.2	37.0	1.3	171.1	17.1	18.2	340.3
Jun. qtr	16.8	15.5	14.4	30.4	12.2	61.3	2.3	165.9	19.2	12.4	350.3
Sep. qtr	30.7	25.3	13.3	17.0	12.9	61.4	1.5	143.3	16.6	56.0	377.9
Dec. qtr	32.6	47.9	11.3	21.5	9.8	60.8	1.0	124.5	9.3	115.5	434.2

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

<i>Stage of construction</i>	<i>New residential building</i>						<i>Value</i>		
	<i>Houses</i>		<i>Other residential</i>		<i>Total</i>		<i>Alterations and additions to residential buildings</i>	<i>Non-residential</i>	<i>Total building</i>
	<i>Number</i>	<i>Value</i>	<i>Number of dwelling units</i>		<i>Number of dwelling units</i>				
Commenced	3.7	4.4	1.1	0.6	2.7	2.9	7.9	1.0	1.8
Under construction at end of period	2.4	2.7	0.8	0.7	1.8	1.9	5.6	1.0	1.1
Completed	4.4	4.9	1.5	1.0	3.2	3.4	6.8	3.1	2.4
Value of work done	..	2.4	..	0.6	..	1.9	4.3	1.8	1.3
Value of work yet to be done	..	3.3	..	0.7	..	2.2	8.5	0.6	1.3

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

<i>State of construction</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>
Value of work commenced	—	4.6	17.1	5.2	8.0	3.1	57.4	4.0	19.6	1.2	1.0
Value of work under construction	1.7	8.3	4.3	2.7	4.9	0.5	—	0.7	1.4	0.7	1.0
Value of work completed	4.6	10.6	—	8.9	10.0	3.6	18.9	4.1	—	4.4	3.1
Value of work done	1.7	9.5	6.5	5.9	6.5	2.9	35.6	0.8	2.0	3.4	1.8
Value of work yet to be done	2.7	3.8	5.3	1.4	8.2	0.3	—	0.8	2.6	0.6	0.6

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 23–25), 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 building 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.

TREATMENT OF GST

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

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

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

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

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

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

DEFINITIONS

11 A *building* is defined as a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design, to satisfy its intended use, is the provision for regular access by persons.

12 A *dwelling unit* is defined as a self-contained suite of rooms, including cooking and bathing facilities and intended for *long-term* residential use. Units (whether self-contained or not) within buildings offering institutional care, such as hospitals, or temporary accommodation such as motels, hostels and holiday apartments, are not defined as dwelling units. The value of units of this type is included in the appropriate category of non-residential building.

13 A *residential building* is defined as a building predominantly consisting of one or more dwelling units. Residential buildings can be either *houses* or *other residential buildings*.

- A *house* is defined as a detached building predominantly used for long-term residential purposes and consisting of only one dwelling unit. Thus, detached 'granny flats' and detached dwelling units (such as caretakers' residences) associated with non-residential buildings are defined as houses for the purpose of these statistics.
- An *other residential building* is defined as a building which is predominantly used for long-term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes townhouses, duplexes, apartment buildings, etc.).

DEFINITIONS *continued*

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

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

16 *Commenced.* A building job is regarded as commenced when the first physical building activity has been performed on site in the form of materials fixed in place and/or labour expended (this includes site preparation but excludes delivery of building materials, the drawing of plans and specifications and the construction of non-building infrastructures such as roads).

17 *Under construction.* A building job is regarded as being under construction at the end of a period if it has been commenced but has not been completed, and work on it has not been abandoned.

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

VALUATION OF BUILDING JOBS

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

- *Value of building commenced or under construction* represents the anticipated completion value based, where practicable, on estimated market or contract price of building jobs excluding the value of land and landscaping. Site preparation costs are included. Where jobs proceed over several quarters, the anticipated completion value reported on the return for the first (commencement) quarter may be amended on returns for subsequent (under construction) quarters as the job nears completion.
- *Value of building completed* represents the actual completion value based, where practicable, on the market or contract price of jobs including site preparation costs but excluding the value of land and landscaping.
- *Value of building work done during the period* represents the estimated value of building work actually carried out during the quarter on jobs which have commenced.
- *Value of building work yet to be done* represents the difference between the anticipated completion value and the estimated value of work done up to the end of the period on jobs commenced but not completed.

BUILDING CLASSIFICATION

20 *Ownership.* The ownership of a building is classified as either *public sector* or *private sector* according to the sector of the intended owner of the completed building as evident at the time of approval. Residential buildings being constructed by private sector builders under government housing authority schemes whereby the authority has contracted, or intends to contract, to purchase the buildings on or before completion, are classified as public sector.

21 *Functional classification of buildings.* A building is classified according to its intended major function. Hence, a building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to Offices, a detached cafeteria building to Shops, while factory buildings would be classified to Factories. An exception to this rule is the treatment of group accommodation buildings where, for example, a student accommodation building on a university campus would be classified to Educational.

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

- *Houses.* Includes cottages, bungalows, detached caretakers'/managers' cottages, rectories.
- *Other residential buildings.* Includes blocks of flats, home units, attached townhouses, villa units, terrace houses, semi-detached houses, maisonettes.
- *Hotels, etc.* Includes motels, hostels, boarding houses, guest houses, holiday apartment buildings.
- *Shops.* Includes retail shops, restaurants, cafes, taverns, dry cleaners, laundromats, hair salons, shopping arcades.
- *Factories.* Includes paper mills, oil refinery buildings, brickworks, foundries, powerhouses, manufacturing laboratories, workshops as part of a manufacturing process.
- *Offices.* Includes banks, post offices, council chambers, head and regional offices.
- *Other business premises.* Includes warehouses, storage depots, service stations, transport depots and terminals, car parks, electricity substation buildings, pumping station buildings, telephone exchanges, mail sorting centres, broadcasting stations, film studios.
- *Educational.* Includes schools, colleges, universities, kindergartens, libraries, museums, art galleries, research and teaching laboratories, theological colleges.
- *Religious.* Includes churches, chapels, temples.
- *Health.* Includes hospitals, nursing homes, surgeries, clinics, medical centres.
- *Entertainment and recreational.* Includes clubs, theatres, cinemas, public halls, gymnasiums, grandstands, squash courts, sports and recreation centres.
- *Miscellaneous.* Includes law courts, homes for the aged (where medical care is not provided as a normal service), orphanages, gaols, barracks, mine buildings, glasshouses, livestock sheds, shearing sheds, fruit and skin drying sheds, public toilets, and ambulance, fire and police stations.

RELIABILITY OF THE ESTIMATES

23 Since the figures for private sector 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.

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*

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. 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.

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 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).

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

EXPLANATORY NOTES *continued*

ACKNOWLEDGMENT

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

RELATED PRODUCTS

33 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, South Australia (cat. no. 8731.4) Quarterly

Engineering Construction Activity, Australia (cat. no. 8762.0) Quarterly

Housing Finance for Owner Occupation, Australia (cat. no. 5609.0) Monthly.

34 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

35 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...

- INTERNET* **www.abs.gov.au** 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.
- LIBRARY* 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.
- CPI INFOLINE* For current and historical Consumer Price Index data, call 1902 981 074 (call cost 77c per minute).
- DIAL-A-STATISTIC* 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).

INFORMATION SERVICE

Data which have been published and can be provided within five minutes are free of charge. Our information consultants can also help you to access the full range of ABS information—ABS user-pays services can be tailored to your needs, time frame and budget. Publications may be purchased. Specialists are on hand to help you with analytical or methodological advice.

- PHONE* **1300 135 070**
- EMAIL* **client.services@abs.gov.au**
- FAX* 1300 135 211
- POST* Client Services, ABS, GPO Box 796, Sydney 2001

WHY NOT SUBSCRIBE?

ABS subscription services provide regular, convenient and prompt deliveries of ABS publications and products as they are released. Email delivery of monthly and quarterly publications is available.

- PHONE* 1300 366 323
- EMAIL* subscriptions@abs.gov.au
- FAX* 03 9615 7848
- POST* Subscription Services, ABS, GPO Box 2796Y, Melbourne 3001



2875240012025
ISSN 0726-1896

RRP \$20.00

© Commonwealth of Australia 2003