

BUILDING ACTIVITY

SOUTH AUSTRALIA

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)	335.7	-32.0	-18.1
New residential building (\$m)	188.2	-33.1	-10.4
Alterations and additions(b) (\$m)	24.4	-56.6	-36.6
Non-residential building (\$m)	126.7	-18.5	-22.7
Total dwelling units commenced (no.)	1 728	-32.4	-15.9
New private sector houses (no.)	1 353	-31.6	-20.3

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

SEPTEMBER QTR KEY POINTS

VALUE OF WORK DONE, SEASONALLY ADJUSTED, VOLUME TERMS

- The seasonally adjusted estimate of building work done recorded the largest quarterly decline on record, falling 32.0% in the September quarter 2000 to \$335.7m, the lowest for 3½ years.
- In the residential sector, the record highs for both the total new residential building and alterations and additions series attained in the June quarter 2000, have been followed by record quarterly falls. Work done on new houses was down a record 36.0% to \$146.2m, the lowest since the June quarter 1998. Alterations and additions were down 56.6% to \$24.4m, the lowest since the June quarter 1987.
- Work done on non-residential building fell 18.5% to \$126.7m.

VALUE OF WORK COMMENCED, ORIGINAL, VOLUME TERMS

- Total building work commenced fell 14.8% in the September quarter to \$365.8m.
- Total new residential commencements fell 17.9% in the September quarter to \$189.1m. A record quarterly fall of 33.0% in new house commencements to a three year low of \$132.6m, was partly offset by a 75.0% increase in new other residential building to \$56.5m. Alterations and additions showed a record quarterly fall of 60.7% to \$20.6m, the lowest since the March quarter 1985.
- Non-residential commencements rose 6.3% to \$156.0m, to be 45.8% above the level of a year ago.

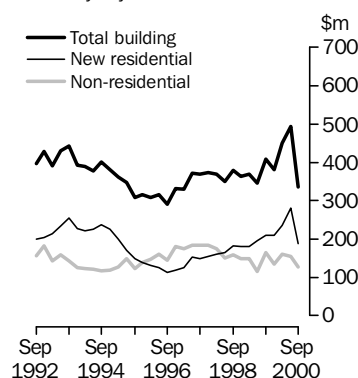
NUMBER OF DWELLING UNITS COMMENCED, SEASONALLY ADJUSTED

- Following falls in the June quarter, seasonally adjusted commencements of both new private sector houses and total dwelling units recorded the largest quarterly falls on record in the September quarter, falling 31.6% to 1,353 and 32.4% to 1,728 respectively, the lowest levels since the June quarter 1998.

Value of work done

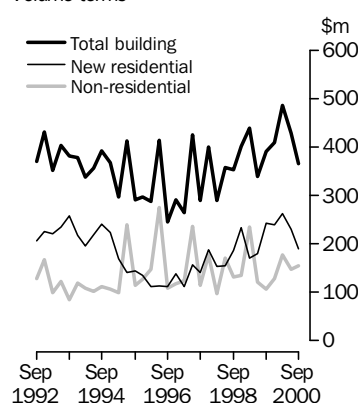
Volume terms

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

ISSUE (Quarter)

RELEASE DATE

December 2000

2 May 2001

March 2001

1 August 2001

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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.

Ian Crettenden
Regional Director
South Australia

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

Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building
	Houses	Other residential building	Total		Private sector	Total	
1997-1998	563.5	75.7	638.5	139.9	433.5	560.1	1,338.8
1998-1999	629.0	142.3	771.3	139.8	400.6	624.3	1,535.3
1999-2000	800.0	175.0	975.1	184.1	340.6	559.0	1,718.1
1999 Jun. qtr	167.0	13.8	180.6	37.1	70.1	121.6	339.0
Sep. qtr	181.1	61.9	243.1	41.2	82.3	107.0	391.2
Dec. qtr	205.8	33.1	238.9	42.9	90.1	128.5	410.3
2000 Mar. qtr	215.1	47.7	262.8	47.6	68.4	176.7	487.1
Jun. qtr	198.0	32.3	230.3	52.4	99.8	146.8	429.5
Sep. qtr	132.6	56.5	189.1	20.6	99.4	156.0	365.8

(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)

(\$ 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	558.4	71.4	628.9	137.1	545.0	693.0	1,462.2
1998-1999	614.7	123.1	737.7	147.7	417.1	571.5	1,457.1
1999-2000	758.5	177.7	936.3	182.6	400.4	614.7	1,733.5
1999 Jun. qtr	156.3	35.2	191.6	33.9	72.3	116.6	341.8
Sep. qtr	166.6	45.6	212.2	40.1	115.5	169.8	422.1
Dec. qtr	183.2	38.6	221.8	44.6	99.2	146.6	413.0
2000 Mar. qtr	182.0	43.6	225.6	43.9	83.8	141.2	410.6
Jun. qtr	226.7	49.9	276.7	54.0	101.9	157.1	487.8
Sep. qtr	146.8	43.3	190.1	25.4	80.4	131.1	346.6
SEASONALLY ADJUSTED							
1999 Jun. qtr	157.5	37.6	195.2	35.4	71.9	115.3	345.9
Sep. qtr	166.0	46.5	210.0	38.5	110.4	164.0	409.7
Dec. qtr	174.6	34.9	209.2	39.1	90.6	134.5	380.7
2000 Mar. qtr	189.5	43.3	235.4	48.8	97.8	160.8	449.5
Jun. qtr	228.5	53.0	281.5	56.2	101.6	155.4	493.7
Sep. qtr	146.2	44.4	188.2	24.4	76.5	126.7	335.7

(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	160.2	38.1	198.4	36.1	72.1	116.1	350.9
Sep. qtr	171.4	47.7	216.6	40.0	111.5	166.2	420.1
Dec. qtr	183.2	36.6	219.5	41.4	92.3	137.3	396.1
2000 Mar. qtr	204.4	46.6	254.0	53.2	100.7	166.2	478.5
Jun. qtr	254.6	58.5	313.3	63.3	105.7	162.2	539.0
Sep. qtr	177.3	53.6	228.0	29.6	79.9	132.7	386.5

(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)
1999 Jun. qtr	1,593	n.a.	1,660	n.a.	1,885	n.a.	1,963	n.a.
Sep. qtr	1,697	n.a.	1,716	n.a.	1,997	n.a.	2,054	n.a.
Dec. qtr	1,803	n.a.	1,865	n.a.	2,094	n.a.	2,129	n.a.
2000 Mar. qtr	2,311	n.a.	2,353	n.a.	2,727	n.a.	2,754	n.a.
Jun. qtr	1,978	n.a.	1,989	n.a.	2,528	n.a.	2,555	n.a.
Sep. qtr	1,353	n.a.	1,376	n.a.	1,681	n.a.	1,728	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											
1997-1998	5,628	720	89	6,437	525.5	72.4	597.9	133.2	731.0	426.4	1,157.4
1998-1999	6,091	1,039	55	7,186	612.7	140.6	753.3	137.4	890.7	400.7	1,291.3
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
1999 Jun. qtr	1,591	161	4	1,756	163.6	14.1	177.6	36.7	214.4	71.0	285.4
Sep. qtr	1,752	359	5	2,116	183.4	63.6	247.0	41.8	288.8	84.1	372.9
Dec. qtr	1,947	312	5	2,264	210.9	34.9	245.8	44.2	290.0	92.7	382.7
2000 Mar. qtr	2,054	422	58	2,534	231.1	53.0	284.0	51.3	335.3	70.8	406.1
Jun. qtr	1,977	288	88	2,353	219.3	36.9	256.2	55.9	312.0	103.6	415.7
Sep. qtr	1,395	368	19	1,782	157.5	67.3	224.7	24.0	248.8	103.5	352.3
PUBLIC SECTOR											
1997-1998	195	21	—	216	15.2	1.6	16.8	1.4	18.2	124.3	142.5
1998-1999	205	23	2	230	16.3	1.7	18.0	2.3	20.3	223.7	244.0
1999-2000	127	17	—	144	10.7	1.2	11.8	5.6	17.5	225.6	243.1
1999 Jun. qtr	70	—	—	70	6.2	—	6.2	1.0	7.3	52.0	59.2
Sep. qtr	40	10	—	50	3.5	0.7	4.2	0.8	5.0	25.3	30.3
Dec. qtr	60	3	—	63	4.9	0.2	5.1	1.0	6.1	39.4	45.5
2000 Mar. qtr	10	—	—	10	0.9	—	0.9	0.8	1.7	112.1	113.8
Jun. qtr	17	4	—	21	1.4	0.3	1.7	3.0	4.7	48.8	53.5
Sep. qtr	39	—	3	42	3.3	—	3.3	1.1	4.4	59.0	63.4
TOTAL											
1997-1998	5,823	741	89	6,653	540.7	74.0	614.7	134.5	749.2	550.7	1,299.9
1998-1999	6,296	1,062	57	7,416	629.0	142.3	771.3	139.7	911.0	624.3	1,535.3
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
1999 Jun. qtr	1,661	161	4	1,826	169.8	14.1	183.9	37.8	221.7	122.9	344.6
Sep. qtr	1,792	369	5	2,166	186.9	64.2	251.2	42.6	293.8	109.3	403.1
Dec. qtr	2,007	315	5	2,327	215.8	35.1	250.9	45.2	296.1	132.2	428.3
2000 Mar. qtr	2,064	422	58	2,544	232.0	53.0	284.9	52.1	337.0	182.9	519.9
Jun. qtr	1,994	292	88	2,374	220.7	37.1	257.8	58.9	316.7	152.5	469.2
Sep. qtr	1,434	368	22	1,824	160.8	67.3	228.1	25.2	253.2	162.5	415.7

(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>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
PRIVATE SECTOR											
1997-1998	9.5	89.7	44.5	78.0	96.9	16.8	7.0	19.4	49.9	14.7	426.4
1998-1999	24.3	127.0	43.0	46.8	69.5	25.9	2.1	23.4	30.6	7.8	400.7
1999-2000	19.7	70.4	24.7	59.4	83.9	36.9	13.4	17.0	16.2	9.6	351.2
1999 Jun. qtr	3.5	17.8	5.3	12.4	17.9	5.5	0.4	3.3	2.6	2.3	71.0
Sep. qtr	2.7	17.9	2.5	8.3	27.0	10.1	6.6	2.3	2.2	4.4	84.1
Dec. qtr	8.3	18.9	9.4	9.1	17.9	7.6	4.2	7.2	8.6	1.6	92.7
2000 Mar. qtr	2.4	15.7	5.6	10.6	19.8	10.2	1.2	3.0	0.9	1.3	70.8
Jun. qtr	6.3	18.0	7.2	31.4	19.1	9.0	1.5	4.5	4.4	2.3	103.6
Sep. qtr	0.9	35.0	9.7	13.0	11.3	9.4	1.6	9.2	10.9	2.5	103.5
PUBLIC SECTOR											
1997-1998	0.5	2.8	0.5	18.1	3.9	51.1	—	25.7	13.3	8.4	124.3
1998-1999	1.0	2.3	0.9	14.2	21.4	116.2	—	36.4	13.2	17.9	223.7
1999-2000	0.5	—	0.1	30.6	2.3	43.1	—	31.5	104.6	13.0	225.6
1999 Jun. qtr	—	—	0.3	4.5	8.1	12.0	—	22.6	3.9	0.5	52.0
Sep. qtr	—	—	0.1	0.1	0.3	14.5	—	5.4	4.4	0.4	25.3
Dec. qtr	0.2	—	—	19.8	0.5	7.1	—	9.6	1.1	1.1	39.4
2000 Mar. qtr	0.3	—	—	4.8	0.1	13.8	—	6.6	84.3	2.1	112.1
Jun. qtr	—	—	—	5.9	1.3	7.7	—	9.8	14.7	9.4	48.8
Sep. qtr	0.5	—	—	7.5	1.1	28.7	—	2.2	5.5	13.5	59.0
TOTAL											
1997-1998	10.0	92.4	45.0	96.1	100.7	67.9	7.0	45.1	63.2	23.2	550.7
1998-1999	25.3	129.4	43.9	61.1	91.0	142.2	2.1	59.9	43.8	25.7	624.3
1999-2000	20.2	70.4	24.8	90.0	86.1	80.0	13.4	48.6	120.8	22.5	576.8
1999 Jun. qtr	3.5	17.8	5.5	16.9	26.1	17.5	0.4	25.9	6.4	2.8	122.9
Sep. qtr	2.7	17.9	2.6	8.4	27.4	24.6	6.6	7.7	6.6	4.8	109.3
Dec. qtr	8.5	18.9	9.4	28.9	18.4	14.7	4.2	16.8	9.8	2.6	132.2
2000 Mar. qtr	2.7	15.7	5.6	15.4	19.9	24.0	1.2	9.7	85.2	3.4	182.9
Jun. qtr	6.3	18.0	7.2	37.3	20.4	16.6	1.5	14.4	19.1	11.7	152.5
Sep. qtr	1.4	35.0	9.7	20.5	12.4	38.1	1.6	11.5	16.4	16.0	162.5

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

	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											
1997-1998	2,191	471	75	2,737	239.8	53.7	293.5	62.9	356.4	319.1	675.5
1998-1999	2,320	554	5	2,879	263.5	95.3	358.8	55.8	414.5	230.3	644.8
1999-2000	3,269	907	91	4,267	406.9	140.1	547.1	66.1	613.2	219.0	832.1
1999 Jun. qtr	2,320	554	5	2,879	263.5	95.3	358.8	55.8	414.5	230.3	644.8
Sep. qtr	2,615	757	7	3,379	299.3	140.3	439.6	61.6	501.2	249.1	750.3
Dec. qtr	2,808	817	9	3,634	323.3	146.5	469.8	62.3	532.1	213.6	745.7
2000 Mar. qtr	3,325	988	63	4,376	403.2	179.1	582.3	73.6	655.9	182.6	838.5
Jun. qtr	3,269	907	91	4,267	406.9	140.1	547.1	66.1	613.2	219.0	832.1
Sep. qtr	3,118	1,070	96	4,284	392.6	189.9	582.4	61.9	644.4	194.4	838.7
PUBLIC SECTOR											
1997-1998	92	5	—	97	6.3	0.3	6.7	—	6.7	75.8	82.5
1998-1999	102	13	—	115	8.5	1.1	9.6	0.5	10.1	174.1	184.1
1999-2000	42	7	—	49	2.9	0.5	3.3	3.2	6.5	234.6	241.1
1999 Jun. qtr	102	13	—	115	8.5	1.1	9.6	0.5	10.1	174.1	184.1
Sep. qtr	74	4	—	78	6.3	0.1	6.5	0.3	6.7	163.0	169.7
Dec. qtr	87	3	—	90	6.8	0.2	7.0	0.6	7.6	164.8	172.5
2000 Mar. qtr	49	3	—	52	3.6	0.2	3.9	0.6	4.4	229.4	233.9
Jun. qtr	42	7	—	49	2.9	0.5	3.3	3.2	6.5	234.6	241.1
Sep. qtr	76	3	3	82	5.6	0.2	5.8	3.3	9.0	261.2	270.2
TOTAL											
1997-1998	2,283	476	75	2,834	246.1	54.0	300.1	62.9	363.1	394.9	757.9
1998-1999	2,422	567	5	2,994	271.9	96.4	368.4	56.2	424.6	404.3	828.9
1999-2000	3,311	914	91	4,316	409.8	140.6	550.4	69.3	619.7	453.5	1,073.2
1999 Jun. qtr	2,422	567	5	2,994	271.9	96.4	368.4	56.2	424.6	404.3	828.9
Sep. qtr	2,689	761	7	3,457	305.6	140.5	446.1	61.9	507.9	412.0	920.0
Dec. qtr	2,895	820	9	3,724	330.1	146.7	476.8	62.9	539.8	378.4	918.2
2000 Mar. qtr	3,374	991	63	4,428	406.9	179.3	586.2	74.2	660.4	412.0	1,072.4
Jun. qtr	3,311	914	91	4,316	409.8	140.6	550.4	69.3	619.7	453.5	1,073.2
Sep. qtr	3,194	1,073	99	4,366	398.1	190.1	588.2	65.2	653.4	455.6	1,108.9

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

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

	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
PRIVATE SECTOR											
1997-1998	5.2	67.5	24.6	51.4	71.6	7.0	7.1	46.5	29.8	8.3	319.1
1998-1999	23.1	86.6	11.9	14.5	28.7	10.5	1.7	17.9	30.9	4.4	230.3
1999-2000	11.8	86.0	8.4	33.0	26.6	19.2	6.1	8.0	18.3	1.5	219.0
1999 Jun. qtr	23.1	86.6	11.9	14.5	28.7	10.5	1.7	17.9	30.9	4.4	230.3
Sep. qtr	7.4	93.0	12.4	16.4	35.5	18.4	8.1	21.2	29.7	7.0	249.1
Dec. qtr	8.4	86.1	9.3	14.0	14.9	18.3	13.8	20.6	22.1	6.0	213.6
2000 Mar. qtr	7.5	78.6	7.3	9.4	23.9	16.4	13.1	7.2	14.9	4.3	182.6
Jun. qtr	11.8	86.0	8.4	33.0	26.6	19.2	6.1	8.0	18.3	1.5	219.0
Sep. qtr	5.0	47.4	15.9	41.7	27.8	16.6	3.2	16.1	18.1	2.7	194.4
PUBLIC SECTOR											
1997-1998	—	1.2	—	8.3	1.0	30.7	—	23.2	6.8	4.6	75.8
1998-1999	—	—	0.3	7.1	8.3	104.7	—	33.6	5.0	15.1	174.1
1999-2000	—	—	0.1	11.8	0.5	71.0	—	34.4	106.2	10.5	234.6
1999 Jun. qtr	—	—	0.3	7.1	8.3	104.7	—	33.6	5.0	15.1	174.1
Sep. qtr	—	—	0.1	3.6	7.7	103.1	—	26.6	7.5	14.2	163.0
Dec. qtr	0.2	—	0.1	18.9	0.5	95.1	—	33.0	7.8	9.1	164.8
2000 Mar. qtr	—	—	0.1	12.8	0.5	87.2	—	36.8	85.0	7.0	229.4
Jun. qtr	—	—	0.1	11.8	0.5	71.0	—	34.4	106.2	10.5	234.6
Sep. qtr	0.5	—	0.1	9.5	1.0	88.8	—	33.3	105.5	22.5	261.2
TOTAL											
1997-1998	5.2	68.7	24.6	59.7	72.6	37.7	7.1	69.7	36.6	12.9	394.9
1998-1999	23.1	86.6	12.2	21.6	37.0	115.2	1.7	51.5	35.9	19.5	404.3
1999-2000	11.8	86.0	8.5	44.9	27.2	90.2	6.1	42.4	124.6	12.0	453.5
1999 Jun. qtr	23.1	86.6	12.2	21.6	37.0	115.2	1.7	51.5	35.9	19.5	404.3
Sep. qtr	7.4	93.0	12.5	20.1	43.2	121.5	8.1	47.8	37.2	21.2	412.0
Dec. qtr	8.6	86.1	9.4	33.0	15.4	113.4	13.8	53.6	29.9	15.1	378.4
2000 Mar. qtr	7.5	78.6	7.4	22.2	24.5	103.6	13.1	44.0	99.9	11.3	412.0
Jun. qtr	11.8	86.0	8.5	44.9	27.2	90.2	6.1	42.4	124.6	12.0	453.5
Sep. qtr	5.4	47.4	16.0	51.2	28.8	105.4	3.2	49.4	123.5	25.2	455.6

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

Period	Number of dwelling units				Value (\$m)						
	New houses	New other residential building	Con-versions etc.	Total dwelling units	New houses	New other residential building	New residential building	Alterations and additions to residential buildings	Total residential building	Total non-residential building	Total building
PRIVATE SECTOR											
1997-1998	5,572	676	46	6,294	504.1	57.7	561.8	123.3	685.1	571.2	1,256.3
1998-1999	5,943	872	125	6,940	600.6	99.4	700.0	151.4	851.4	505.3	1,356.8
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
1999 Jun. qtr	1,371	263	19	1,653	139.0	29.7	168.6	30.4	199.0	101.0	300.0
Sep. qtr	1,451	154	3	1,608	148.9	21.3	170.2	37.3	207.5	67.9	275.4
Dec. qtr	1,754	252	3	2,009	190.6	31.1	221.7	44.8	266.6	124.7	391.3
2000 Mar. qtr	1,538	251	4	1,793	156.0	21.7	177.8	41.4	219.2	100.8	320.0
Jun. qtr	2,025	369	60	2,454	217.9	80.0	297.9	65.3	363.2	69.6	432.8
Sep. qtr	1,542	203	14	1,759	176.1	23.6	199.8	29.7	229.5	133.6	363.1
PUBLIC SECTOR											
1997-1998	121	29	—	150	10.6	2.3	12.9	1.7	14.6	172.8	187.4
1998-1999	195	17	2	214	14.2	1.0	15.3	1.8	17.0	134.0	151.0
1999-2000	187	23	—	210	16.7	1.9	18.6	3.0	21.6	175.4	197.0
1999 Jun. qtr	22	—	—	22	1.7	—	1.7	0.7	2.4	21.0	23.3
Sep. qtr	68	19	—	87	5.8	1.7	7.5	1.2	8.6	36.2	44.8
Dec. qtr	47	4	—	51	4.4	0.3	4.7	0.7	5.4	37.2	42.6
2000 Mar. qtr	48	—	—	48	4.2	—	4.2	0.8	5.0	49.6	54.6
Jun. qtr	24	—	—	24	2.2	—	2.2	0.4	2.6	52.4	55.0
Sep. qtr	5	4	—	9	0.7	0.3	1.0	1.1	2.1	27.5	29.6
TOTAL											
1997-1998	5,693	705	46	6,444	514.7	59.9	574.7	125.0	699.7	744.0	1,443.7
1998-1999	6,138	889	127	7,154	614.8	100.4	715.2	153.2	868.4	639.4	1,507.8
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
1999 Jun. qtr	1,393	263	19	1,675	140.7	29.7	170.3	31.0	201.4	122.0	323.3
Sep. qtr	1,519	173	3	1,695	154.7	22.9	177.7	38.5	216.2	104.1	320.2
Dec. qtr	1,801	256	3	2,060	195.1	31.4	226.5	45.5	272.0	161.8	433.8
2000 Mar. qtr	1,586	251	4	1,841	160.2	21.7	182.0	42.2	224.2	150.4	374.6
Jun. qtr	2,049	369	60	2,478	220.1	80.0	300.1	65.7	365.8	122.0	487.8
Sep. qtr	1,547	207	14	1,768	176.8	23.9	200.7	30.8	231.5	161.1	392.7

(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											
1997-1998	40.4	184.9	58.1	43.5	90.8	20.7	2.5	33.2	50.8	46.4	571.2
1998-1999	7.1	111.2	59.0	84.5	117.7	22.8	8.3	52.9	29.9	11.8	505.3
1999-2000	32.2	71.7	23.7	41.1	85.4	28.9	11.6	28.2	27.5	12.7	362.9
1999 Jun. qtr	0.8	46.0	23.3	6.8	10.7	6.0	0.8	4.0	1.8	0.8	101.0
Sep. qtr	19.5	12.1	2.4	6.2	19.9	2.0	0.1	0.1	3.6	1.9	67.9
Dec. qtr	7.3	25.6	7.7	11.3	38.7	8.7	0.4	7.0	15.6	2.5	124.7
2000 Mar. qtr	3.3	23.3	7.3	15.6	10.3	11.8	1.9	17.0	7.1	3.1	100.8
Jun. qtr	2.0	10.6	6.3	8.0	16.5	6.5	9.2	4.0	1.2	5.3	69.6
Sep. qtr	6.6	75.8	1.8	7.5	13.2	11.6	4.4	0.9	10.6	1.2	133.6
PUBLIC SECTOR											
1997-1998	0.5	2.3	0.5	38.7	4.4	51.6	0.9	13.3	20.5	40.2	172.8
1998-1999	1.0	3.5	0.6	17.6	14.5	45.7	—	27.2	16.6	7.4	134.0
1999-2000	0.5	—	0.3	25.6	8.7	79.9	—	31.4	11.2	17.7	175.4
1999 Jun. qtr	—	—	0.5	3.6	2.3	7.2	—	2.7	3.7	1.1	21.0
Sep. qtr	—	—	0.3	3.6	0.9	15.7	—	12.5	2.0	1.3	36.2
Dec. qtr	—	—	—	4.5	6.5	15.7	—	3.3	1.1	6.2	37.2
2000 Mar. qtr	0.5	—	—	10.6	0.1	23.6	—	2.9	7.5	4.4	49.6
Jun. qtr	—	—	—	6.9	1.3	24.9	—	12.7	0.7	5.9	52.4
Sep. qtr	—	—	—	10.0	0.6	9.5	—	3.4	2.0	1.9	27.5
TOTAL											
1997-1998	40.9	187.2	58.6	82.1	95.3	72.3	3.4	46.5	71.2	86.7	744.0
1998-1999	8.1	114.8	59.6	102.1	132.2	68.5	8.3	80.1	46.5	19.3	639.4
1999-2000	32.7	71.7	24.0	66.7	94.1	108.8	11.6	59.6	38.7	30.4	538.4
1999 Jun. qtr	0.8	46.0	23.7	10.5	13.0	13.1	0.8	6.7	5.4	1.9	122.0
Sep. qtr	19.5	12.1	2.7	9.8	20.8	17.7	0.1	12.6	5.6	3.1	104.1
Dec. qtr	7.3	25.6	7.7	15.7	45.1	24.3	0.4	10.3	16.7	8.7	161.8
2000 Mar. qtr	3.8	23.3	7.3	26.2	10.4	35.4	1.9	19.9	14.6	7.5	150.4
Jun. qtr	2.0	10.6	6.3	14.9	17.8	31.4	9.2	16.8	1.9	11.1	122.0
Sep. qtr	6.6	75.8	1.8	17.5	13.8	21.1	4.4	4.3	12.7	3.2	161.1

TABLE 11. VALUE OF BUILDING WORK DONE: 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-resi- dential building</i>	<i>Total building</i>
PRIVATE SECTOR							
1997-1998	522.9	67.5	590.4	130.0	720.4	538.9	1,259.3
1998-1999	599.4	121.5	720.8	145.8	866.6	417.1	1,283.8
1999-2000	798.1	186.4	984.5	190.7	1,175.2	409.9	1,585.1
1999 Jun. qtr	154.7	35.2	189.9	33.7	223.6	72.6	296.2
Sep. qtr	166.8	45.8	212.6	40.1	252.7	116.7	369.4
Dec. qtr	187.5	39.8	227.3	45.9	273.2	101.0	374.3
2000 Mar. qtr	193.0	46.4	239.4	46.6	286.1	86.3	372.4
Jun. qtr	250.8	54.3	305.1	58.1	363.2	105.9	469.1
Sep. qtr	175.8	52.2	228.0	29.4	257.3	84.2	341.5
PUBLIC SECTOR							
1997-1998	12.8	2.2	15.0	1.6	16.6	146.1	162.7
1998-1999	15.3	1.6	16.9	1.9	18.8	154.5	173.2
1999-2000	14.1	1.4	15.5	4.7	20.2	219.5	239.7
1999 Jun. qtr	4.2	0.4	4.5	0.8	5.3	44.5	49.9
Sep. qtr	5.1	0.7	5.9	1.3	7.1	54.9	62.0
Dec. qtr	4.5	0.3	4.8	0.9	5.6	48.2	53.9
2000 Mar. qtr	3.1	0.1	3.2	0.6	3.8	59.0	62.8
Jun. qtr	1.4	0.3	1.7	2.0	3.7	57.4	61.1
Sep. qtr	2.3	—	2.3	1.4	3.7	52.9	56.6
TOTAL							
1997-1998	535.7	69.8	605.4	131.6	737.0	685.0	1,422.0
1998-1999	614.6	123.1	737.7	147.7	885.4	571.6	1,457.0
1999-2000	812.2	187.7	999.9	195.5	1,195.4	629.4	1,824.8
1999 Jun. qtr	158.9	35.6	194.4	34.4	228.9	117.2	346.1
Sep. qtr	171.9	46.5	218.4	41.3	259.8	171.5	431.3
Dec. qtr	192.0	40.1	232.1	46.8	278.9	149.2	428.1
2000 Mar. qtr	196.1	46.5	242.6	47.2	289.9	145.3	435.2
Jun. qtr	252.2	54.6	306.8	60.1	366.9	163.3	530.2
Sep. qtr	178.0	52.2	230.2	30.8	261.0	137.1	398.1

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>
PRIVATE SECTOR											
1997-1998	35.0	161.2	68.2	56.5	74.1	20.2	7.8	43.8	51.1	20.9	538.9
1998-1999	24.4	76.1	44.9	66.4	103.7	21.9	2.9	29.3	36.8	10.7	417.1
1999-2000	18.6	121.4	24.5	46.9	87.9	37.3	14.8	26.2	21.9	10.3	409.9
1999 Jun. qtr	5.8	17.5	6.5	8.3	16.4	3.4	0.5	4.1	8.4	1.8	72.6
Sep. qtr	3.9	32.7	3.8	12.4	36.3	8.6	1.1	7.9	7.7	2.3	116.7
Dec. qtr	5.2	31.2	8.0	9.6	16.6	8.3	2.9	8.9	7.1	3.2	101.0
2000 Mar. qtr	3.7	26.4	5.8	9.2	16.8	10.6	4.8	4.2	2.5	2.2	86.3
Jun. qtr	5.7	31.1	6.9	15.6	18.2	9.9	6.1	5.1	4.7	2.6	105.9
Sep. qtr	2.8	28.9	3.2	14.7	16.7	6.8	1.6	3.1	5.4	1.0	84.2
PUBLIC SECTOR											
1997-1998	0.5	3.1	0.5	26.5	4.2	53.5	0.4	28.6	14.3	14.4	146.1
1998-1999	1.0	2.5	0.8	18.0	15.6	69.4	—	20.0	15.6	11.6	154.5
1999-2000	0.5	—	0.1	32.2	7.3	92.2	—	39.9	26.3	21.0	219.5
1999 Jun. qtr	—	—	0.2	4.2	1.9	22.3	—	6.7	4.0	5.3	44.5
Sep. qtr	—	—	0.1	3.6	5.6	27.3	—	9.3	3.3	5.6	54.9
Dec. qtr	0.1	—	—	8.7	0.4	22.3	—	8.9	4.4	3.5	48.2
2000 Mar. qtr	0.4	—	—	10.2	0.5	27.5	—	10.2	8.1	2.1	59.0
Jun. qtr	—	—	—	9.7	0.8	15.2	—	11.5	10.4	9.8	57.4
Sep. qtr	0.1	—	—	5.3	0.9	15.8	—	7.1	21.0	2.8	52.9
TOTAL											
1997-1998	35.5	164.4	68.7	83.0	78.3	73.7	8.1	72.5	65.4	35.3	685.0
1998-1999	25.4	78.6	45.7	84.4	119.3	91.3	2.9	49.3	52.4	22.3	571.6
1999-2000	19.1	121.4	24.7	79.1	95.2	129.5	14.8	66.1	48.2	31.3	629.4
1999 Jun. qtr	5.8	17.5	6.7	12.5	18.3	25.7	0.5	10.8	12.4	7.0	117.2
Sep. qtr	3.9	32.7	3.9	16.1	42.0	35.9	1.1	17.3	11.0	7.9	171.5
Dec. qtr	5.3	31.2	8.0	18.4	16.9	30.5	2.9	17.8	11.5	6.7	149.2
2000 Mar. qtr	4.1	26.4	5.8	19.3	17.3	38.1	4.8	14.4	10.6	4.4	145.3
Jun. qtr	5.7	31.1	7.0	25.3	19.0	25.0	6.1	16.6	15.1	12.3	163.3
Sep. qtr	2.9	28.9	3.2	19.9	17.6	22.6	1.6	10.2	26.4	3.8	137.1

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>
PRIVATE SECTOR							
1997-1998	102.0	24.9	126.9	27.7	154.5	143.2	297.7
1998-1999	127.7	44.7	172.4	26.1	198.5	142.2	340.7
1999-2000	187.3	57.4	244.7	34.7	279.4	84.9	364.3
1999 Jun qtr	127.7	44.7	172.4	26.1	198.5	142.2	340.7
Sep. qtr	145.7	65.2	210.8	29.3	240.1	112.2	352.4
Dec. qtr	172.9	62.8	235.6	28.9	264.5	101.0	365.5
2000 Mar. qtr	215.8	70.7	286.5	34.9	321.4	84.7	406.1
Jun qtr	187.3	57.4	244.7	34.7	279.4	84.9	364.3
Sep. qtr	173.4	78.6	252.0	30.9	282.9	109.7	392.6
PUBLIC SECTOR							
1997-1998	3.3	—	3.3	—	3.3	28.3	31.7
1998-1999	4.4	0.2	4.5	0.3	4.9	106.2	111.1
1999-2000	1.7	—	1.7	1.3	3.1	129.0	132.1
1999 Jun qtr	4.4	0.2	4.5	0.3	4.9	106.2	111.1
Sep. qtr	2.9	0.1	3.0	—	3.0	76.5	79.5
Dec. qtr	3.7	0.2	3.9	0.2	4.0	67.3	71.3
2000 Mar. qtr	1.7	0.1	1.8	0.4	2.1	122.4	124.6
Jun qtr	1.7	—	1.7	1.3	3.1	129.0	132.1
Sep. qtr	2.8	—	2.8	1.1	4.0	130.2	134.1
TOTAL							
1997-1998	105.3	24.9	130.2	27.7	157.8	171.5	329.4
1998-1999	132.1	44.8	176.9	26.5	203.4	248.4	451.8
1999-2000	189.0	57.4	246.4	36.1	282.5	213.8	496.4
1999 Jun qtr	132.1	44.8	176.9	26.5	203.4	248.4	451.8
Sep. qtr	148.6	65.3	213.9	29.3	243.2	188.7	431.9
Dec. qtr	176.5	62.9	239.5	29.1	268.5	168.2	436.7
2000 Mar. qtr	217.5	70.7	288.2	35.3	323.5	207.2	530.7
Jun qtr	189.0	57.4	246.4	36.1	282.5	213.8	496.4
Sep. qtr	176.2	78.6	254.8	32.0	286.9	239.9	526.7

(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>
PRIVATE SECTOR											
1997-1998	3.0	16.6	6.8	26.8	44.5	2.8	1.1	17.2	20.5	3.9	143.2
1998-1999	3.5	70.6	8.1	8.1	15.5	7.2	1.2	12.2	14.7	1.2	142.2
1999-2000	5.7	20.2	4.2	20.9	11.1	7.4	2.4	4.3	7.8	0.7	84.9
1999 Jun. qtr	3.5	70.6	8.1	8.1	15.5	7.2	1.2	12.2	14.7	1.2	142.2
Sep. qtr	3.4	56.5	7.2	3.9	5.9	8.4	6.7	7.7	9.4	3.3	112.2
Dec. qtr	6.5	44.0	4.2	3.1	7.5	8.7	9.8	5.1	10.3	1.7	101.0
2000 Mar. qtr	5.1	33.3	3.8	4.9	10.1	8.0	6.2	4.5	7.9	0.8	84.7
Jun. qtr	5.7	20.2	4.2	20.9	11.1	7.4	2.4	4.3	7.8	0.7	84.9
Sep. qtr	2.8	28.6	10.4	22.4	8.8	9.6	2.3	10.0	12.8	2.1	109.7
PUBLIC SECTOR											
1997-1998	—	0.2	—	5.4	0.7	11.7	—	3.4	3.7	3.3	28.3
1998-1999	—	—	0.1	3.8	6.8	62.1	—	20.9	3.0	9.6	106.2
1999-2000	—	—	—	1.9	0.5	22.4	—	13.1	89.2	1.8	129.0
1999 Jun. qtr	—	—	0.1	3.8	6.8	62.1	—	20.9	3.0	9.6	106.2
Sep. qtr	—	—	0.1	0.2	1.5	48.9	—	17.1	4.2	4.4	76.5
Dec. qtr	0.1	—	0.1	11.3	0.4	34.3	—	17.9	1.2	2.0	67.3
2000 Mar. qtr	—	—	0.1	5.6	0.1	22.5	—	14.4	77.7	2.2	122.4
Jun. qtr	—	—	—	1.9	0.5	22.4	—	13.1	89.2	1.8	129.0
Sep. qtr	0.3	—	—	4.3	0.7	33.9	—	8.4	69.5	12.9	130.2
TOTAL											
1997-1998	3.0	16.8	6.8	32.2	45.2	14.5	1.1	20.6	24.2	7.2	171.5
1998-1999	3.5	70.6	8.2	11.8	22.3	69.2	1.2	33.1	17.7	10.8	248.4
1999-2000	5.7	20.2	4.3	22.8	11.7	29.8	2.4	17.4	97.0	2.5	213.8
1999 Jun. qtr	3.5	70.6	8.2	11.8	22.3	69.2	1.2	33.1	17.7	10.8	248.4
Sep. qtr	3.4	56.5	7.3	4.1	7.5	57.3	6.7	24.8	13.6	7.7	188.7
Dec. qtr	6.6	44.0	4.3	14.4	8.0	43.0	9.8	23.0	11.5	3.7	168.2
2000 Mar. qtr	5.1	33.3	3.9	10.5	10.2	30.5	6.2	18.9	85.5	3.0	207.2
Jun. qtr	5.7	20.2	4.3	22.8	11.7	29.8	2.4	17.4	97.0	2.5	213.8
Sep. qtr	3.1	28.6	10.4	26.7	9.5	43.5	2.3	18.5	82.3	15.0	239.9

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

Ownership and stage of construction	New residential building				Value	
	Houses		Total		Alterations and additions to residential buildings	Total building
	Number	Value	Number of dwelling units	Value		
TOTAL PRIVATE AND PUBLIC SECTORS						
Commenced	4.6	4.4	3.5	3.0	7.8	1.6
Under construction at end of period	3.1	3.1	2.3	2.1	4.6	1.1
Completed	5.2	5.3	4.6	4.6	8.4	2.4
Value of work done	..	3.0	..	2.3	5.3	1.3
Value of work yet to be done	..	3.6	..	2.4	4.9	1.1

EXPLANATORY NOTES

INTRODUCTION

- 1** This publication contains detailed results from the quarterly Building Activity Survey. Each issue includes revisions to the previous quarter. Therefore data for the latest quarter should be considered to be preliminary only.
- 2** The statistics are compiled on the basis of returns collected from builders and other individuals and organisations engaged in building activity. The quarterly survey consists of two components:
 - a sample survey of private sector house building activity involving new house construction or alterations and additions valued at \$10,000 or more to houses; and
 - a complete enumeration of jobs involving construction of new residential buildings other than private sector houses, all alterations and additions to residential buildings (other than private sector houses) with an approval value of \$10,000 or more, and all non-residential building jobs with an approval value of \$50,000 or more.
- 3** From the September quarter 1990, only non-residential building jobs (both new and alterations and additions) with an approval value of \$50,000 (previously \$30,000) or more are included in the survey.
- 4** The use of sample survey techniques in the Building Activity Survey means that reliable estimates of private sector house building activity, including alterations and additions to houses, are generally only available at the State, Territory and Australia levels. The Northern Territory has been completely enumerated since the June quarter 1991 and small area data are available on request. Also, data for regions below State and Territory level are available from the building approvals series compiled by the ABS and based on information reported by local government and other reporting authorities.

SCOPE AND COVERAGE

- 5** The statistics relate to *building* activity which includes construction of new buildings and alterations and additions to existing buildings. Construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks etc.) is excluded.
- 6** Building jobs included in each quarter in the Building Activity Survey comprise those jobs selected in previous quarters which have not been completed (or commenced) by the end of the previous quarter and those jobs newly selected in the current quarter. The population list from which jobs are selected for inclusion comprises all approved 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.

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*

DEFINITIONS *continued*

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

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

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

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

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

VALUATION OF BUILDING JOBS

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

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

BUILDING CLASSIFICATION

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

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

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

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

RELIABILITY OF THE ESTIMATES

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

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

25 The imprecision due to sampling variability, which is measured by the RSE, should not be confused with inaccuracies that may occur because of inadequacies in the source of building approval information, imperfections in reporting by respondents, and errors made in the coding and processing of data. Inaccuracies of this kind are referred to as non-sampling error, and may occur in any enumeration whether it be a full count or only a sample. Every effort is made to reduce the non-sampling error to a minimum by the careful design of questionnaires, efforts to obtain responses for all selected jobs, and efficient operating procedures.

SEASONAL ADJUSTMENT

26 Seasonally adjusted building statistics are shown in tables 2 to 4. In the seasonally adjusted series, account has been taken of normal seasonal factors and the effect of movement in the date of Easter which may, in successive years, affect figures for different quarters. Further information about seasonal adjustment can be obtained from the Assistant Director of Time Series Analysis on Canberra 02 6252 6076.

SEASONAL ADJUSTMENT *continued*

27 Since seasonally adjusted statistics reflect both irregular and trend movements, an upward or downward movement in a seasonally adjusted series does not necessarily indicate a change of trend. Particular care should therefore be taken in interpreting individual quarter-to-quarter movements. Each of the component series shown has been seasonally adjusted independently. As a consequence, while the unadjusted components in the original series shown add to the totals, the adjusted components may not add to the adjusted totals. Further, the difference between independently seasonally adjusted series does not necessarily produce series which are optimal or even adequate adjustments of the similarly derived original series. Thus the figures which can be derived by subtracting seasonally adjusted private sector dwelling units from the seasonally adjusted total should not be used to represent seasonally adjusted public sector dwelling units.

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

CHAIN VOLUME MEASURES

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

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

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

EXPLANATORY NOTES *continued*

ACKNOWLEDGMENT

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

UNPUBLISHED DATA

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

RELATED PUBLICATIONS

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

- Building Activity, Australia* (Cat. no. 8752.0)—issued quarterly
- Building Activity, Australia: Building Work Done, Preliminary* (Cat. no. 8755.0)—issued quarterly
- Building Activity, Australia: Dwelling Unit Commencements, Preliminary* (Cat. no. 8750.0)—issued quarterly
- Building Approvals, Australia* (Cat. no. 8731.0)—issued monthly
- Building Approvals, South Australia* (Cat. no. 8731.4)—issued quarterly from March 2000
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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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