



BUILDING ACTIVITY

VICTORIA

EMBARGO: 11:30AM (CANBERRA TIME) THURS 31 JAN 2002

SEPTEMBER KEY FIGURES

SEASONALLY ADJUSTED	Sep qtr 01	Jun qtr 01 to Sep qtr 01 % change	Sep qtr 00 to Sep qtr 01 % change
Value of work done(a) (\$m)	2 565.5	8.8	11.6
New residential building (\$m)	1 334.8	10.1	8.8
Alterations and additions(b) (\$m)	314.1	12.6	30.6
Non-residential building (\$m)	916.5	5.8	10.4
Total dwelling units commenced (no.)	12 152	32.9	-13.5
New private sector houses (no.)	8 489	34.5	-9.8

(a) Chain volume measures, reference year 1999–2000. (b) To residential buildings.

SEPTEMBER QTR KEY POINTS

VALUE OF WORK DONE, SEASONALLY ADJUSTED, VOLUME TERMS

- The seasonally adjusted estimate of total building work done rose 8.8% in the September quarter 2001 to \$2,565.5m. This level of activity was exceeded only in the March and June quarters of 2000.
- In the residential sector, work done on new residential buildings rose 10.1% to \$1,334.8m, a level exceeded only in the March and June quarters of 2000. Work done on new houses jumped 13.2% to \$986.5m. Alterations and additions rose 12.6% to \$314.1m, the fourth successive quarterly increase.
- Non-residential building work done rose 5.8% to \$916.5m, to be 10.4% above the level of a year earlier.

VALUE OF WORK COMMENCED, ORIGINAL, VOLUME TERMS

- Total building work commenced rose 3.5% in the September quarter to \$2,833.1m. This level was exceeded only in the June quarter 2000.
- New residential commencements jumped 36.9% in the September quarter to a record \$1,779.9m and were 47.7% above the level of a year earlier. New house commencements jumped 32.4% to \$1,141.6m (the fourth highest level on record) and new other dwellings jumped 45.8% to a record \$638.3m. Alterations and additions jumped 22.2% to \$349.6m, a level exceeded only in the June quarter 2000.
- After reaching the highest level for 3½ years in the June quarter 2001, non-residential commencements fell 38.8% to \$703.6m.

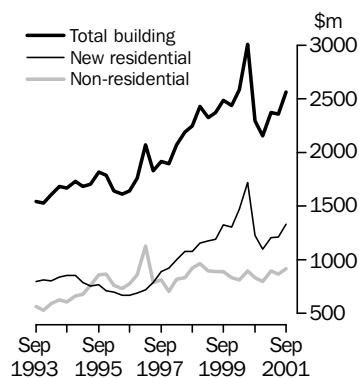
NUMBER OF DWELLING UNITS COMMENCED, SEASONALLY ADJUSTED

- In seasonally adjusted terms, the total number of dwelling units commenced jumped 32.9% in the September quarter to 12,152, which was 36.6% more than a year earlier. Commencements of new private sector houses jumped by 34.5% to 8,489.

Value of work done

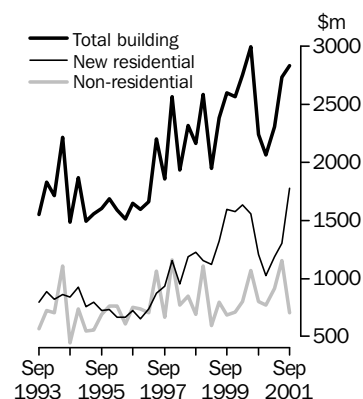
Volume terms

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 and Referral Service on 1300 135 070.

NOTES

FORTHCOMING ISSUES

<i>ISSUE (Quarter)</i>	<i>RELEASE DATE</i>
December 2001	1 May 2002
March 2002	30 July 2002

ABOUT THIS ISSUE

This publication contains the first detailed estimates for Victoria from the quarterly Building Activity Survey. The data are subject to revision when returns from the following quarter are processed. Final data for the September quarter 2001 will be released in *Building Activity, Victoria* (Cat. no. 8752.2) on 1 May 2002.

SIGNIFICANT REVISIONS THIS ISSUE

Compared with the estimates in original terms published in the previous issue of this publication:

- the total number of dwellings commenced during the June quarter 2001 has been revised downwards by 144 (-1.5%), and
- the total value of building work commenced during the June quarter has been revised downwards by \$64.2m (-2.1%), with residential building falling by \$30.7m (-1.7%) and non-residential building falling by \$33.5m (-2.7%).

Vince Lazzaro
Regional Director
Victoria

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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	
1998-1999	3,753.5	1,069.3	4,823.5	1,065.8	2,217.1	3,183.5	9,085.3
1999-2000	4,700.0	1,661.6	6,361.5	1,295.7	2,453.9	3,263.1	10,920.3
2000-2001	3,170.8	1,543.7	4,714.5	997.0	2,943.8	3,637.8	9,349.4
2000 Jun. qtr	1,175.1	379.4	1,554.6	370.6	697.5	1,068.1	2,996.5
Sep. qtr	807.8	397.4	1,205.2	237.2	696.4	800.1	2,242.5
Dec. qtr	769.5	256.3	1,025.8	265.2	622.0	771.6	2,062.6
2001 Mar. qtr	731.3	452.3	1,183.6	208.4	664.0	915.5	2,307.6
Jun. qtr	862.2	437.7	1,299.9	286.2	961.4	1,150.6	2,736.7
Sep. qtr	1,141.6	638.3	1,779.9	349.6	556.8	703.6	2,833.1

(a) Reference year for chain volume measures is 1999-2000. 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							
1998-1999	3,609.3	996.9	4,604.7	1,070.7	2,834.6	3,685.7	9,382.8
1999-2000	4,468.4	1,351.6	5,819.9	1,269.3	2,666.6	3,430.7	10,520.0
2000-2001	3,425.2	1,322.1	4,747.4	1,047.2	2,572.9	3,395.6	9,190.0
2000 Jun. qtr	1,332.1	414.3	1,746.6	387.0	683.8	901.0	3,032.2
Sep. qtr	925.5	347.8	1,273.4	229.1	638.9	839.4	2,341.8
Dec. qtr	828.0	321.0	1,149.0	275.0	664.7	870.5	2,294.5
2001 Mar. qtr	801.7	302.4	1,104.1	250.8	601.3	811.9	2,166.8
Jun. qtr	870.0	350.9	1,220.9	292.3	668.0	873.8	2,386.9
Sep. qtr	1,002.6	383.0	1,385.5	298.7	696.4	923.9	2,608.1
SEASONALLY ADJUSTED							
2000 Jun. qtr	1,332.6	404.2	1,721.7	369.6	679.4	896.7	3,010.1
Sep. qtr	911.0	316.2	1,227.2	240.5	628.5	830.4	2,298.1
Dec. qtr	775.3	327.6	1,102.9	252.1	609.0	799.9	2,154.9
2001 Mar. qtr	867.6	336.8	1,204.4	275.6	672.7	898.6	2,378.6
Jun. qtr	871.3	341.5	1,212.8	279.0	662.7	866.6	2,358.5
Sep. qtr	986.5	348.3	1,334.8	314.1	686.5	916.5	2,565.5

(a) Reference year for chain volume measures is 1999-2000. 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	
2000 Jun. qtr	1,384.7	411.7	1,779.1	383.1	689.9	910.2	3,098.7
Sep. qtr	1,042.1	357.6	1,424.8	274.5	646.5	854.2	2,530.0
Dec. qtr	885.3	376.5	1,246.9	287.5	637.7	837.8	2,392.7
2001 Mar. qtr	999.7	391.9	1,390.4	317.2	712.1	951.8	2,639.2
Jun. qtr	1,007.9	398.0	1,393.8	322.5	708.1	926.5	2,664.7
Sep. qtr	1,147.0	407.1	1,583.8	364.1	733.0	978.4	2,895.2

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

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

Period	New houses				Total dwelling units (includes conversions etc)			
	Private sector		Total		Private sector		Total	
	Commenced	Completed	Commenced	Completed	Commenced	Completed	Commenced	Completed
2000 Jun. qtr	8,375	8,662	8,502	8,811	11,982	11,775	12,152	12,013
Sep. qtr	6,166	8,125	6,209	8,250	8,784	10,746	8,893	10,965
Dec. qtr	5,563	6,907	5,628	6,995	7,612	9,275	7,689	9,344
2001 Mar. qtr	5,875	7,036	5,924	7,123	8,820	9,430	8,923	9,614
Jun. qtr	6,312	6,483	6,398	6,542	9,028	9,155	9,142	9,277
Sep. qtr	8,489	6,624	8,565	6,696	11,956	8,733	12,152	8,857

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											
1998-1999	28,512	7,878	1,542	37,932	3,447.6	961.5	4,409.0	951.2	5,360.3	2,124.6	7,484.9
1999-2000	34,269	11,502	1,874	47,645	4,659.6	1,646.4	6,305.9	1,252.5	7,558.4	2,453.9	10,012.3
2000-2001	23,921	9,434	868	34,223	3,598.7	1,704.5	5,303.2	1,048.1	6,351.3	3,060.3	9,411.6
2000 Jun qtr	8,685	2,817	831	12,333	1,214.2	401.2	1,615.3	375.7	1,991.0	710.7	2,701.7
Sep. qtr	6,081	2,374	391	8,846	916.6	434.3	1,350.9	255.6	1,606.5	716.4	2,322.9
Dec. qtr	5,843	1,699	190	7,732	867.7	282.3	1,150.0	289.0	1,439.0	645.0	2,083.9
2001 Mar. qtr	5,435	2,832	83	8,350	829.1	502.9	1,332.0	207.0	1,539.0	691.5	2,230.5
Jun qtr	6,562	2,529	204	9,295	985.3	485.0	1,470.3	296.6	1,766.9	1,007.4	2,774.3
Sep. qtr	8,347	3,380	310	12,038	1,311.3	713.0	2,024.3	383.9	2,408.2	586.6	2,994.8
PUBLIC SECTOR											
1998-1999	653	429	24	1,106	55.0	32.3	87.3	35.9	123.2	922.1	1,045.3
1999-2000	447	223	22	692	40.4	15.2	55.6	43.1	98.7	809.3	908.0
2000-2001	245	149	3	397	30.0	15.7	45.7	89.6	135.3	722.0	857.3
2000 Jun qtr	84	18	12	114	7.2	1.4	8.6	8.9	17.5	376.3	393.8
Sep. qtr	57	56	1	114	5.6	4.7	10.3	12.6	22.9	106.4	129.3
Dec. qtr	60	47	—	107	7.3	3.2	10.5	12.5	22.9	155.0	177.9
2001 Mar. qtr	76	24	2	102	9.4	1.9	11.4	32.8	44.2	262.1	306.3
Jun qtr	52	22	—	74	7.7	5.9	13.6	31.7	45.3	198.5	243.8
Sep. qtr	97	103	—	200	12.3	9.4	21.8	23.1	44.9	153.8	198.7
TOTAL											
1998-1999	29,165	8,307	1,566	39,038	3,502.6	993.7	4,496.3	987.2	5,483.5	3,046.7	8,530.2
1999-2000	34,716	11,725	1,896	48,337	4,699.9	1,661.6	6,361.5	1,295.6	7,657.2	3,263.1	10,920.3
2000-2001	24,166	9,583	871	34,620	3,628.7	1,720.2	5,348.9	1,137.7	6,486.6	3,782.3	10,268.9
2000 Jun qtr	8,769	2,835	843	12,447	1,221.4	402.6	1,623.9	384.6	2,008.5	1,087.0	3,095.5
Sep. qtr	6,138	2,430	392	8,960	922.2	439.0	1,361.2	268.2	1,629.4	822.8	2,452.2
Dec. qtr	5,903	1,746	190	7,839	875.0	285.5	1,160.5	301.4	1,461.9	799.9	2,261.8
2001 Mar. qtr	5,511	2,856	85	8,452	838.5	504.8	1,343.3	239.8	1,583.2	953.6	2,536.8
Jun qtr	6,614	2,551	204	9,369	993.0	490.9	1,483.9	328.3	1,812.2	1,205.9	3,018.1
Sep. qtr	8,444	3,483	310	12,238	1,323.6	722.4	2,046.1	407.0	2,453.1	740.4	3,193.5

(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											
1998-1999	182.1	415.8	258.4	330.8	387.6	151.5	18.7	135.6	191.6	52.4	2,124.6
1999-2000	117.1	551.4	383.7	415.8	490.8	154.2	25.5	145.1	104.2	66.3	2,453.9
2000-2001	81.8	852.6	236.2	597.3	430.1	220.5	18.9	242.5	131.6	248.7	3,060.3
2000 Jun qtr	11.4	206.3	159.9	88.8	122.9	31.1	2.5	35.5	37.4	15.0	710.7
Sep. qtr	10.6	165.5	64.9	106.8	108.0	36.6	5.0	38.3	29.4	151.4	716.4
Dec. qtr	15.2	128.1	51.9	165.2	100.3	71.6	5.8	35.2	47.6	23.9	645.0
2001 Mar. qtr	46.7	81.8	63.7	163.2	98.8	73.6	2.4	123.5	15.2	22.7	691.5
Jun qtr	9.3	477.2	55.8	162.2	123.0	38.7	5.7	45.5	39.5	50.6	1,007.4
Sep. qtr	8.0	126.4	73.2	128.5	112.7	49.2	8.0	29.6	27.1	23.8	586.6
PUBLIC SECTOR											
1998-1999	6.5	28.3	5.1	97.3	61.2	333.5	0.8	104.3	210.8	74.3	922.1
1999-2000	1.0	6.0	2.9	68.7	12.6	438.3	—	171.3	72.1	36.4	809.3
2000-2001	5.8	4.4	0.8	55.5	15.1	389.4	—	137.9	76.6	36.6	722.0
2000 Jun qtr	0.6	1.7	1.4	20.4	1.2	268.0	—	29.9	45.2	8.0	376.3
Sep. qtr	0.7	3.0	—	12.2	0.3	51.1	—	6.9	22.9	9.3	106.4
Dec. qtr	0.7	0.5	0.1	8.4	3.3	82.3	—	14.1	31.5	14.0	155.0
2001 Mar. qtr	0.9	0.6	0.5	12.7	5.0	186.0	—	43.1	5.8	7.7	262.1
Jun qtr	3.5	0.3	0.1	22.2	6.5	70.0	—	73.8	16.5	5.6	198.5
Sep. qtr	3.1	7.1	1.3	22.1	1.6	56.6	—	7.1	37.7	17.1	153.8
TOTAL											
1998-1999	188.6	444.1	263.6	428.1	448.8	485.0	19.5	239.9	402.4	126.7	3,046.7
1999-2000	118.1	557.3	386.6	484.5	503.3	592.5	25.5	316.4	176.3	102.7	3,263.1
2000-2001	87.6	857.0	237.0	652.8	445.1	609.9	18.9	380.4	208.2	285.3	3,782.3
2000 Jun qtr	12.0	208.0	161.3	109.2	124.0	299.0	2.5	65.5	82.6	22.9	1,087.0
Sep. qtr	11.3	168.5	64.9	119.0	108.3	87.7	5.0	45.1	52.3	160.7	822.8
Dec. qtr	16.0	128.7	52.0	173.5	103.6	153.9	5.8	49.4	79.0	37.9	799.9
2001 Mar. qtr	47.5	82.4	64.2	175.9	103.7	259.6	2.4	166.6	20.9	30.4	953.6
Jun qtr	12.8	477.5	55.9	184.5	129.4	108.7	5.7	119.2	56.0	56.2	1,205.9
Sep. qtr	11.1	133.4	74.6	150.6	114.3	105.9	8.0	36.7	64.9	40.9	740.4

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

	<i>Number of dwelling units</i>				<i>Value (\$m)</i>						
	<i>New houses</i>	<i>New other residential building</i>	<i>Conversions etc.</i>	<i>Total dwelling units</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Total residential building</i>	<i>Total non-residential building</i>	<i>Total building</i>
PRIVATE SECTOR											
1998-1999	14,245	5,973	904	21,122	1,883.0	827.9	2,710.9	441.8	3,152.7	2,051.7	5,204.4
1999-2000	17,639	9,578	1,479	28,696	2,632.0	1,538.3	4,170.3	586.9	4,757.2	1,797.6	6,554.8
2000-2001	12,951	10,065	1,060	24,076	2,089.6	2,120.5	4,210.1	627.3	4,837.4	2,270.3	7,107.6
2000 Jun. qtr	17,639	9,578	1,479	28,696	2,632.0	1,538.3	4,170.3	586.9	4,757.2	1,797.6	6,554.8
Sep. qtr	15,633	9,419	1,608	26,660	2,448.9	1,697.9	4,146.9	597.8	4,744.7	2,046.1	6,790.8
Dec. qtr	13,691	9,045	1,491	24,227	2,194.1	1,732.7	3,926.8	651.0	4,577.8	2,061.7	6,639.6
2001 Mar. qtr	13,017	9,951	1,204	24,172	2,122.5	1,993.1	4,115.6	632.2	4,747.8	2,210.1	6,957.9
Jun. qtr	12,951	10,065	1,060	24,076	2,089.6	2,120.5	4,210.1	627.3	4,837.4	2,270.3	7,107.6
Sep. qtr	14,679	11,399	1,276	27,354	2,395.8	2,514.6	4,910.5	756.0	5,666.5	2,356.2	8,022.7
PUBLIC SECTOR											
1998-1999	210	225	4	439	19.1	15.1	34.2	9.5	43.6	1,020.8	1,064.4
1999-2000	222	137	11	370	19.9	9.6	29.5	8.8	38.3	1,149.4	1,187.7
2000-2001	107	74	2	183	14.8	9.8	24.5	35.1	59.6	1,248.9	1,308.6
2000 Jun. qtr	222	137	11	370	19.9	9.6	29.5	8.8	38.3	1,149.4	1,187.7
Sep. qtr	147	136	12	295	13.7	10.8	24.5	10.9	35.5	951.0	986.5
Dec. qtr	130	152	—	282	14.2	10.6	24.8	7.7	32.5	965.4	997.9
2001 Mar. qtr	131	117	2	250	16.3	8.6	24.9	21.4	46.4	1,121.1	1,167.4
Jun. qtr	107	74	2	183	14.8	9.8	24.5	35.1	59.6	1,248.9	1,308.6
Sep. qtr	126	156	1	283	16.7	17.5	34.2	33.0	67.2	1,223.5	1,290.7
TOTAL											
1998-1999	14,455	6,198	908	21,561	1,902.1	843.0	2,745.1	451.3	3,196.3	3,072.5	6,268.8
1999-2000	17,861	9,715	1,490	29,066	2,651.9	1,547.9	4,199.8	595.7	4,795.4	2,947.0	7,742.4
2000-2001	13,058	10,139	1,062	24,259	2,104.4	2,130.3	4,234.6	662.4	4,897.0	3,519.2	8,416.2
2000 Jun. qtr	17,861	9,715	1,490	29,066	2,651.9	1,547.9	4,199.8	595.7	4,795.4	2,947.0	7,742.4
Sep. qtr	15,780	9,555	1,620	26,955	2,462.7	1,708.8	4,171.4	608.7	4,780.2	2,997.1	7,777.3
Dec. qtr	13,821	9,197	1,491	24,509	2,208.3	1,743.3	3,951.6	658.7	4,610.3	3,027.1	7,637.4
2001 Mar. qtr	13,148	10,068	1,206	24,422	2,138.8	2,001.7	4,140.5	653.6	4,794.2	3,331.2	8,125.4
Jun. qtr	13,058	10,139	1,062	24,259	2,104.4	2,130.3	4,234.6	662.4	4,897.0	3,519.2	8,416.2
Sep. qtr	14,804	11,554	1,277	27,636	2,412.5	2,532.1	4,944.7	789.0	5,733.7	3,579.7	9,313.4

(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											
1998-1999	493.6	398.2	120.8	123.1	173.4	82.8	13.6	110.5	485.8	50.0	2,051.7
1999-2000	331.2	450.4	224.1	160.0	235.8	83.3	11.8	120.3	133.7	47.2	1,797.6
2000-2001	205.7	718.1	189.3	281.3	239.0	135.5	18.8	195.3	69.2	218.0	2,270.3
2000 Jun. qtr	331.2	450.4	224.1	160.0	235.8	83.3	11.8	120.3	133.7	47.2	1,797.6
Sep. qtr	326.7	600.4	194.6	171.4	250.9	101.0	15.5	107.5	95.9	182.1	2,046.1
Dec. qtr	296.1	563.4	183.4	239.7	214.0	139.5	17.0	128.4	98.7	181.6	2,061.7
2001 Mar. qtr	334.3	548.7	193.0	270.8	204.8	146.1	17.3	222.3	84.1	188.6	2,210.1
Jun. qtr	205.7	718.1	189.3	281.3	239.0	135.5	18.8	195.3	69.2	218.0	2,270.3
Sep. qtr	201.2	703.0	149.5	365.8	254.0	147.1	20.5	208.2	79.9	226.9	2,356.2
PUBLIC SECTOR											
1998-1999	5.7	22.6	0.1	67.2	118.0	403.0	0.8	133.0	183.7	86.6	1,020.8
1999-2000	0.6	22.9	0.7	57.6	26.9	627.8	—	171.5	218.7	22.7	1,149.4
2000-2001	3.1	31.9	0.1	69.5	42.6	697.6	—	210.8	174.4	18.8	1,248.9
2000 Jun. qtr	0.6	22.9	0.7	57.6	26.9	627.8	—	171.5	218.7	22.7	1,149.4
Sep. qtr	0.7	26.2	0.6	62.7	25.3	492.5	—	151.7	169.8	21.5	951.0
Dec. qtr	0.4	24.0	—	56.9	26.5	523.3	—	139.5	170.9	24.0	965.4
2001 Mar. qtr	0.1	22.0	0.4	61.9	27.0	663.5	—	179.8	148.6	17.8	1,121.1
Jun. qtr	3.1	31.9	0.1	69.5	42.6	697.6	—	210.8	174.4	18.8	1,248.9
Sep. qtr	5.5	35.6	0.2	74.5	37.4	694.6	—	169.1	180.1	26.5	1,223.5
TOTAL											
1998-1999	499.2	420.8	120.9	190.2	291.4	485.8	14.4	243.5	669.5	136.7	3,072.5
1999-2000	331.9	473.3	224.7	217.6	262.7	711.1	11.8	291.8	352.4	69.9	2,947.0
2000-2001	208.9	750.0	189.4	350.8	281.6	833.1	18.8	406.1	243.6	236.8	3,519.2
2000 Jun. qtr	331.9	473.3	224.7	217.6	262.7	711.1	11.8	291.8	352.4	69.9	2,947.0
Sep. qtr	327.5	626.6	195.2	234.1	276.3	593.5	15.5	259.2	265.7	203.6	2,997.1
Dec. qtr	296.6	587.4	183.4	296.5	240.5	662.7	17.0	267.8	269.6	205.6	3,027.1
2001 Mar. qtr	334.4	570.7	193.4	332.7	231.8	809.6	17.3	402.1	232.8	206.4	3,331.2
Jun. qtr	208.9	750.0	189.4	350.8	281.6	833.1	18.8	406.1	243.6	236.8	3,519.2
Sep. qtr	206.7	738.6	149.7	440.3	291.4	841.7	20.5	377.4	260.0	253.5	3,579.7

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											
1998-1999	26,353	6,518	1,338	34,209	3,165.7	818.0	3,983.7	947.0	4,930.7	2,391.0	7,321.7
1999-2000	30,811	7,800	1,283	39,894	3,972.9	1,016.9	4,989.7	1,149.3	6,139.1	2,893.0	9,032.1
2000-2001	28,521	8,825	1,239	38,585	4,197.0	1,267.1	5,464.1	1,063.4	6,527.5	2,710.1	9,237.6
2000 Jun qtr	8,837	2,537	643	12,017	1,191.1	328.7	1,519.8	436.3	1,956.0	655.1	2,611.1
Sep. qtr	8,090	2,459	238	10,787	1,118.3	356.7	1,475.0	266.0	1,741.0	535.2	2,276.2
Dec. qtr	7,749	2,041	307	10,097	1,127.2	264.6	1,391.7	244.2	1,635.9	676.9	2,312.8
2001 Mar. qtr	6,057	1,913	346	8,316	908.6	256.3	1,164.9	244.4	1,409.3	557.4	1,966.7
Jun qtr	6,625	2,412	348	9,385	1,043.0	389.5	1,432.5	308.8	1,741.3	940.6	2,681.9
Sep. qtr	6,595	2,045	94	8,734	1,018.5	329.3	1,347.8	261.7	1,609.5	642.1	2,251.6
PUBLIC SECTOR											
1998-1999	573	511	43	1,127	46.5	37.9	84.4	45.4	129.8	659.5	789.3
1999-2000	420	305	13	738	39.2	20.7	59.9	44.2	104.0	734.8	838.9
2000-2001	358	206	12	576	35.0	15.1	50.1	63.5	113.6	764.9	878.5
2000 Jun qtr	167	80	8	255	15.7	5.5	21.2	13.6	34.8	195.9	230.7
Sep. qtr	134	57	—	191	11.9	4.0	15.9	10.7	26.6	326.5	353.1
Dec. qtr	77	25	12	114	7.0	2.5	9.5	15.4	25.0	150.9	175.9
2001 Mar. qtr	75	59	—	134	7.3	4.1	11.4	19.2	30.6	125.7	156.3
Jun qtr	72	65	—	137	8.8	4.4	13.2	18.2	31.4	161.9	193.3
Sep. qtr	78	21	1	100	10.5	1.7	12.2	25.3	37.5	185.8	223.3
TOTAL											
1998-1999	26,926	7,029	1,381	35,336	3,212.2	855.9	4,068.1	992.4	5,060.5	3,050.5	8,111.0
1999-2000	31,231	8,105	1,296	40,632	4,012.0	1,037.6	5,049.6	1,193.5	6,243.1	3,627.9	9,871.0
2000-2001	28,879	9,031	1,251	39,161	4,232.0	1,282.2	5,514.2	1,126.9	6,641.1	3,475.0	10,116.1
2000 Jun qtr	9,004	2,617	651	12,272	1,206.8	334.2	1,541.0	449.9	1,990.9	851.0	2,841.8
Sep. qtr	8,224	2,516	238	10,978	1,130.2	360.7	1,490.9	276.7	1,767.6	861.7	2,629.3
Dec. qtr	7,826	2,066	319	10,211	1,134.1	267.1	1,401.3	259.6	1,660.9	827.8	2,488.7
2001 Mar. qtr	6,132	1,972	346	8,450	915.9	260.4	1,176.3	263.6	1,439.9	683.1	2,123.0
Jun qtr	6,697	2,477	348	9,522	1,051.8	394.0	1,445.7	326.9	1,772.7	1,102.4	2,875.1
Sep. qtr	6,673	2,066	95	8,834	1,029.0	331.1	1,360.0	287.0	1,647.0	827.9	2,474.9

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

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

<i>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertainment and recreational</i>	<i>Miscellaneous</i>	<i>Total non-residential building</i>
PRIVATE SECTOR											
1998-1999	129.6	473.8	288.6	458.2	559.8	132.4	16.7	169.1	93.2	69.6	2,391.0
1999-2000	312.6	567.4	290.0	384.5	446.7	162.4	31.6	146.7	475.0	76.1	2,893.0
2000-2001	200.4	689.5	279.1	490.8	434.3	167.7	13.3	145.7	206.6	82.8	2,710.1
2000 Jun. qtr	106.9	108.0	75.0	107.4	101.7	61.7	17.2	43.7	20.4	13.0	655.1
Sep. qtr	14.0	94.4	91.2	94.3	85.0	18.3	1.7	49.1	72.1	15.1	535.2
Dec. qtr	56.0	174.7	69.8	106.2	141.7	33.3	5.0	20.5	43.4	26.3	676.9
2001 Mar. qtr	8.7	102.4	54.7	126.4	110.4	69.3	2.3	37.3	36.5	9.4	557.4
Jun. qtr	121.8	317.9	63.4	163.9	97.3	46.8	4.4	38.7	54.6	31.9	940.6
Sep. qtr	15.5	182.7	117.2	114.3	92.7	39.1	6.5	42.2	16.5	15.4	642.1
PUBLIC SECTOR											
1998-1999	1.5	13.6	5.6	66.6	45.8	196.1	—	136.0	49.3	144.8	659.5
1999-2000	5.6	5.8	2.4	77.8	102.3	246.6	0.8	137.4	55.0	101.0	734.8
2000-2001	3.3	4.9	1.3	54.6	8.5	377.2	—	109.7	164.8	40.7	764.9
2000 Jun. qtr	0.3	1.5	0.8	14.4	58.9	53.4	—	24.6	35.1	6.9	195.9
Sep. qtr	0.6	1.0	—	7.9	3.1	191.6	—	24.4	87.9	9.9	326.5
Dec. qtr	1.0	2.8	0.8	14.1	2.2	51.6	—	36.4	30.1	12.1	150.9
2001 Mar. qtr	1.2	0.9	0.1	7.8	2.6	65.0	—	8.0	26.2	13.9	125.7
Jun. qtr	0.4	0.2	0.5	24.9	0.6	69.0	—	40.9	20.7	4.7	161.9
Sep. qtr	0.9	0.6	1.2	17.5	7.1	63.3	—	49.8	35.9	9.5	185.8
TOTAL											
1998-1999	131.1	487.3	294.3	524.9	605.6	328.5	16.7	305.1	142.5	214.4	3,050.5
1999-2000	318.2	573.2	292.4	462.3	549.0	409.0	32.5	284.1	530.1	177.1	3,627.9
2000-2001	203.7	694.4	280.4	545.4	442.8	544.9	13.3	255.4	371.4	123.4	3,475.0
2000 Jun. qtr	107.2	109.5	75.7	121.8	160.6	115.1	17.2	68.3	55.5	20.0	851.0
Sep. qtr	14.6	95.4	91.2	102.1	88.2	209.9	1.7	73.6	160.0	25.0	861.7
Dec. qtr	57.0	177.5	70.5	120.3	143.8	84.9	5.0	56.9	73.5	38.5	827.8
2001 Mar. qtr	9.9	103.3	54.8	134.2	112.9	134.3	2.3	45.4	62.7	23.3	683.1
Jun. qtr	122.2	318.1	63.9	188.8	97.9	115.8	4.4	79.5	75.2	36.6	1,102.4
Sep. qtr	16.4	183.4	118.5	131.8	99.8	102.4	6.5	92.0	52.3	24.8	827.9

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							
1998-1999	3,315.7	911.3	4,227.1	955.3	5,182.3	2,746.6	7,928.9
1999-2000	4,426.4	1,331.6	5,758.0	1,225.6	6,983.6	2,666.4	9,650.0
2000-2001	3,896.4	1,508.1	5,404.5	1,126.7	6,531.1	2,697.2	9,228.3
2000 Jun qtr	1,369.3	418.2	1,787.5	391.1	2,178.6	693.8	2,872.4
Sep. qtr	1,049.1	389.3	1,438.4	249.2	1,687.6	656.1	2,343.7
Dec. qtr	936.8	364.8	1,301.6	300.7	1,602.3	694.5	2,296.7
2001 Mar. qtr	913.7	347.8	1,261.4	263.1	1,524.5	634.9	2,159.4
Jun qtr	996.8	406.2	1,403.1	313.7	1,716.7	711.7	2,428.5
Sep. qtr	1,153.0	442.1	1,595.1	322.5	1,917.6	744.1	2,661.7
PUBLIC SECTOR							
1998-1999	50.4	36.7	87.1	42.8	129.9	824.5	954.4
1999-2000	42.0	20.0	62.0	43.8	105.8	764.3	870.0
2000-2001	31.8	12.9	44.7	74.6	119.3	862.4	981.7
2000 Jun qtr	11.6	3.2	14.8	9.9	24.7	220.4	245.2
Sep. qtr	7.5	3.6	11.1	12.3	23.4	205.9	229.3
Dec. qtr	7.2	3.5	10.7	12.8	23.5	215.1	238.6
2001 Mar. qtr	8.8	3.7	12.5	25.5	38.0	222.3	260.3
Jun qtr	8.3	2.1	10.4	24.0	34.4	219.2	253.6
Sep. qtr	10.1	4.3	14.4	23.9	38.3	243.0	281.4
TOTAL							
1998-1999	3,366.2	948.0	4,314.1	998.1	5,312.2	3,571.1	8,883.3
1999-2000	4,468.4	1,351.6	5,820.0	1,269.4	7,089.4	3,430.7	10,520.1
2000-2001	3,928.2	1,521.0	5,449.1	1,201.3	6,650.4	3,559.6	10,210.0
2000 Jun qtr	1,380.9	421.4	1,802.3	401.0	2,203.4	914.2	3,117.6
Sep. qtr	1,056.7	392.8	1,449.5	261.5	1,711.0	862.0	2,573.0
Dec. qtr	943.9	368.4	1,312.3	313.5	1,625.8	909.5	2,535.3
2001 Mar. qtr	922.4	351.5	1,273.9	288.6	1,562.5	857.2	2,419.7
Jun qtr	1,005.1	408.3	1,413.4	337.7	1,751.1	930.9	2,682.0
Sep. qtr	1,163.1	446.5	1,609.6	346.4	1,956.0	987.2	2,943.1

(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											
1998-1999	233.6	621.5	264.4	451.1	495.8	154.2	16.4	138.2	296.0	75.3	2,746.6
1999-2000	219.1	576.9	325.0	389.9	441.2	179.5	31.4	162.5	270.5	70.4	2,666.4
2000-2001	119.0	663.7	303.2	532.0	442.7	174.8	17.0	160.4	146.5	137.9	2,697.2
2000 Jun. qtr	64.2	131.1	110.4	116.7	129.8	35.7	5.5	48.9	31.3	20.1	693.8
Sep. qtr	41.2	173.9	82.6	102.8	123.2	26.0	4.4	28.9	44.5	28.4	656.1
Dec. qtr	29.1	182.8	81.2	146.6	112.3	48.2	4.7	33.1	29.5	27.0	694.5
2001 Mar. qtr	25.6	145.8	73.4	122.0	90.8	55.7	4.1	49.3	36.7	31.7	634.9
Jun. qtr	23.0	161.2	66.1	160.5	116.4	44.9	3.8	49.2	35.9	50.7	711.7
Sep. qtr	22.0	194.1	67.8	170.6	113.1	51.5	7.1	44.3	29.6	44.0	744.1
PUBLIC SECTOR											
1998-1999	5.4	10.7	5.6	62.4	69.8	316.7	0.5	136.8	93.8	123.0	824.5
1999-2000	2.0	11.6	2.4	79.1	42.5	303.8	0.4	131.7	129.3	61.5	764.3
2000-2001	4.8	15.1	1.3	67.7	19.7	444.0	—	131.7	142.3	35.8	862.4
2000 Jun. qtr	0.8	3.8	0.9	15.1	5.8	104.3	—	42.2	36.7	10.8	220.4
Sep. qtr	0.7	3.7	0.2	14.7	3.0	89.1	—	32.6	51.9	10.1	205.9
Dec. qtr	0.8	5.2	0.5	12.3	3.4	116.4	—	36.8	29.2	10.5	215.1
2001 Mar. qtr	0.9	6.0	0.4	21.8	7.4	118.4	—	19.8	41.6	6.0	222.3
Jun. qtr	2.5	0.3	0.2	18.9	5.9	120.0	—	42.6	19.5	9.2	219.2
Sep. qtr	3.0	2.9	1.3	22.7	6.8	126.3	—	37.8	29.5	12.9	243.0
TOTAL											
1998-1999	239.0	632.1	270.0	513.4	565.6	470.9	16.9	275.0	389.8	198.3	3,571.1
1999-2000	221.0	588.5	327.4	469.0	483.8	483.3	31.8	294.2	399.8	131.9	3,430.7
2000-2001	123.8	678.8	304.5	599.7	462.4	618.8	17.0	292.2	288.8	173.7	3,559.6
2000 Jun. qtr	65.0	134.9	111.3	131.8	135.6	140.0	5.5	91.1	68.0	30.9	914.2
Sep. qtr	41.9	177.5	82.8	117.5	126.2	115.1	4.4	61.5	96.4	38.5	862.0
Dec. qtr	29.9	188.0	81.6	158.9	115.7	164.7	4.7	69.8	58.7	37.5	909.5
2001 Mar. qtr	26.5	151.8	73.8	143.8	98.2	174.1	4.1	69.0	78.3	37.7	857.2
Jun. qtr	25.5	161.5	66.3	179.4	122.3	164.9	3.8	91.8	55.4	59.9	930.9
Sep. qtr	25.0	197.0	69.1	193.2	119.9	177.8	7.1	82.1	59.1	56.9	987.2

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

	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Total residential building</i>	<i>Total non-residential building</i>	<i>Total building</i>
PRIVATE SECTOR							
1998-1999	910.8	429.2	1,340.0	191.0	1,531.0	838.1	2,369.1
1999-2000	1,222.0	829.7	2,051.6	265.1	2,316.7	819.0	3,135.7
2000-2001	988.1	1,170.4	2,158.5	244.4	2,402.9	1,309.0	3,711.9
2000 Jun qtr	1,222.0	829.7	2,051.6	265.1	2,316.7	819.0	3,135.7
Sep. qtr	1,111.2	958.5	2,069.7	293.3	2,363.0	949.4	3,312.4
Dec. qtr	1,050.6	895.8	1,946.4	290.5	2,236.9	948.6	3,185.5
2001 Mar. qtr	974.1	1,060.5	2,034.6	252.9	2,287.5	1,015.6	3,303.1
Jun qtr	988.1	1,170.4	2,158.5	244.4	2,402.9	1,309.0	3,711.9
Sep. qtr	1,161.5	1,453.2	2,614.7	313.0	2,927.7	1,294.5	4,222.2
PUBLIC SECTOR							
1998-1999	9.9	8.5	18.5	3.9	22.4	464.7	487.1
1999-2000	8.0	3.9	12.0	3.6	15.6	568.5	584.1
2000-2001	6.4	6.5	12.8	19.2	32.0	567.8	599.8
2000 Jun qtr	8.0	3.9	12.0	3.6	15.6	568.5	584.1
Sep. qtr	6.2	5.7	11.9	4.2	16.1	490.7	506.8
Dec. qtr	6.5	4.6	11.1	3.8	14.9	441.5	456.4
2001 Mar. qtr	7.2	2.9	10.1	11.3	21.4	496.4	517.8
Jun qtr	6.4	6.5	12.8	19.2	32.0	567.8	599.8
Sep. qtr	8.7	11.6	20.3	18.5	38.8	486.2	525.0
TOTAL							
1998-1999	920.7	437.7	1,358.5	194.9	1,553.4	1,302.8	2,856.2
1999-2000	1,230.0	833.6	2,063.6	268.7	2,332.3	1,387.5	3,719.8
2000-2001	994.5	1,176.9	2,171.3	263.6	2,434.9	1,876.8	4,311.7
2000 Jun qtr	1,230.0	833.6	2,063.6	268.7	2,332.3	1,387.5	3,719.8
Sep. qtr	1,117.4	964.3	2,081.7	297.5	2,379.2	1,440.0	3,819.2
Dec. qtr	1,057.1	900.4	1,957.5	294.3	2,251.8	1,390.1	3,641.9
2001 Mar. qtr	981.3	1,063.4	2,044.7	264.2	2,308.9	1,512.0	3,820.9
Jun qtr	994.5	1,176.9	2,171.3	263.6	2,434.9	1,876.8	4,311.7
Sep. qtr	1,170.3	1,464.8	2,635.0	331.5	2,966.5	1,780.8	4,747.2

(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											
1998-1999	279.5	111.6	48.6	35.5	48.5	44.4	7.6	52.8	194.1	15.5	838.1
1999-2000	211.1	155.2	117.3	67.0	121.4	28.8	6.0	47.1	47.0	18.3	819.0
2000-2001	166.8	449.8	58.7	148.0	117.1	74.2	9.4	108.4	42.3	134.4	1,309.0
2000 Jun. qtr	211.1	155.2	117.3	67.0	121.4	28.8	6.0	47.1	47.0	18.3	819.0
Sep. qtr	179.3	225.8	97.2	71.0	99.1	38.8	6.9	54.6	36.8	139.9	949.4
Dec. qtr	176.0	181.2	75.0	99.1	91.4	62.5	8.7	62.4	53.5	138.7	948.6
2001 Mar. qtr	196.4	121.8	65.0	134.2	102.6	82.3	7.1	144.4	38.5	123.4	1,015.6
Jun. qtr	166.8	449.8	58.7	148.0	117.1	74.2	9.4	108.4	42.3	134.4	1,309.0
Sep. qtr	155.6	423.5	68.1	177.5	111.9	73.4	10.5	119.3	39.9	114.7	1,294.5
PUBLIC SECTOR											
1998-1999	1.4	19.4	—	41.3	44.2	145.7	0.4	50.7	129.0	32.6	464.7
1999-2000	0.1	13.9	0.5	32.0	13.2	315.9	—	95.0	89.7	8.2	568.5
2000-2001	1.0	12.7	—	30.4	17.6	319.0	—	110.3	67.5	9.1	567.8
2000 Jun. qtr	0.1	13.9	0.5	32.0	13.2	315.9	—	95.0	89.7	8.2	568.5
Sep. qtr	0.1	14.6	0.3	30.2	11.7	283.0	—	67.1	76.7	6.8	490.7
Dec. qtr	0.1	9.9	—	26.5	11.7	249.4	—	54.3	78.8	10.9	441.5
2001 Mar. qtr	—	2.9	0.1	16.8	7.3	335.0	—	81.1	40.6	12.6	496.4
Jun. qtr	1.0	12.7	—	30.4	17.6	319.0	—	110.3	67.5	9.1	567.8
Sep. qtr	1.6	14.2	0.1	30.8	12.7	252.9	—	80.7	79.6	13.6	486.2
TOTAL											
1998-1999	281.0	131.0	48.6	76.8	92.7	190.1	8.0	103.5	323.1	48.1	1,302.8
1999-2000	211.2	169.1	117.8	98.9	134.6	344.7	6.0	142.1	136.6	26.5	1,387.5
2000-2001	167.8	462.4	58.8	178.4	134.7	393.2	9.4	218.7	109.8	143.5	1,876.8
2000 Jun. qtr	211.2	169.1	117.8	98.9	134.6	344.7	6.0	142.1	136.6	26.5	1,387.5
Sep. qtr	179.5	240.3	97.5	101.3	110.8	321.8	6.9	121.6	113.6	146.7	1,440.0
Dec. qtr	176.1	191.2	75.0	125.6	103.1	311.9	8.7	116.7	132.3	149.6	1,390.1
2001 Mar. qtr	196.4	124.7	65.1	150.9	109.9	417.4	7.1	225.4	79.1	136.0	1,512.0
Jun. qtr	167.8	462.4	58.8	178.4	134.7	393.2	9.4	218.7	109.8	143.5	1,876.8
Sep. qtr	157.2	437.7	68.2	208.3	124.6	326.3	10.5	200.0	119.6	128.3	1,780.8

**TABLE 15. BUILDING ACTIVITY RELATIVE STANDARD ERRORS, SEPTEMBER QUARTER 2001
(Percentage)**

<i>Ownership and stage of construction</i>	<i>New residential building</i>				<i>Value</i>	
	<i>Houses</i>		<i>Total</i>		<i>Alterations and additions to residential buildings</i>	<i>Total building</i>
	<i>Number</i>	<i>Value</i>	<i>Number of dwelling units</i>	<i>Value</i>		
TOTAL PRIVATE AND PUBLIC SECTORS						
Commenced	2.4	2.4	1.7	1.6	4.1	1.1
Under construction at end of period	2.4	2.3	1.4	1.1	3.2	0.7
Completed	4.6	4.5	3.5	3.5	6.2	2.0
Value of work done	..	2.3	..	1.7	3.5	1.0
Value of work yet to be done	..	2.7	..	1.2	4.3	0.7

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 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. Although subject to higher relative standard errors than for State level estimates, details of new houses and total new residential building (number of dwellings and value) and of alterations and additions to residential buildings (value only) and total residential building (value only) can be made available for Capital City Statistical Divisions and Rest of State. Reliable small area data are available for the Northern Territory, which has been completely enumerated since the June quarter 1991. 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 Australian Bureau of Statistics (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 excluded.

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

EXPLANATORY NOTES

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 1999–2000). 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. 1999–2000). 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)—issued quarterly

Construction Work Done, Australia, Preliminary (Cat. no. 8755.0)—issued quarterly

Building Activity, Australia: Dwelling Unit Commencements, Preliminary (Cat. no. 8750.0)—issued quarterly

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

Building Approvals, Victoria (Cat. no. 8731.2)—issued quarterly

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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
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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