

BUILDING ACTIVITY

BUILDING WORK DONE

**AUSTRALIA
PRELIMINARY**

EMBARGO: 11:30AM (CANBERRA TIME) THURS 31 AUG 2000

JUNE QTR KEY FIGURES

	<i>Jun qtr 00</i>	<i>Mar qtr 00 to</i>	<i>Jun qtr 99 to</i>
TREND ESTIMATES (a)	\$m	% change	% change
Value of work done	10 053.3	5.1	12.3
Total residential building	6 709.8	9.4	27.1
Non-residential building	3 361.6	-1.7	-8.5

	<i>Jun qtr 00</i>	<i>Mar qtr 00 to</i>	<i>Jun qtr 99 to</i>
SEASONALLY ADJUSTED (a)	\$m	% change	% change
Value of work done	10 296.4	8.8	15.2
Total residential building	6 891.8	13.5	31.1
Non-residential building	3 398.2	0.8	-7.5

(a) Chain volume measures, reference year 1998-99.

JUNE QTR KEY POINTS

VALUE OF WORK DONE, VOLUME TERMS

TREND ESTIMATES

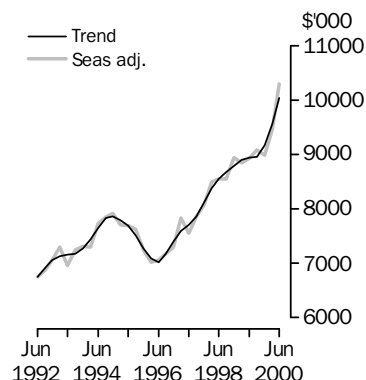
- The trend estimate for building work done rose by 5.1% in the June quarter 2000. This follows a rise of 4.2% in the March quarter 2000 and four years of continuous growth.
- Residential work done has also shown four years of continuous growth, with the trend estimate for the latest quarter up by 9.4%, after an 8.4% increase in the March quarter.
- On the other hand, the level of non-residential work done continued its decline of the previous four quarters, falling a further 1.7% in the June quarter 2000.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate of building work done jumped by 8.8% in the June quarter to a new record high of \$10,296.4m.
- This increase was almost entirely due to a record quarterly increase of 13.5% in work done on residential building to a high of \$6,891.8m in the June quarter 2000. This period of increased activity is attributed to owner-occupiers bringing forward new house construction prior to the introduction of the Goods and Services Tax (GST). See also Data Notes on page 2.
- Work done on non-residential building also rose, by 0.8% to \$3,398.2m, still 7.5% below that of the corresponding period a year ago.

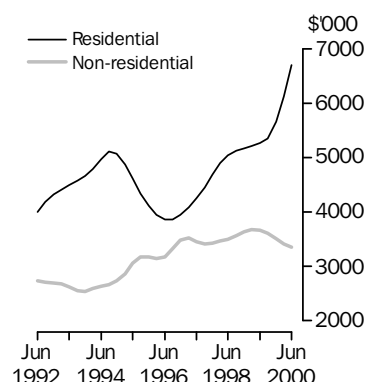
Value of work done

Total building
Volume terms



Value of work done

Volume terms
Trend estimates



- 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.

PLEASE NOTE:
Some of the figures in the next issue of this publication will be affected by the GST. See Data Notes on page 2.

NOTES

FORTHCOMING ISSUES

ISSUE (Quarter)	RELEASE DATE
September 2000	6 December 2000
December 2000	2 March 2001

ABOUT THIS ISSUE

This publication provides an early indication of trends in building activity. The data are estimates based on a response rate of approximately 85% of the value of building work done during the quarter. More comprehensive and updated results will be released in *Building Activity, Australia* (Cat. no. 8752.0) on 13 October 2000.

DATA NOTES

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. TNTS included the removal of Wholesale Sales Tax and the introduction of a Goods and Services Tax (GST), and as a result, a wide range of ABS data series will reflect significant immediate and subsequent impacts.

Future issues of this publication will publish residential building work done on a GST inclusive basis and non-residential building work done on a GST exclusive basis.

Some builders may have changed their reporting practices this quarter. 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 may instead have based their reporting on the 30 June valuation. This may have resulted in the 'bringing forward' of some reported work done, with the effect that the June quarter data may be higher than it would otherwise have been.

SIGNIFICANT REVISIONS THIS ISSUE

Improvements have been made to the price indexes used to derive volume estimates in buildings, resulting in revisions to the growth rates in this issue.

In addition, quarterly chain volume data incorporate a new base year, 1998–99, which has resulted in revisions to growth rates, small in most cases, for the latest year. Also, the reference year has been advanced to 1998–99, which has resulted in revisions to levels, but not growth rates, for all periods (see paragraph 21 of the Explanatory Notes).

SYMBOLS AND OTHER USAGES

ABS	Australian Bureau of Statistics
..	not applicable
—	nil or rounded to zero

Where figures have been rounded, discrepancies may occur between sums of the component items and totals.

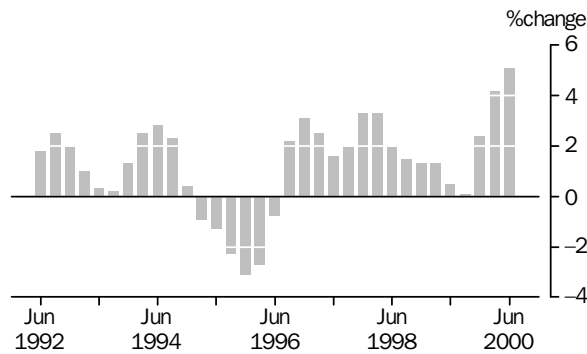
Dennis Trewin
Australian Statistician

BUILDING WORK DONE: Chain volume measures(a)

TREND PERCENTAGE CHANGE

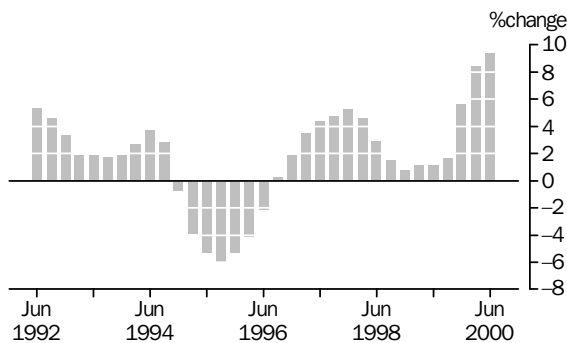
TOTAL BUILDING

The total value of work done has shown 16 consecutive quarters of growth compared with 12 quarters for the 1992 to 1994 period of growth.



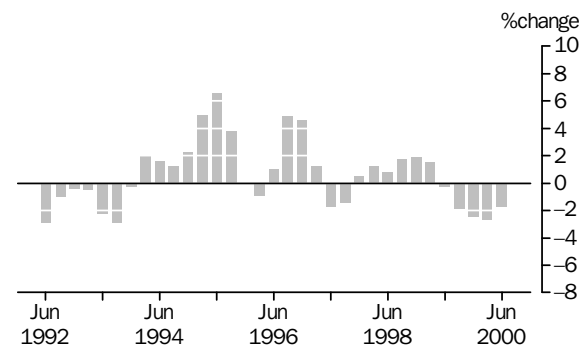
TOTAL RESIDENTIAL BUILDING

The value of work done on residential buildings has continued to grow strongly over the last three quarters as builders attempt to complete work prior to the introduction of the GST. This growth follows large increases in the value of approvals for residential building in the latter half of 1999 and early 2000. However with recent falls in approvals it is not expected that the current strong growth in residential work done will be sustained.



NON-RESIDENTIAL BUILDING

The declining trend of recent quarters for this series has flattened a little in the June quarter.



(a) Reference year 1998-99.

1

VALUE OF BUILDING WORK DONE, Chain volume measures(a): All series

Period	RESIDENTIAL BUILDING.....			NON-RESIDENTIAL BUILDING.....		TOTAL BUILDING.....	
	New private sector	Total private sector	Total	Private sector	Total	Private sector	Total
ORIGINAL (\$m)							
1997-98	15 696.9	18 673.7	19 153.8	10 111.8	13 851.0	28 784.5	33 000.6
1998-99	16 999.0	20 154.6	20 754.3	10 824.7	14 534.4	30 979.2	35 288.8
1999-00	19 884.4	23 390.2	23 917.2	10 386.9	13 920.9	33 777.1	37 838.1
1999							
Mar qtr	3 988.5	4 713.2	4 841.0	2 358.1	3 255.5	7 072.9	8 097.4
Jun qtr	4 341.1	5 115.7	5 264.0	2 704.0	3 681.4	7 819.5	8 944.9
Sep qtr	4 559.8	5 411.5	5 573.8	2 872.5	3 759.1	8 284.0	9 333.0
Dec qtr	4 757.7	5 666.2	5 800.7	2 787.2	3 716.8	8 453.5	9 517.5
2000							
Mar qtr	4 717.6	5 515.4	5 629.2	2 279.8	3 045.0	7 795.2	8 674.2
Jun qtr	5 849.4	6 797.0	6 913.4	2 447.4	3 400.0	9 244.4	10 313.4
SEASONALLY ADJUSTED (\$m)							
1999							
Mar qtr	4 275.2	5 080.9	5 236.9	2 619.6	3 606.4	7 730.9	8 853.6
Jun qtr	4 338.3	5 118.4	5 257.4	2 787.3	3 674.5	7 869.5	8 938.9
Sep qtr	4 451.3	5 294.5	5 446.0	2 726.7	3 655.5	8 032.0	9 083.3
Dec qtr	4 556.2	5 379.1	5 507.1	2 601.4	3 496.6	7 960.5	8 994.0
2000							
Mar qtr	5 017.8	5 930.3	6 072.3	2 530.6	3 370.6	8 498.1	9 464.4
Jun qtr	5 859.1	6 786.3	6 891.8	2 528.2	3 398.2	9 286.5	10 296.4
TREND ESTIMATES (\$m)							
1999							
Mar qtr	4 278.1	5 071.1	5 222.3	2 734.8	3 685.1	7 809.2	8 911.1
Jun qtr	4 333.4	5 133.7	5 279.9	2 735.4	3 672.7	7 861.7	8 952.2
Sep qtr	4 400.5	5 219.9	5 363.5	2 697.1	3 603.4	7 911.1	8 960.2
Dec qtr	4 671.2	5 523.7	5 661.4	2 628.6	3 513.5	8 154.9	9 173.9
2000							
Mar qtr	5 115.0	6 007.1	6 135.5	2 550.9	3 418.7	8 562.9	9 561.8
Jun qtr	5 666.1	6 595.4	6 709.8	2 505.0	3 361.6	9 067.4	10 053.3

(a) Reference year for chain volume measures is 1998-99. See paragraphs 19-22 of the Explanatory Notes.

2

VALUE OF BUILDING WORK DONE, Chain volume measures(a): **All series**—Percentage change

Period	RESIDENTIAL BUILDING.....			NON-RESIDENTIAL BUILDING.....		TOTAL BUILDING.....	
	<i>New private sector</i>	<i>Total private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>
ORIGINAL (% change from preceding period)							
1997-98	20.6	19.9	18.7	-0.8	0.5	11.9	10.5
1998-99	8.3	7.9	8.4	7.0	4.9	7.6	6.9
1999-00	17.0	16.1	15.2	-4.0	-4.2	9.0	7.2
1999							
Mar qtr	-10.2	-11.0	-11.3	-21.6	-18.8	-14.8	-14.4
Jun qtr	8.8	8.5	8.7	14.7	13.1	10.6	10.5
Sep qtr	5.0	5.8	5.9	6.2	2.1	5.9	4.3
Dec qtr	4.3	4.7	4.1	-3.0	-1.1	2.0	2.0
2000							
Mar qtr	-0.8	-2.7	-3.0	-18.2	-18.1	-7.8	-8.9
Jun qtr	24.0	23.2	22.8	7.3	11.7	18.6	18.9
SEASONALLY ADJUSTED (% change from preceding quarter)							
1999							
Mar qtr	0.4	0.9	1.0	-6.5	-4.3	-1.3	-1.1
Jun qtr	1.5	0.7	0.4	6.4	1.9	1.8	1.0
Sep qtr	2.6	3.4	3.6	-2.2	-0.5	2.1	1.6
Dec qtr	2.4	1.6	1.1	-4.6	-4.3	-0.9	-1.0
2000							
Mar qtr	10.1	10.2	10.3	-2.7	-3.6	6.8	5.2
Jun qtr	16.8	14.4	13.5	-0.1	0.8	9.3	8.8
TREND ESTIMATES (% change from preceding quarter)							
1999							
Mar qtr	1.2	1.1	1.1	1.6	1.5	1.3	1.3
Jun qtr	1.3	1.2	1.1	0.0	-0.3	0.7	0.5
Sep qtr	1.5	1.7	1.6	-1.4	-1.9	0.6	0.1
Dec qtr	6.1	5.8	5.6	-2.5	-2.5	3.1	2.4
2000							
Mar qtr	9.5	8.8	8.4	-3.0	-2.7	5.0	4.2
Jun qtr	10.8	9.8	9.4	-1.8	-1.7	5.9	5.1

(a) Reference year for chain volume measures is 1998-99. See paragraphs 19-22 of the Explanatory Notes.

3

VALUE OF BUILDING WORK DONE: All series

Period	RESIDENTIAL BUILDING.....			NON-RESIDENTIAL BUILDING.....		TOTAL BUILDING.....	
	<i>New private sector</i>	<i>Total private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>
ORIGINAL (\$m)							
1997-98	15 343.4	18 268.5	18 738.9	9 721.6	13 328.7	27 990.1	32 067.6
1998-99	16 999.0	20 154.6	20 754.3	10 824.7	14 534.4	30 979.2	35 288.7
1999-00	20 970.2	24 678.0	25 228.4	10 764.5	14 420.0	35 442.5	39 648.4
1999							
Mar qtr	4 001.4	4 728.1	4 856.4	2 369.7	3 270.6	7 097.8	8 127.0
Jun qtr	4 401.6	5 187.5	5 337.7	2 740.9	3 731.7	7 928.4	9 069.4
Sep qtr	4 676.6	5 551.2	5 717.3	2 938.1	3 843.9	8 489.3	9 561.2
Dec qtr	4 950.4	5 896.4	6 035.9	2 877.8	3 836.2	8 774.3	9 872.1
2000							
Mar qtr	5 013.6	5 865.1	5 985.4	2 376.8	3 171.8	8 241.9	9 157.2
Jun qtr	6 329.6	7 365.2	7 489.8	2 571.8	3 568.1	9 937.0	11 057.9
SEASONALLY ADJUSTED (\$m)							
1999							
Mar qtr	4 295.2	5 097.1	5 245.2	2 630.5	3 620.9	7 756.4	8 884.9
Jun qtr	4 402.7	5 192.6	5 332.4	2 822.3	3 721.8	7 980.5	9 064.5
Sep qtr	4 564.5	5 437.5	5 597.7	2 785.4	3 735.2	8 238.7	9 312.2
Dec qtr	4 736.1	5 607.3	5 743.9	2 682.0	3 605.3	8 274.9	9 338.4
2000							
Mar qtr	5 324.4	6 319.8	6 460.7	2 634.2	3 506.8	9 002.1	10 003.2
Jun qtr	6 328.4	7 370.9	7 481.2	2 652.5	3 561.5	10 003.2	11 053.9
TREND ESTIMATES (\$m)							
1999							
Mar qtr	4 297.6	5 087.3	5 237.1	2 746.3	3 700.3	7 837.3	8 944.4
Jun qtr	4 393.2	5 203.2	5 350.6	2 770.4	3 720.1	7 967.6	9 072.6
Sep qtr	4 511.6	5 358.9	5 507.8	2 755.3	3 682.3	8 112.5	9 184.3
Dec qtr	4 869.8	5 775.4	5 919.2	2 709.9	3 622.8	8 493.2	9 541.5
2000							
Mar qtr	5 429.2	6 403.2	6 535.5	2 654.2	3 555.7	9 069.8	10 104.0
Jun qtr	6 110.9	7 152.7	7 268.8	2 624.2	3 511.8	9 778.0	10 804.0

4

VALUE OF BUILDING WORK DONE: **All series**, Percentage change

Period	RESIDENTIAL BUILDING.....			NON-RESIDENTIAL BUILDING.....		TOTAL BUILDING.....	
	<i>New private sector</i>	<i>Total private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>
ORIGINAL (% change from preceding period)							
1997-98	22.0	21.2	20.0	3.3	4.5	14.3	13.0
1998-99	10.8	10.3	10.8	11.3	9.0	10.7	10.0
1999-00	23.4	22.4	21.6	-0.6	-0.8	14.4	12.4
1999							
Mar qtr	-9.4	-10.3	-10.5	-20.9	-18.0	-14.1	-13.7
Jun qtr	10.0	9.7	9.9	15.7	14.1	11.7	11.6
Sep qtr	6.2	7.0	7.1	7.2	3.0	7.1	5.4
Dec qtr	5.9	6.2	5.6	-2.1	-0.2	3.4	3.3
2000							
Mar qtr	1.3	-0.5	-0.8	-17.4	-17.3	-6.1	-7.2
Jun qtr	26.2	25.6	25.1	8.2	12.5	20.6	20.8
SEASONALLY ADJUSTED (% change from preceding quarter)							
1999							
Mar qtr	1.3	1.8	1.7	-5.8	-3.4	-0.5	-0.2
Jun qtr	2.5	1.9	1.7	7.3	2.8	2.9	2.0
Sep qtr	3.7	4.7	5.0	-1.3	0.4	3.2	2.7
Dec qtr	3.8	3.1	2.6	-3.7	-3.5	0.4	0.3
2000							
Mar qtr	12.4	12.7	12.5	-1.8	-2.7	8.8	7.1
June qtr	18.9	16.6	15.8	0.7	1.6	11.1	10.5
TREND ESTIMATES (% change from preceding quarter)							
1999							
Mar qtr	2.0	2.0	1.9	2.4	2.4	2.1	2.2
Jun qtr	2.2	2.3	2.2	0.9	0.5	1.7	1.4
Sep qtr	2.7	3.0	2.9	-0.5	-1.0	1.8	1.2
Dec qtr	7.9	7.8	7.5	-1.6	-1.6	4.7	3.9
2000							
Mar qtr	11.5	10.9	10.4	-2.1	-1.9	6.8	5.9
Jun qtr	12.6	11.7	11.2	-1.1	-1.2	7.8	6.9

EXPLANATORY NOTES

INTRODUCTION

1 This publication contains preliminary estimates from the quarterly Building Activity Survey of the value of building work done during the quarter. The data contained in this publication are early estimates based on a response rate of approximately 85% of the value of building work done during the quarter. More comprehensive and updated results for the last two quarters will be available shortly in *Building Activity, Australia* (Cat. no. 8752.0).

2 The statistics were 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 jobs involving new house construction or alterations and additions valued at \$10,000 or more to houses
- 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.

SCOPE AND COVERAGE

3 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.

RELATIONSHIP WITH NATIONAL ACCOUNTS

4 Data on the value of work done on the construction of new residential buildings, alterations and additions to residential buildings, private sector non-residential buildings (from the Building Activity Survey) and the value of engineering construction activity (from Cat. no. 8762.0) are the major source data which are used to compile the national accounts estimates for private gross fixed capital formation on dwellings, and other buildings and structures. However, there are some adjustments to the survey data which are made in the process of compiling these national accounts series. Allowances are made for the value of building activity which is out of scope of the Building Activity Survey and the Engineering Construction Activity Survey. Such activity includes work done on projects which fall below the size cut-offs used for the surveys and also the value of work done which is undertaken without obtaining a building permit, either because such a permit is not required or because the requisite permit is not obtained. The national accounts estimates also make allowances for purchases (less sales) of buildings and other structures from (to) the public sector.

DEFINITIONS

5 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.

6 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 non-residential building.

EXPLANATORY NOTES *continued*

DEFINITIONS *continued*

7 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, blocks of flats, apartment buildings, etc.).

8 *Total residential building work done* is included for the private sector, split between 'new private' and 'total private'. The latter series includes work done on alterations and additions jobs valued at \$10,000 or more.

9 The *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.

BUILDING CLASSIFICATION

10 *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.

RELIABILITY OF THE ESTIMATES

11 The estimates in this publication are based on a sample survey of private sector house building activity (including alterations and additions to private sector houses), and a complete enumeration of other building activity. Because data are not collected for all private sector house building jobs, the published estimates are subject to sampling variability. Relative standard errors give a measure of this variability and therefore indicate the degree of confidence that can be attached to the data.

12 Relative standard errors for the value of work done in the June quarter 2000 for residential building (new and total private, total) and total building (private and total) are given below. There is 67% confidence that the actual value would be within one standard error of the sample estimate, and 95% confidence that it lies within two standard errors.

.....
%

.....

New private residential building	1.1
Total private residential building	1.0
Total residential building	1.0
Private non-residential building	..
Total non-residential building	..
Private total building	0.6

Total building **0.7**

.....

SEASONAL ADJUSTMENT

13 Seasonally adjusted building statistics are shown in tables 1–4. 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. Details regarding the methods used in seasonally adjusting the series are available on request.

14 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.

15 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.

TREND ESTIMATES

16 Seasonally adjusted series can be smoothed to reduce the impact of the irregular component in the adjusted series. This smoothed seasonally adjusted series is called a trend estimate.

17 The trend estimates are derived by applying a 7-term Henderson moving average to the seasonally adjusted series. The 7-term Henderson average (like all Henderson averages) is symmetric but, as the end of a time series is approached, asymmetric forms of the average are applied. Unlike weights of the standard 7-term Henderson moving average, the weights employed here have been tailored to suit the particular characteristics of individual series.

18 While the smoothing technique described in paragraphs 16 and 17 enables trend estimates to be produced for recent quarters, it does result in revisions to the estimates for the most recent three quarters as additional observations become available. There may also be revisions because of changes in the original data and as a result of the re-estimation of the seasonal factors. For further information, see *Information Paper: A Guide to Interpreting Time Series — Monitoring Trends: an Overview* (Cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on Canberra 02 6252 6076.

CHAIN VOLUME MEASURES

19 Chain volume estimates of the value of work done are presented in original, seasonally adjusted and trend terms.

20 While current price estimates of value of 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 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'.

EXPLANATORY NOTES *continued*

CHAIN VOLUME MEASURES *continued*

21 The chain volume measures of building 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 building 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).

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

ACKNOWLEDGMENT

23 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

24 The ABS can also make available certain building approvals and activity data which are not published. Where the data cannot be provided by telephone, it can be provided via fax, photocopy, computer print-out, floppy disk and email. A charge may be made for providing unpublished information in these forms.

RELATED PUBLICATIONS

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