

# **BUILDING ACTIVITY**

**SOUTH AUSTRALIA**

EMBARGO: 11:30AM (CANBERRA TIME) THURS 25 OCT 2001

## **JUNE QTR KEY FIGURES**

<b>SEASONALLY ADJUSTED</b>	<b>Jun qtr 01</b>	<b>Mar qtr 01 to Jun qtr 01 % change</b>	<b>Jun qtr 00 to Jun qtr 01 % change</b>
Value of work done(a) (\$m)	368.0	-2.2	-29.9
New residential building (\$m)	175.1	-2.6	-40.8
Alterations and additions(b) (\$m)	45.2	16.8	-26.4
Non-residential building (\$m)	147.7	-6.5	-5.1
Total dwelling units commenced (no.)	1 752	4.6	-30.5
New private sector houses (no.)	1 434	16.1	-27.4

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

## **JUNE QTR KEY POINTS**

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

- The seasonally adjusted estimate of total building work done fell 2.2% in the June quarter 2001 to \$368.0m.
- In the residential sector, work done on new buildings fell 2.6% to \$175.1m. This was 40.8% less than a year earlier and the lowest for three years. While work done on new houses fell 5.5% to \$142.4m, new other residential buildings rose 12.7% to \$32.7m. Alterations and additions rose 16.8% to \$45.2m, the third successive quarterly increase.
- Non-residential building work done fell 6.5% to \$147.7m.

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

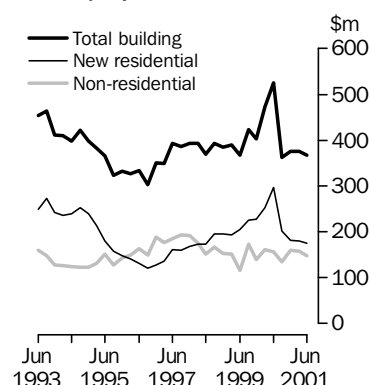
- After four successive quarterly declines, total building work commenced rose 15.4% in the June quarter to \$360.9m.
- New residential commencements rose 4.1% to \$172.6m. New house commencements jumped 22.1% from the lowest level for four years to \$151.1m, still 28.6% below the level of a year earlier. On the other hand, new other residential buildings fell 48.7% from the relatively high level for the March quarter, to \$21.5m. Alterations and additions rose 8.9% to \$41.8m.
- Non-residential commencements rose 35.0% from the lowest level for three years, to \$146.6m. Within the public sector, work began on redevelopment of the State Library of South Australia.

### **NUMBER OF DWELLING UNITS COMMENCED, SEASONALLY ADJUSTED**

- In seasonally adjusted terms, the number of new private sector houses commenced jumped 16.1% in the June quarter, from the lowest for four years, to 1,434. However, the total number of dwellings commenced increased by a lesser 4.6% to 1,752, due to an offsetting decrease in the number of other dwellings commenced.

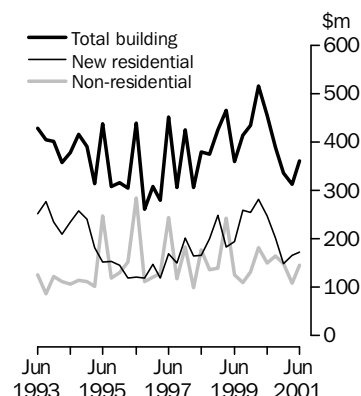
### **Value of work done**

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

*ISSUE (Quarter)*

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September 2001

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### ABOUT THIS ISSUE

This publication contains the first detailed estimates for South Australia from the quarterly Building Activity Survey. The data are subject to revision when returns from the following quarter are processed. Final data for the June quarter 2001 will be released in *Building Activity, South Australia* (Cat. no. 8752.4) on 31 January 2002.

Steve Crabb  
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	
1998-1999	672.5	154.6	827.1	151.0	413.4	644.5	1,627.7
1999-2000	855.5	189.4	1,044.9	198.8	351.3	576.8	1,820.5
2000-2001	545.5	144.4	689.9	142.1	379.8	567.9	1,399.9
2000 Mar. qtr	230.0	51.7	281.7	51.4	70.5	182.3	516.1
Jun qtr	211.7	35.0	246.9	56.5	102.9	151.4	455.1
Sep. qtr	138.5	64.5	202.9	22.6	103.5	164.2	389.7
Dec. qtr	132.2	16.4	148.6	39.3	120.5	148.6	336.6
2001 Mar. qtr	123.7	42.0	165.8	38.4	69.2	108.5	312.7
Jun qtr	151.1	21.5	172.6	41.8	86.6	146.6	360.9

(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)

(\$ mmlion)							
	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building
Period	Houses	Other residential building	Total		Private sector	Total	
ORIGINAL							
1998-1999	658.1	130.1	787.9	158.1	426.9	585.1	1,533.8
1999-2000	812.1	187.8	1,000.0	195.5	409.9	629.4	1,824.8
2000-2001	601.9	137.3	739.2	142.0	381.8	600.4	1,481.7
2000 Mar. qtr	194.9	46.1	241.0	47.0	85.8	144.5	432.3
Jun qtr	242.5	52.7	295.2	57.8	104.3	160.9	513.5
Sep. qtr	155.6	45.9	201.5	26.9	82.3	135.3	363.8
Dec. qtr	159.4	32.7	192.1	37.1	113.6	171.7	400.8
2001 Mar. qtr	144.2	27.7	171.9	35.8	94.5	141.6	349.4
Jun qtr	142.7	31.0	173.7	42.2	91.4	151.8	367.7
SEASONALLY ADJUSTED							
2000 Mar. qtr	203.6	47.6	252.9	51.0	98.5	161.1	472.7
Jun qtr	241.6	55.2	295.6	61.4	105.3	155.7	525.0
Sep. qtr	155.6	46.6	202.2	25.2	77.6	134.6	362.1
Dec. qtr	153.2	28.9	182.1	32.8	103.8	160.2	375.2
2001 Mar. qtr	150.7	29.0	179.7	38.7	107.7	158.0	376.5
Jun qtr	142.4	32.7	175.1	45.2	92.5	147.7	368.0

(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 Mar. qtr	205.0	48.6	255.2	52.1	99.3	162.5	478.8
Jun qtr	251.4	57.7	307.6	64.9	107.2	158.4	545.1
Sep. qtr	178.3	53.6	228.4	29.3	79.6	137.7	380.5
Dec. qtr	173.9	33.2	209.4	37.8	107.1	164.5	408.2
2001 Mar. qtr	171.3	33.3	205.7	44.6	111.4	162.5	419.8
Jun qtr	163.5	37.7	200.2	52.6	96.3	152.9	417.8

(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)
2000 Mar. qtr	2,198	n.a.	2,239	n.a.	2,654	n.a.	2,673	n.a.
Jun qtr	1,975	n.a.	1,973	n.a.	2,473	n.a.	2,521	n.a.
Sep. qtr	1,379	n.a.	1,417	n.a.	1,748	n.a.	1,772	n.a.
Dec. qtr	1,266	n.a.	1,266	n.a.	1,392	n.a.	1,398	n.a.
2001 Mar. qtr	1,235	n.a.	1,276	n.a.	1,634	n.a.	1,674	n.a.
Jun qtr	1,434	n.a.	1,443	n.a.	1,707	n.a.	1,752	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

TABLE 3: NUMBER AND VALUE OF BUILDING COMMENCEMENT(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	Total residential building	Total non-residential building	Total building
								residential buildings			
PRIVATE SECTOR											
1998-1999	6,091	1,039	55	7,186	612.7	140.6	753.3	137.4	890.7	400.7	1,291.3
1999-19100	7,730	1,381	156	9,267	844.7	188.3	1,033.0	193.2	1,226.2	351.2	1,577.4
19100-2000	5,317	1,101	42	6,460	613.6	155.6	769.2	154.7	923.9	387.7	1,311.6
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	1,380	378	19	1,777	155.2	70.3	225.5	24.5	250.0	104.8	354.8
Dec. qtr	1,345	152	1	1,498	149.5	16.8	166.3	42.1	208.4	122.8	331.2
2001 Mar. qtr	1,157	389	17	1,562	138.4	44.9	183.3	41.8	225.2	70.9	296.1
Jun qtr	1,435	182	5	1,623	170.5	23.6	194.0	46.3	240.4	89.2	329.6
PUBLIC SECTOR											
1998-1999	205	23	2	230	16.3	1.7	18.0	2.3	20.3	223.7	244.0
1999-19100	127	17	—	144	10.7	1.2	11.8	5.6	17.5	225.6	243.1
19100-2000	87	23	4	114	8.4	2.5	10.9	6.7	17.6	192.2	209.8
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	3.4	—	3.4	1.1	4.5	61.5	66.0
Dec. qtr	5	8	1	14	0.4	1.1	1.5	2.2	3.7	28.6	32.3
2001 Mar. qtr	22	13	—	35	1.9	1.2	3.1	1.8	4.9	40.3	45.2
Jun qtr	21	2	—	23	2.6	0.2	2.8	1.7	4.5	61.8	66.3
TOTAL											
1998-1999	6,296	1,062	57	7,416	629.0	142.3	771.3	139.7	911.0	624.3	1,535.3
1999-19100	7,857	1,398	156	9,411	855.4	189.4	1,044.8	198.8	1,243.6	576.8	1,820.5
19100-2000	5,404	1,124	46	6,574	622.0	158.1	780.1	161.4	941.5	580.0	1,521.4
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	1,419	378	22	1,819	158.7	70.3	228.9	25.6	254.5	166.3	420.8
Dec. qtr	1,350	160	2	1,512	149.9	17.9	167.8	44.3	212.1	151.4	363.5
2001 Mar. qtr	1,179	402	17	1,597	140.4	46.1	186.5	43.6	230.0	111.2	341.2
Jun qtr	1,456	184	5	1,646	173.1	23.7	196.8	48.0	244.8	151.1	395.9

(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>
<b>PRIVATE SECTOR</b>											
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
2000-2001	24.9	91.9	35.8	68.7	49.8	39.3	5.3	41.8	21.4	9.0	387.7
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	35.7	10.1	13.0	12.3	9.1	1.7	8.9	10.5	2.6	104.8
Dec. qtr	20.1	22.8	10.2	24.0	14.8	12.8	2.4	9.7	2.5	3.6	122.8
2001 Mar. qtr	1.2	15.0	6.6	13.8	7.7	8.3	1.1	8.8	7.1	1.3	70.9
Jun qtr	2.8	18.4	8.8	17.8	15.0	9.2	0.1	14.3	1.3	1.5	89.2
<b>PUBLIC SECTOR</b>											
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
2000-2001	0.8	3.4	—	17.0	4.2	90.8	—	15.4	8.7	51.9	192.2
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	0.4	—	—	7.6	1.0	30.5	—	2.2	5.9	13.9	61.5
Dec. qtr	0.1	0.7	—	3.7	0.1	16.1	—	7.0	0.4	0.4	28.6
2001 Mar. qtr	—	0.5	—	2.7	2.5	5.2	—	2.4	0.9	26.1	40.3
Jun qtr	0.2	2.2	—	2.9	0.6	39.0	—	3.8	1.5	11.5	61.8
<b>TOTAL</b>											
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
2000-2001	25.7	95.3	35.8	85.7	53.9	130.1	5.3	57.2	30.1	60.9	580.0
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	1.3	35.7	10.1	20.6	13.3	39.6	1.7	11.1	16.4	16.5	166.3
Dec. qtr	20.2	23.5	10.2	27.7	14.9	28.8	2.4	16.7	2.8	4.0	151.4
2001 Mar. qtr	1.2	15.5	6.6	16.5	10.1	13.5	1.1	11.2	8.0	27.4	111.2
Jun qtr	3.0	20.6	8.8	20.8	15.6	48.2	0.1	18.2	2.8	13.0	151.1

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											
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
2000-2001	2,095	804	18	2,917	273.5	121.2	394.8	77.7	472.5	184.8	657.3
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	3,089	1,080	96	4,265	388.6	193.1	581.7	61.6	643.3	196.7	840.0
Dec. qtr	2,579	746	75	3,400	318.9	121.0	439.9	70.3	510.2	241.1	751.3
2001 Mar. qtr	2,265	828	91	3,184	288.2	122.7	410.9	81.5	492.4	234.2	726.6
Jun qtr	2,095	804	18	2,917	273.5	121.2	394.8	77.7	472.5	184.8	657.3
PUBLIC SECTOR											
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
2000-2001	70	17	—	87	7.0	1.7	8.6	2.4	11.1	297.9	309.0
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	5.7	0.2	5.9	3.2	9.2	243.2	252.4
Dec. qtr	49	4	3	56	3.3	0.3	3.6	3.8	7.4	254.4	261.8
2001 Mar. qtr	51	15	3	69	4.0	1.4	5.4	2.6	7.9	254.5	262.4
Jun qtr	70	17	—	87	7.0	1.7	8.6	2.4	11.1	297.9	309.0
TOTAL											
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
2000-2001	2,165	821	18	3,004	280.5	122.9	403.4	80.1	483.6	482.7	966.3
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	3,165	1,083	99	4,347	394.3	193.3	587.6	64.8	652.5	439.9	1,092.4
Dec. qtr	2,628	750	78	3,456	322.1	121.3	443.5	74.1	517.6	495.5	1,013.1
2001 Mar. qtr	2,316	843	94	3,253	292.2	124.1	416.3	84.0	500.3	488.7	989.0
Jun qtr	2,165	821	18	3,004	280.5	122.9	403.4	80.1	483.6	482.7	966.3

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



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

	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
<b>PRIVATE SECTOR</b>											
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
2000-2001	18.6	41.8	16.4	19.8	19.0	20.0	2.1	32.5	11.5	3.1	184.8
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	48.5	16.3	42.8	29.2	15.6	3.3	15.7	17.5	2.8	196.7
Dec. qtr	20.6	46.4	23.0	49.8	24.6	24.9	5.2	22.3	18.9	5.5	241.1
2001 Mar. qtr	21.6	48.6	18.0	44.2	17.3	25.1	3.6	28.7	21.6	5.4	234.2
Jun qtr	18.6	41.8	16.4	19.8	19.0	20.0	2.1	32.5	11.5	3.1	184.8
<b>PUBLIC SECTOR</b>											
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
2000-2001	0.2	1.9	—	3.3	0.8	79.5	—	26.2	117.3	68.6	297.9
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	0.4	—	0.1	9.7	0.9	71.3	—	33.4	104.4	23.0	243.2
Dec. qtr	—	0.7	0.1	7.7	0.7	83.0	—	34.2	101.8	26.2	254.4
2001 Mar. qtr	—	0.4	—	2.8	1.4	56.1	—	26.5	116.3	51.0	254.5
Jun qtr	0.2	1.9	—	3.3	0.8	79.5	—	26.2	117.3	68.6	297.9
<b>TOTAL</b>											
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
2000-2001	18.8	43.7	16.4	23.1	19.9	99.6	2.1	58.7	128.8	71.7	482.7
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	5.5	48.5	16.4	52.4	30.1	86.8	3.3	49.1	122.0	25.8	439.9
Dec. qtr	20.6	47.1	23.1	57.4	25.4	107.9	5.2	56.4	120.7	31.8	495.5
2001 Mar. qtr	21.6	49.0	18.0	46.9	18.7	81.2	3.6	55.2	137.9	56.5	488.7
Jun qtr	18.8	43.7	16.4	23.1	19.9	99.6	2.1	58.7	128.8	71.7	482.7

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

Period	Number of dwelling units				Value (\$m)						
	New houses	New other residential building	Conversions etc.	Total dwelling units	New houses	New other residential building	New residential building	Alterations and additions to residential buildings	Total residential building	Total non-residential building	Total building
PRIVATE SECTOR											
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
2000-2001	6,462	1,193	115	7,770	758.7	184.0	942.8	147.5	1,090.2	435.4	1,525.7
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	175.5	23.5	199.0	30.3	229.3	133.2	362.5
Dec. qtr	1,844	484	22	2,350	222.2	91.5	313.7	34.3	348.0	82.8	430.7
2001 Mar. qtr	1,470	302	1	1,773	173.0	43.5	216.4	32.0	248.5	82.4	330.9
Jun qtr	1,606	204	78	1,888	188.0	25.6	213.7	50.8	264.5	137.0	401.5
PUBLIC SECTOR											
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
2000-2001	59	13	4	76	4.8	1.4	6.2	6.9	13.1	153.9	167.0
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	0.9	1.1	2.1	47.3	49.4
Dec. qtr	32	7	1	40	2.6	1.0	3.6	1.5	5.1	25.0	30.1
2001 Mar. qtr	20	2	—	22	1.3	0.1	1.5	2.8	4.3	56.0	60.4
Jun qtr	2	—	3	5	0.2	—	0.2	1.4	1.6	25.6	27.2
TOTAL											
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
2000-2001	6,521	1,206	119	7,846	763.6	185.5	949.0	154.4	1,103.4	589.3	1,692.7
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	176.2	23.7	199.9	31.4	231.4	180.5	411.9
Dec. qtr	1,876	491	23	2,390	224.8	92.5	317.3	35.8	353.1	107.7	460.8
2001 Mar. qtr	1,490	304	1	1,795	174.3	43.6	217.9	34.9	252.8	138.5	391.2
Jun qtr	1,608	204	81	1,893	188.3	25.6	213.9	52.2	266.1	162.6	428.7

(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>
<b>PRIVATE SECTOR</b>											
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
2000-2001	17.0	138.4	27.3	89.3	62.5	38.7	9.6	16.7	28.4	7.5	435.4
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	75.2	1.8	7.4	13.1	12.2	4.3	0.9	10.6	1.2	133.2
Dec. qtr	4.5	24.9	3.3	17.7	20.5	4.6	0.8	3.2	2.2	1.0	82.8
2001 Mar. qtr	0.2	13.5	11.7	21.4	15.7	8.4	2.8	3.0	4.3	1.4	82.4
Jun. qtr	5.7	24.7	10.4	42.9	13.3	13.6	1.6	9.6	11.3	3.9	137.0
<b>PUBLIC SECTOR</b>											
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
2000-2001	0.6	1.6	0.1	25.2	3.7	83.1	—	25.0	8.4	6.2	153.9
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	29.4	—	3.3	2.0	1.9	47.3
Dec. qtr	0.6	—	—	5.6	0.3	7.0	—	6.8	3.1	1.6	25.0
2001 Mar. qtr	—	0.9	0.1	7.2	1.9	33.3	—	11.3	0.1	1.3	56.0
Jun. qtr	—	0.7	—	2.4	1.0	13.4	—	3.6	3.2	1.4	25.6
<b>TOTAL</b>											
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
2000-2001	17.6	140.0	27.4	114.5	66.2	121.8	9.6	41.7	36.8	13.7	589.3
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	75.2	1.8	17.3	13.7	41.6	4.3	4.2	12.6	3.1	180.5
Dec. qtr	5.1	24.9	3.3	23.3	20.8	11.6	0.8	10.0	5.3	2.6	107.7
2001 Mar. qtr	0.2	14.4	11.8	28.6	17.6	41.6	2.8	14.3	4.4	2.7	138.5
Jun. qtr	5.7	25.5	10.4	45.3	14.2	27.0	1.6	13.2	14.5	5.3	162.6

**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-resi- dential building</i>	<i>Total building</i>
<b>PRIVATE SECTOR</b>							
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
2000-2001	679.7	154.9	834.6	155.1	989.7	392.5	1,382.1
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	175.9	52.4	228.3	29.5	257.8	84.0	341.8
Dec. qtr	179.6	36.5	216.0	40.3	256.3	116.6	372.9
2001 Mar. qtr	162.6	31.2	193.8	39.0	232.9	97.2	330.1
Jun qtr	161.6	34.8	196.4	46.3	242.7	94.7	337.4
<b>PUBLIC SECTOR</b>							
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
2000-2001	7.2	2.3	9.5	7.0	16.5	224.9	241.4
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	54.2	57.9
Dec. qtr	1.3	0.9	2.2	1.8	4.1	59.6	63.7
2001 Mar. qtr	1.4	0.5	1.8	1.7	3.5	48.5	52.0
Jun qtr	2.2	0.9	3.1	2.1	5.2	62.6	67.8
<b>TOTAL</b>							
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
2000-2001	686.9	157.2	844.1	162.1	1,006.2	617.3	1,623.5
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	178.2	52.5	230.7	30.9	261.5	138.2	399.7
Dec. qtr	180.9	37.4	218.3	42.1	260.4	176.1	436.5
2001 Mar. qtr	164.0	31.7	195.7	40.7	236.4	145.7	382.1
Jun qtr	163.9	35.6	199.5	48.4	247.9	157.3	405.2

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

<i>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
<b>PRIVATE SECTOR</b>											
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
2000-2001	14.8	101.5	31.5	85.4	58.4	37.3	6.8	23.4	24.7	8.7	392.5
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	2.7	28.2	3.2	14.8	17.0	7.2	1.6	2.9	5.3	1.0	84.0
Dec. qtr	4.2	27.1	8.5	31.3	15.1	11.0	2.0	5.7	7.5	3.9	116.6
2001 Mar. qtr	3.9	22.2	7.0	20.9	15.0	9.8	2.2	5.6	8.8	1.8	97.2
Jun qtr	4.0	23.9	12.7	18.4	11.2	9.2	0.9	9.2	3.2	2.0	94.7
<b>PUBLIC SECTOR</b>											
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
2000-2001	0.8	2.3	—	16.5	4.3	65.9	—	22.4	68.3	44.4	224.9
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	—	—	5.2	0.8	17.3	—	7.0	20.9	2.8	54.2
Dec. qtr	0.5	0.1	—	4.5	0.3	16.0	—	5.0	25.0	8.2	59.6
2001 Mar. qtr	—	0.9	—	4.3	2.2	14.1	—	3.7	12.2	11.1	48.5
Jun qtr	0.2	1.3	—	2.5	1.0	18.6	—	6.7	10.2	22.2	62.6
<b>TOTAL</b>											
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
2000-2001	15.5	103.8	31.5	101.9	62.6	103.2	6.8	45.8	93.0	53.1	617.3
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	2.8	28.2	3.3	20.0	17.9	24.5	1.6	9.9	26.1	3.9	138.2
Dec. qtr	4.7	27.3	8.5	35.8	15.4	27.1	2.0	10.7	32.5	12.1	176.1
2001 Mar. qtr	3.9	23.1	7.0	25.2	17.1	23.9	2.2	9.3	21.0	13.0	145.7
Jun qtr	4.1	25.2	12.7	20.9	12.2	27.8	0.9	15.9	13.3	24.2	157.3

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

	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Total residential building</i>	<i>Total non-resi- dential building</i>	<i>Total building</i>
<b>PRIVATE SECTOR</b>							
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
2000-2001	132.6	67.6	200.2	39.1	239.3	93.3	332.6
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	169.1	81.4	250.5	31.2	281.7	111.8	393.5
Dec. qtr	141.4	64.0	205.4	34.3	239.7	122.4	362.1
2001 Mar. qtr	120.9	78.1	199.0	38.3	237.3	100.2	337.5
Jun qtr	132.6	67.6	200.2	39.1	239.3	93.3	332.6
<b>PUBLIC SECTOR</b>							
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
2000-2001	3.3	0.4	3.7	0.5	4.2	118.8	123.1
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	3.0	—	3.0	1.1	4.1	130.7	134.8
Dec. qtr	1.8	0.2	2.0	1.4	3.4	107.2	110.5
2001 Mar. qtr	2.4	0.9	3.3	1.3	4.6	110.9	115.5
Jun qtr	3.3	0.4	3.7	0.5	4.2	118.8	123.1
<b>TOTAL</b>							
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
2000-2001	136.0	68.0	203.9	39.6	243.5	212.1	455.6
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	172.0	81.5	253.5	32.3	285.8	242.5	528.3
Dec. qtr	143.2	64.2	207.4	35.6	243.0	229.6	472.6
2001 Mar. qtr	123.3	79.0	202.3	39.6	241.9	211.1	453.0
Jun qtr	136.0	68.0	203.9	39.6	243.5	212.1	455.6

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

**TABLE 14. VALUE OF NON-RESIDENTIAL BUILDING WORK YET TO BE DONE AT END OF PERIOD: ORIGINAL**  
(\$ million)

	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
<b>PRIVATE SECTOR</b>											
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
2000-2001	14.8	13.3	8.1	11.7	7.4	9.3	1.1	21.9	4.5	1.1	93.3
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	2.9	29.8	10.7	23.2	9.7	8.7	2.3	9.9	12.4	2.2	111.8
Dec. qtr	18.7	25.6	12.2	16.7	10.4	11.6	2.9	14.0	8.1	2.0	122.4
2001 Mar. qtr	16.0	19.4	12.0	11.6	3.7	10.0	1.9	17.6	6.4	1.5	100.2
Jun qtr	14.8	13.3	8.1	11.7	7.4	9.3	1.1	21.9	4.5	1.1	93.3
<b>PUBLIC SECTOR</b>											
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
2000-2001	—	1.2	—	2.1	0.3	47.9	—	9.0	36.8	21.6	118.8
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	—	—	4.5	0.7	34.9	—	8.5	68.5	13.3	130.7
Dec. qtr	—	0.6	—	3.6	0.5	37.5	—	11.0	44.0	10.0	107.2
2001 Mar. qtr	—	0.3	—	1.6	0.8	29.6	—	10.9	42.8	24.9	110.9
Jun qtr	—	1.2	—	2.1	0.3	47.9	—	9.0	36.8	21.6	118.8
<b>TOTAL</b>											
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
2000-2001	14.8	14.5	8.1	13.8	7.7	57.2	1.1	30.9	41.3	22.7	212.1
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	3.2	29.8	10.7	27.7	10.4	43.6	2.3	18.4	80.9	15.5	242.5
Dec. qtr	18.7	26.2	12.2	20.4	10.9	49.1	2.9	25.0	52.1	12.0	229.6
2001 Mar. qtr	16.0	19.6	12.0	13.2	4.5	39.7	1.9	28.5	49.2	26.4	211.1
Jun qtr	14.8	14.5	8.1	13.8	7.7	57.2	1.1	30.9	41.3	22.7	212.1

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

(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	2.8	2.9	2.5	2.6	6.0	1.5
Under construction at end of period	3.0	2.8	2.1	1.9	4.9	0.9
Completed	3.5	3.6	3.1	3.2	4.7	1.7
Value of work done	..	2.2	..	1.8	4.7	1.1
Value of work yet to be done	..	3.4	..	2.2	5.1	1.1



## 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.

## 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.

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
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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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