



BUILDING ACTIVITY

AUSTRALIAN
CAPITAL
TERRITORY

EMBARGO: 11:30AM (CANBERRA TIME) THURS 1 FEB 2001

SEPTEMBER QTR KEY FIGURES

SEASONALLY ADJUSTED	Sep qtr 00	Jun qtr 00 to Sep qtr 00 % change	Sep qtr 99 to Sep qtr 00 % change
Value of work done(a) (\$m)	142.9	-27.9	0.4
New residential building (\$m)	50.5	-50.0	-9.5
Alterations and additions(b) (\$m)	11.6	-47.3	-54.3
Non-residential building (\$m)	79.5	-1.8	35.0
Total dwelling units commenced (no.)	353	-38.8	-36.4
New private sector houses (no.)	237	-40.5	-8.1

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

SEPTEMBER QTR KEY POINTS

VALUE OF WORK DONE, SEASONALLY ADJUSTED, VOLUME TERMS

- The seasonally adjusted estimate of building work done recorded the largest quarterly decline on record, falling 27.9% in the September quarter 2000 to \$142.9m. This was still a marginal 0.4% above the level of a year ago.
- The residential sector showed record quarterly falls in all series. Work done on total new residential buildings fell 50.0% in the September quarter to \$50.5m. New houses were down 36.0% to \$39.0m, but the previous quarter was the highest since the June quarter 1992. Alterations and additions fell 47.3% to \$11.6m, the equal lowest since the June quarter 1990.
- Work done on non-residential building declined a relatively marginal 1.8% to \$79.5m and was 35.0% above the September quarter 1999.

VALUE OF WORK COMMENCED, ORIGINAL, VOLUME TERMS

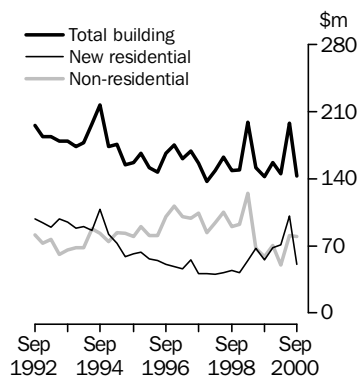
- Total building work commenced fell 62.4% in the September quarter to \$78.0m, the lowest for 18 years.
- Total new residential commencements fell 38.9% to \$44.8m. The fall was mainly due to new houses being down 45.5% to \$30.7m, the lowest for 2½ years. Alterations and additions fell 51.9% to \$7.2m, the lowest since the March quarter 1980.
- Non-residential commencements, at \$26.0m, were the lowest for 18 years.

NUMBER OF DWELLING UNITS COMMENCED, SEASONALLY ADJUSTED

- In seasonally adjusted terms, the total number of dwelling units commenced fell 38.8% in the September quarter to 353. For new private sector houses, the fall was 40.5% to 237. For both series, the fall was to the lowest numbers commenced since the June quarter 1998.

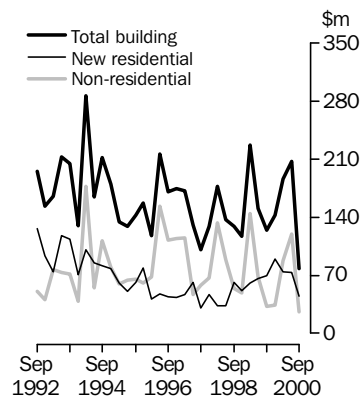
Value of work done

Volume terms
Seasonally adjusted



Value of work commenced

Volume terms



- For further information about these and related statistics, contact Tony Bammann on Adelaide 08 8237 7316, or the National Information Service on 1300 135 070.

NOTES

FORTHCOMING ISSUES

<i>ISSUE (Quarter)</i>	<i>RELEASE DATE</i>
December 2000	2 May 2001
March 2001	1 August 2001



DATA NOTES

Treatment of the Goods and Services Tax (GST)

ABS statistical series are being impacted to varying degrees as a result of The New Tax System (TNTS), introduced in Australia from 1 July 2000.

This and future issues of this publication will show current price estimates of residential building data for the September quarter 2000 onwards on a GST inclusive basis and non-residential building data on a GST exclusive basis. The conceptual basis for this treatment is that the value of work done is net of deductible GST. An explanation of the treatment is given in paragraphs 7 to 10 in the Explanatory Notes.

Users should note that for current price estimates of residential building, although there is no GST in the value of work done or work completed series up to and including the June quarter 2000, there will be some GST components included in the value of work commenced, under construction and work yet to be done series for those quarters. This is due to projects spanning periods before and after 1 July 2000 attracting some GST.

Users should exercise caution in analysing movements in the series as they may be affected by the 'bringing forward' of building activity to before 1 July 2000.

Chain volume measures enable data comparisons by removing the effects of price changes. Changes in pricing resulting from the introduction of the GST are removed from the volume estimates in tables 1 and 2.

June and September quarter 2000 reporting

As part of the introduction of the GST from 1 July, builders were required to undertake a valuation of jobs in progress as at 30 June 2000. Some builders who usually base their reporting to the ABS on progress payments, instead based their reporting on the 30 June valuation. This resulted in some work done being reported earlier than usual, with the effect that the June quarter data was higher than it would otherwise have been for work done, commenced, under construction and completed, but lower for work yet to be done and the reverse for the September quarter data.



SIGNIFICANT REVISIONS THIS ISSUE

In original terms, the total number of dwelling units commenced during the June quarter 2000 has been revised upwards by 51 (10.1%), almost entirely in new other dwellings. The total value of residential work commenced has been revised upwards by \$7.2m (8.2%).

Peter Damcevski
Acting Regional Director
Australian Capital Territory

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

Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building
	Houses	Other residential building	Total		Private sector	Total	
1997-1998	123.8	19.8	143.7	54.6	183.5	346.2	543.9
1998-1999	174.1	65.0	239.3	69.1	184.1	315.3	623.6
1999-2000	201.9	104.7	306.7	80.1	157.6	273.7	660.5
1999 Jun qtr	49.6	16.4	66.0	17.0	63.3	67.8	150.9
Sep. qtr	38.2	31.5	69.7	22.2	26.1	32.6	124.5
Dec. qtr	52.3	36.9	89.2	19.1	24.7	34.3	142.5
2000 Mar. qtr	55.1	19.4	74.5	23.8	21.9	87.5	185.9
Jun qtr	56.3	16.9	73.3	15.0	84.9	119.3	207.6
Sep. qtr	30.7	14.1	44.8	7.2	12.5	26.0	78.0

(a) Reference year for chain volume measures is 1998-99. See paragraphs 29 and 30 of the Explanatory Notes.

TABLE 2. VALUE OF BUILDING WORK DONE, CHAIN VOLUME MEASURES(a)
(\$ million)

Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building
	Houses	Other residential building	Total		Private sector	Total	
ORIGINAL							
1997-1998	121.2	42.9	164.2	55.1	160.0	386.8	606.0
1998-1999	157.4	51.2	208.7	64.3	190.3	375.4	648.4
1999-2000	198.8	97.7	296.6	86.3	155.9	261.0	643.7
1999 Jun qtr	43.1	20.7	63.8	20.5	51.5	74.7	159.2
Sep. qtr	40.2	20.6	60.9	25.5	36.1	56.2	142.5
Dec. qtr	48.4	29.4	77.8	20.8	53.4	76.7	175.3
2000 Mar. qtr	47.0	15.7	62.7	16.9	28.2	41.4	121.0
Jun qtr	63.2	32.0	95.2	23.1	38.2	86.7	204.9
Sep. qtr	38.8	16.3	55.1	11.6	23.1	77.5	144.2
SEASONALLY ADJUSTED							
1999 Jun qtr	41.5	n.a.	67.3	19.6	n.a.	67.3	151.5
Sep. qtr	40.4	n.a.	55.8	25.4	n.a.	58.9	142.3
Dec. qtr	44.3	n.a.	68.5	17.3	n.a.	70.8	157.6
2000 Mar. qtr	53.4	n.a.	71.3	21.6	n.a.	50.2	145.4
Jun qtr	60.9	n.a.	101.0	22.0	n.a.	81.0	198.3
Sep. qtr	39.0	n.a.	50.5	11.6	n.a.	79.5	142.9

(a) Reference year for chain volume measures is 1998-99. See paragraphs 29 to 31 of the Explanatory Notes.

TABLE 3. VALUE OF BUILDING WORK DONE(a):SEASONALLY ADJUSTED SERIES
(\$ million)

<i>Period</i>	<i>New residential building</i>		<i>Alterations and additions to residential buildings</i>	<i>Non-residential building</i>	<i>Total building</i>
	<i>Houses</i>	<i>Total</i>			
1999 Jun. qtr	41.8	68.8	19.8	68.5	153.5
Sep. qtr	40.7	57.1	25.7	59.2	143.7
Dec. qtr	45.2	70.6	17.8	70.5	159.4
2000 Mar. qtr	55.6	74.7	22.6	49.8	148.4
Jun. qtr	65.0	107.9	23.7	80.3	204.6
Sep. qtr	46.2	60.3	13.8	83.0	158.0

(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

<i>Period</i>	<i>New houses</i>				<i>Total dwelling units (includes conversions etc)</i>			
	<i>Private sector</i>		<i>Total</i>		<i>Private sector</i>		<i>Total</i>	
	<i>Commenced</i>	<i>Completed</i>	<i>Commenced</i>	<i>Completed</i>	<i>Commenced</i>	<i>Completed</i>	<i>Commenced</i>	<i>Completed</i>
1999 Jun. qtr	314	295	355	296	512	371	509	386
Sep. qtr	258	255	279	256	463	482	555	516
Dec. qtr	357	315	368	372	701	551	711	548
2000 Mar. qtr	414	277	411	283	629	391	641	422
Jun. qtr	398	443	396	454	641	662	576	734
Sep. qtr	237	381	252	382	297	501	353	560

TABLE 5. NUMBER AND VALUE OF BUILDING COMMENCED(a): ORIGINAL

Period	Number of dwelling units				Value (\$m)						
	New houses	New other residential building	Conversions etc.	Total dwelling units	New houses	New other residential building	New residential building	Alterations and additions to residential buildings	Total residential building	Total non-residential building	Total building
PRIVATE SECTOR											
1997-1998	1,020	228	2	1,250	123.0	18.9	141.9	54.3	196.2	180.9	377.0
1998-1999	1,300	611	133	2,044	168.3	64.8	233.1	69.0	302.0	184.1	486.1
1999-2000	1,430	898	71	2,399	205.4	105.3	310.7	78.8	389.4	159.8	549.3
1999 Jun. qtr	333	114	—	447	45.5	16.5	62.0	17.0	78.9	63.5	142.5
Sep. qtr	246	302	—	548	36.8	30.5	67.3	19.1	86.5	26.3	112.8
Dec. qtr	390	287	2	679	52.5	35.6	88.2	19.6	107.8	25.0	132.7
2000 Mar. qtr	372	175	69	616	56.2	20.3	76.4	23.8	100.3	22.3	122.5
Jun. qtr	422	134	—	556	59.8	18.9	78.7	16.2	94.9	86.2	181.2
Sep. qtr	224	127	1	352	34.8	15.2	49.9	8.7	58.6	12.7	71.3
PUBLIC SECTOR											
1997-1998	2	8	—	10	0.2	0.6	0.8	—	0.8	160.2	160.9
1998-1999	64	4	—	68	5.9	0.3	6.2	—	6.2	131.1	137.3
1999-2000	30	50	—	80	3.7	4.5	8.2	4.4	12.6	117.7	130.3
1999 Jun. qtr	46	—	—	46	4.3	—	4.3	—	4.4	4.5	8.9
Sep. qtr	15	20	—	35	1.6	1.6	3.2	3.2	6.4	6.5	13.0
Dec. qtr	6	24	—	30	0.8	2.4	3.1	—	3.1	9.7	12.8
2000 Mar. qtr	8	6	—	14	1.1	0.5	1.7	1.2	2.9	66.5	69.4
Jun. qtr	1	—	—	1	0.2	—	0.2	—	0.2	35.0	35.2
Sep. qtr	10	9	—	19	1.5	1.0	2.5	—	2.5	13.7	16.3
TOTAL											
1997-1998	1,022	236	2	1,260	123.2	19.5	142.7	54.3	196.9	341.0	538.0
1998-1999	1,364	615	133	2,112	174.2	65.1	239.3	69.0	308.3	315.2	623.5
1999-2000	1,460	948	71	2,479	209.0	109.8	318.8	83.2	402.0	277.5	679.6
1999 Jun. qtr	379	114	—	493	49.8	16.5	66.3	17.0	83.3	68.1	151.4
Sep. qtr	261	322	—	583	38.5	32.1	70.6	22.4	92.9	32.9	125.8
Dec. qtr	396	311	2	709	53.3	38.0	91.3	19.6	110.9	34.7	145.5
2000 Mar. qtr	380	181	69	630	57.3	20.8	78.1	25.0	103.1	88.8	191.9
Jun. qtr	423	134	—	557	60.0	18.9	78.9	16.2	95.1	121.2	216.3
Sep. qtr	234	136	1	371	36.3	16.2	52.4	8.7	61.1	26.4	87.6

(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											
1997-1998	10.0	91.7	0.2	34.8	7.0	6.7	3.2	16.3	10.2	0.9	180.9
1998-1999	20.9	76.4	0.6	38.3	20.2	4.1	0.4	1.9	13.2	8.2	184.1
1999-2000	10.2	19.5	8.4	83.6	6.4	3.0	0.9	2.1	24.9	0.8	159.8
1999 Jun qtr	20.6	23.1	0.2	11.2	1.2	0.4	—	0.3	3.9	2.6	63.5
Sep. qtr	—	7.4	0.5	2.6	1.7	0.5	—	—	13.6	0.1	26.3
Dec. qtr	—	4.6	0.7	11.5	2.5	0.7	0.9	1.3	2.7	—	25.0
2000 Mar. qtr	3.3	4.0	0.6	4.8	2.1	1.1	—	0.6	5.8	—	22.3
Jun qtr	6.9	3.5	6.6	64.7	—	0.7	—	0.2	2.8	0.8	86.2
Sep. qtr	—	1.9	—	7.7	1.4	1.5	0.1	—	0.1	—	12.7
PUBLIC SECTOR											
1997-1998	—	0.3	—	69.0	0.9	49.9	—	14.9	16.4	8.7	160.2
1998-1999	—	0.1	—	11.6	0.1	105.8	—	2.6	9.8	1.0	131.1
1999-2000	—	0.7	—	51.8	3.6	53.9	—	3.5	4.1	0.1	117.7
1999 Jun qtr	—	0.1	—	2.6	0.1	0.9	—	0.5	0.2	0.2	4.5
Sep. qtr	—	0.2	—	1.1	3.0	1.9	—	0.1	0.1	0.1	6.5
Dec. qtr	—	—	—	3.0	—	6.4	—	0.2	—	—	9.7
2000 Mar. qtr	—	—	—	44.1	0.6	21.7	—	—	—	—	66.5
Jun qtr	—	0.5	—	3.5	—	23.8	—	3.2	4.0	—	35.0
Sep. qtr	—	—	—	2.3	—	5.4	—	2.3	3.7	—	13.7
TOTAL											
1997-1998	10.0	92.0	0.2	103.8	7.9	56.6	3.2	31.2	26.6	9.6	341.0
1998-1999	20.9	76.5	0.6	49.9	20.3	109.9	0.4	4.5	23.0	9.3	315.2
1999-2000	10.2	20.2	8.4	135.4	10.0	56.8	0.9	5.6	29.0	0.9	277.5
1999 Jun qtr	20.6	23.2	0.2	13.8	1.3	1.3	—	0.8	4.1	2.8	68.1
Sep. qtr	—	7.6	0.5	3.8	4.7	2.4	—	0.1	13.7	0.2	32.9
Dec. qtr	—	4.6	0.7	14.5	2.5	7.2	0.9	1.5	2.7	—	34.7
2000 Mar. qtr	3.3	4.1	0.6	48.9	2.7	22.8	—	0.6	5.8	—	88.8
Jun qtr	6.9	4.0	6.6	68.2	—	24.5	—	3.5	6.8	0.8	121.2
Sep. qtr	—	1.9	—	10.0	1.4	6.9	0.1	2.3	3.9	—	26.4

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											
1997-1998	306	245	5	556	46.0	28.3	74.3	20.5	94.8	124.4	219.2
1998-1999	435	490	133	1,058	64.4	54.7	119.1	31.5	150.6	192.5	343.0
1999-2000	579	617	68	1,264	89.4	71.5	160.9	30.4	191.3	124.4	315.7
1999 Jun qtr	435	490	133	1,058	64.4	54.7	119.1	31.5	150.6	192.5	343.0
Sep. qtr	424	528	133	1,085	65.9	54.0	119.9	38.2	158.1	184.8	342.9
Dec. qtr	443	623	2	1,068	67.0	65.4	132.4	24.0	156.5	106.3	262.8
2000 Mar. qtr	575	649	68	1,292	90.2	67.1	157.4	34.4	191.7	102.7	294.5
Jun qtr	579	617	68	1,264	89.4	71.5	160.9	30.4	191.3	124.4	315.7
Sep. qtr	421	592	69	1,082	68.8	69.0	137.7	25.3	163.1	115.0	278.0
PUBLIC SECTOR											
1997-1998	—	—	—	—	—	—	—	—	—	289.7	289.7
1998-1999	57	4	—	61	5.2	0.3	5.5	—	5.5	143.4	148.9
1999-2000	3	16	—	19	0.3	1.5	1.8	3.1	4.9	189.7	194.7
1999 Jun qtr	57	4	—	61	5.2	0.3	5.5	—	5.5	143.4	148.9
Sep. qtr	68	24	—	92	6.6	1.9	8.5	3.0	11.4	150.6	162.1
Dec. qtr	14	40	—	54	1.7	3.9	5.6	3.0	8.5	108.1	116.7
2000 Mar. qtr	16	46	—	62	1.9	4.5	6.4	2.7	9.1	168.9	178.0
Jun qtr	3	16	—	19	0.3	1.5	1.8	3.1	4.9	189.7	194.7
Sep. qtr	8	2	—	10	1.3	0.3	1.6	—	1.6	195.3	196.9
TOTAL											
1997-1998	306	245	5	556	46.0	28.3	74.3	20.5	94.8	414.0	508.9
1998-1999	492	494	133	1,119	69.6	55.0	124.5	31.5	156.1	335.9	492.0
1999-2000	582	633	68	1,283	89.7	73.0	162.7	33.5	196.2	314.1	510.3
1999 Jun qtr	492	494	133	1,119	69.6	55.0	124.5	31.5	156.1	335.9	492.0
Sep. qtr	492	552	133	1,177	72.4	55.9	128.4	41.2	169.5	335.4	505.0
Dec. qtr	457	663	2	1,122	68.7	69.3	138.0	27.0	165.0	214.4	379.4
2000 Mar. qtr	591	695	68	1,354	92.1	71.6	163.7	37.1	200.8	271.6	472.4
Jun qtr	582	633	68	1,283	89.7	73.0	162.7	33.5	196.2	314.1	510.3
Sep. qtr	429	594	69	1,092	70.0	69.3	139.3	25.3	164.6	310.3	474.9

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

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

	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
PRIVATE SECTOR											
1997-1998	6.4	84.4	0.1	19.0	2.1	0.8	3.9	—	7.8	—	124.4
1998-1999	20.6	108.5	0.2	40.1	9.0	—	1.4	0.8	5.1	6.8	192.5
1999-2000	9.9	10.8	6.6	76.6	8.1	0.7	2.3	0.5	8.5	0.3	124.4
1999 Jun qtr	20.6	108.5	0.2	40.1	9.0	—	1.4	0.8	5.1	6.8	192.5
Sep. qtr	18.9	110.6	0.2	21.9	9.8	0.2	1.4	0.4	17.8	3.5	184.8
Dec. qtr	14.7	25.9	0.8	34.2	10.7	0.6	2.3	1.6	14.6	0.9	106.3
2000 Mar. qtr	3.4	27.8	0.9	37.8	8.8	0.5	2.3	2.2	19.0	—	102.7
Jun qtr	9.9	10.8	6.6	76.6	8.1	0.7	2.3	0.5	8.5	0.3	124.4
Sep. qtr	6.4	9.2	7.6	78.0	9.4	1.5	2.2	0.4	0.4	—	115.0
PUBLIC SECTOR											
1997-1998	—	—	—	224.1	—	37.9	—	15.4	10.7	1.6	289.7
1998-1999	—	—	—	24.0	—	109.3	—	9.6	0.2	0.3	143.4
1999-2000	—	—	—	46.6	—	129.4	—	9.7	4.0	—	189.7
1999 Jun qtr	—	—	—	24.0	—	109.3	—	9.6	0.2	0.3	143.4
Sep. qtr	—	—	—	27.1	3.0	111.1	—	9.1	0.2	0.1	150.6
Dec. qtr	—	—	—	4.3	0.7	95.5	—	7.0	0.2	0.5	108.1
2000 Mar. qtr	—	—	—	47.7	0.6	113.4	—	7.0	0.2	—	168.9
Jun qtr	—	—	—	46.6	—	129.4	—	9.7	4.0	—	189.7
Sep. qtr	—	—	—	45.2	—	130.8	—	11.8	7.5	—	195.3
TOTAL											
1997-1998	6.4	84.4	0.1	243.1	2.1	38.7	3.9	15.4	18.5	1.6	414.0
1998-1999	20.6	108.5	0.2	64.1	9.0	109.3	1.4	10.4	5.2	7.2	335.9
1999-2000	9.9	10.8	6.6	123.3	8.1	130.1	2.3	10.3	12.5	0.3	314.1
1999 Jun qtr	20.6	108.5	0.2	64.1	9.0	109.3	1.4	10.4	5.2	7.2	335.9
Sep. qtr	18.9	110.6	0.2	49.0	12.8	111.3	1.4	9.5	18.0	3.6	335.4
Dec. qtr	14.7	25.9	0.8	38.5	11.4	96.1	2.3	8.6	14.8	1.4	214.4
2000 Mar. qtr	3.4	27.8	0.9	85.5	9.4	113.9	2.3	9.2	19.2	—	271.6
Jun qtr	9.9	10.8	6.6	123.3	8.1	130.1	2.3	10.3	12.5	0.3	314.1
Sep. qtr	6.4	9.2	7.6	123.1	9.4	132.2	2.2	12.2	7.9	—	310.3

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											
1997-1998	1,089	405	1	1,495	122.8	38.4	161.2	52.2	213.4	172.8	386.2
1998-1999	1,142	366	5	1,513	146.2	40.9	187.1	60.2	247.3	122.3	369.6
1999-2000	1,287	679	136	2,102	181.4	74.4	255.8	83.1	338.9	230.2	569.1
1999 Jun qtr	278	49	—	327	37.2	4.5	41.7	16.6	58.3	33.9	92.2
Sep. qtr	257	256	—	513	35.2	26.5	61.8	14.3	76.0	35.8	111.8
Dec. qtr	372	192	133	697	52.3	24.5	76.8	34.5	111.3	107.6	218.8
2000 Mar. qtr	240	65	3	308	33.1	7.6	40.8	13.7	54.5	25.9	80.4
Jun qtr	418	166	—	584	60.7	15.8	76.5	20.6	97.1	61.0	158.1
Sep. qtr	382	152	—	534	56.9	19.2	76.2	14.2	90.4	19.2	109.6
PUBLIC SECTOR											
1997-1998	10	10	130	150	1.0	0.7	1.7	8.5	10.2	250.4	260.6
1998-1999	7	—	—	7	0.7	—	0.7	—	0.8	284.7	285.5
1999-2000	84	38	—	122	8.3	3.6	12.0	1.2	13.1	77.8	91.0
1999 Jun qtr	3	—	—	3	0.4	—	0.4	—	0.4	62.8	63.2
Sep. qtr	4	—	—	4	0.3	—	0.3	0.3	0.5	2.5	3.0
Dec. qtr	60	8	—	68	5.4	0.7	6.1	—	6.1	54.0	60.2
2000 Mar. qtr	6	—	—	6	0.9	—	0.9	0.9	1.8	5.9	7.7
Jun qtr	14	30	—	44	1.8	2.9	4.7	—	4.7	15.4	20.1
Sep. qtr	5	23	—	28	0.6	2.3	2.9	3.1	6.0	4.8	10.9
TOTAL											
1997-1998	1,099	415	131	1,645	123.8	39.1	162.9	60.7	223.6	423.2	646.9
1998-1999	1,149	366	5	1,520	146.9	40.9	187.9	60.2	248.1	407.0	655.1
1999-2000	1,371	717	136	2,224	189.7	78.1	267.8	84.3	352.0	308.0	660.0
1999 Jun qtr	281	49	—	330	37.5	4.5	42.1	16.6	58.7	96.7	155.4
Sep. qtr	261	256	—	517	35.5	26.5	62.0	14.5	76.6	38.3	114.8
Dec. qtr	432	200	133	765	57.7	25.2	82.9	34.5	117.4	161.6	279.0
2000 Mar. qtr	246	65	3	314	34.0	7.6	41.6	14.6	56.2	31.8	88.0
Jun qtr	432	196	—	628	62.5	18.7	81.2	20.6	101.8	76.4	178.2
Sep. qtr	387	175	—	562	57.5	21.5	79.0	17.4	96.4	24.0	120.4

(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											
1997-1998	4.2	17.8	0.2	90.4	9.3	8.4	0.6	27.5	13.4	0.9	172.8
1998-1999	6.6	52.5	0.5	19.6	16.4	5.2	3.8	1.2	15.2	1.2	122.3
1999-2000	22.5	117.3	2.0	46.9	7.2	2.3	—	2.8	21.7	7.6	230.2
1999 Jun. qtr	0.1	24.7	0.4	3.9	1.4	0.9	2.0	—	0.5	—	33.9
Sep. qtr	3.2	5.3	0.5	20.7	0.8	0.3	—	0.4	1.0	3.6	35.8
Dec. qtr	4.2	89.4	0.1	3.2	1.6	0.3	—	0.1	6.0	2.6	107.6
2000 Mar. qtr	14.6	2.1	0.4	1.2	4.0	1.2	—	—	1.4	1.0	25.9
Jun. qtr	0.4	20.5	1.0	21.8	0.7	0.5	—	2.3	13.3	0.5	61.0
Sep. qtr	3.4	3.4	0.4	2.4	—	0.7	0.1	0.1	8.3	0.3	19.2
PUBLIC SECTOR											
1997-1998	—	0.3	—	137.6	0.9	58.1	—	21.6	19.2	12.8	250.4
1998-1999	—	0.1	—	214.6	0.1	36.6	—	9.1	22.0	2.1	284.7
1999-2000	—	0.7	—	33.4	3.7	35.5	—	3.4	0.2	0.8	77.8
1999 Jun. qtr	—	0.1	—	34.7	0.1	18.7	—	—	9.0	0.2	62.8
Sep. qtr	—	0.2	—	1.1	—	0.2	—	0.6	0.1	0.3	2.5
Dec. qtr	—	—	—	25.9	2.3	23.5	—	2.3	—	—	54.0
2000 Mar. qtr	—	—	—	0.7	0.7	3.9	—	—	—	0.5	5.9
Jun. qtr	—	0.5	—	5.7	0.7	7.9	—	0.5	0.2	—	15.4
Sep. qtr	—	—	—	4.5	—	0.4	—	—	—	—	4.8
TOTAL											
1997-1998	4.2	18.1	0.2	228.0	10.2	66.5	0.6	49.1	32.6	13.7	423.2
1998-1999	6.6	52.6	0.5	234.2	16.6	41.8	3.8	10.4	37.2	3.3	407.0
1999-2000	22.5	118.0	2.0	80.3	10.9	37.8	—	6.2	21.9	8.5	308.0
1999 Jun. qtr	0.1	24.8	0.4	38.6	1.5	19.6	2.0	—	9.5	0.2	96.7
Sep. qtr	3.2	5.5	0.5	21.9	0.8	0.5	—	1.0	1.1	3.9	38.3
Dec. qtr	4.2	89.4	0.1	29.1	3.9	23.9	—	2.4	6.0	2.6	161.6
2000 Mar. qtr	14.6	2.2	0.4	1.9	4.7	5.1	—	—	1.4	1.5	31.8
Jun. qtr	0.4	21.0	1.0	27.5	1.4	8.4	—	2.8	13.4	0.5	76.4
Sep. qtr	3.4	3.4	0.4	6.9	—	1.1	0.1	0.1	8.3	0.3	24.0

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							
1997-1998	120.4	41.7	162.1	53.3	215.5	158.1	373.6
1998-1999	154.6	51.0	205.7	64.3	270.0	190.3	460.3
1999-2000	199.6	95.8	295.3	85.0	380.3	158.0	538.3
1999 Jun qtr	41.0	20.6	61.7	20.6	82.2	51.8	134.1
Sep. qtr	38.5	20.1	58.6	24.1	82.7	36.5	119.2
Dec. qtr	46.8	28.8	75.6	20.7	96.3	54.0	150.3
2000 Mar. qtr	48.0	14.8	62.8	17.0	79.8	28.6	108.4
Jun qtr	66.2	32.0	98.3	23.2	121.5	39.0	160.5
Sep. qtr	45.3	17.5	62.8	13.3	76.1	23.6	99.7
PUBLIC SECTOR							
1997-1998	0.3	0.7	1.1	1.5	2.6	224.5	227.0
1998-1999	2.8	0.2	3.0	—	3.1	185.1	188.1
1999-2000	6.5	4.6	11.1	4.0	15.0	106.7	121.7
1999 Jun qtr	2.2	0.2	2.4	—	2.4	23.4	25.8
Sep. qtr	2.0	0.7	2.7	1.6	4.3	20.3	24.5
Dec. qtr	2.5	1.2	3.7	0.5	4.2	23.6	27.8
2000 Mar. qtr	0.9	1.3	2.2	0.5	2.7	13.4	16.2
Jun qtr	1.1	1.3	2.5	1.4	3.8	49.4	53.2
Sep. qtr	0.6	1.4	1.9	0.4	2.3	55.7	58.0
TOTAL							
1997-1998	120.7	42.4	163.2	54.9	218.0	382.6	600.6
1998-1999	157.4	51.2	208.7	64.4	273.1	375.4	648.4
1999-2000	206.0	100.4	306.4	88.9	395.3	264.7	660.0
1999 Jun qtr	43.2	20.8	64.1	20.6	84.7	75.2	159.9
Sep. qtr	40.5	20.8	61.3	25.6	87.0	56.8	143.7
Dec. qtr	49.3	30.0	79.3	21.2	100.5	77.6	178.1
2000 Mar. qtr	48.9	16.2	65.0	17.5	82.6	42.0	124.6
Jun qtr	67.3	33.4	100.7	24.6	125.3	88.4	213.7
Sep. qtr	45.9	18.8	64.7	13.7	78.4	79.3	157.7

(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											
1997-1998	8.9	48.2	0.2	52.9	9.7	6.2	1.8	19.5	9.9	0.9	158.1
1998-1999	6.6	89.7	0.5	43.5	18.9	5.1	3.5	1.7	15.6	5.1	190.3
1999-2000	19.9	57.0	4.4	30.5	10.5	2.7	0.8	2.5	25.9	3.8	158.0
1999 Jun qtr	4.8	20.8	0.1	17.8	2.4	0.5	0.3	0.1	2.8	2.2	51.8
Sep. qtr	6.9	15.9	0.4	5.5	2.7	0.4	—	—	3.1	1.5	36.5
Dec. qtr	9.9	26.6	0.3	5.7	2.0	0.5	0.1	0.4	7.3	1.3	54.0
2000 Mar. qtr	1.4	4.7	0.8	7.6	5.0	1.4	0.3	1.2	5.8	0.4	28.6
Jun qtr	1.8	9.8	2.9	11.7	0.8	0.4	0.3	0.9	9.8	0.6	39.0
Sep. qtr	1.9	2.7	2.5	12.4	1.5	0.8	0.3	—	1.3	0.2	23.6
PUBLIC SECTOR											
1997-1998	—	0.3	—	139.5	0.9	49.1	—	3.2	19.7	11.9	224.5
1998-1999	—	0.1	—	104.9	0.1	51.3	—	9.5	17.4	1.8	185.1
1999-2000	—	0.7	—	33.3	3.7	59.7	—	7.1	1.7	0.6	106.7
1999 Jun qtr	—	0.1	—	9.9	0.1	10.4	—	0.9	1.8	0.2	23.4
Sep. qtr	—	0.2	—	6.9	1.1	10.3	—	1.3	0.2	0.2	20.3
Dec. qtr	—	—	—	7.1	1.7	13.4	—	0.9	—	0.4	23.6
2000 Mar. qtr	—	—	—	4.2	0.8	8.1	—	0.3	—	—	13.4
Jun qtr	—	0.5	—	15.0	—	27.8	—	4.6	1.5	—	49.4
Sep. qtr	—	—	—	15.8	—	34.6	—	2.1	3.2	—	55.7
TOTAL											
1997-1998	8.9	48.5	0.2	192.3	10.6	55.3	1.8	22.7	29.6	12.8	382.6
1998-1999	6.6	89.8	0.5	148.3	19.0	56.5	3.5	11.2	33.0	6.9	375.4
1999-2000	19.9	57.7	4.4	63.8	14.1	62.3	0.8	9.6	27.6	4.4	264.7
1999 Jun qtr	4.8	20.9	0.1	27.7	2.4	10.9	0.3	1.0	4.6	2.4	75.2
Sep. qtr	6.9	16.1	0.4	12.5	3.8	10.7	—	1.4	3.3	1.7	56.8
Dec. qtr	9.9	26.6	0.3	12.9	3.7	13.9	0.1	1.3	7.3	1.7	77.6
2000 Mar. qtr	1.4	4.7	0.8	11.8	5.8	9.5	0.3	1.4	5.8	0.4	42.0
Jun qtr	1.8	10.2	2.9	26.7	0.9	28.2	0.3	5.5	11.3	0.6	88.4
Sep. qtr	1.9	2.7	2.5	28.1	1.5	35.5	0.3	2.1	4.5	0.2	79.3

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-residential building</i>	<i>Total building</i>
PRIVATE SECTOR							
1997-1998	21.7	12.3	34.0	7.9	41.9	77.3	119.2
1998-1999	32.7	28.5	61.2	14.7	76.0	77.4	153.4
1999-2000	39.6	25.3	64.9	11.8	76.6	84.3	160.9
1999 Jun. qtr	32.7	28.5	61.2	14.7	76.0	77.4	153.4
Sep. qtr	31.1	34.5	65.5	11.6	77.2	69.1	146.2
Dec. qtr	37.5	41.7	79.2	11.2	90.4	44.1	134.6
2000 Mar. qtr	45.9	37.3	83.2	18.3	101.5	37.9	139.4
Jun. qtr	39.6	25.3	64.9	11.8	76.6	84.3	160.9
Sep. qtr	30.6	24.6	55.2	7.5	62.7	70.4	133.1
PUBLIC SECTOR							
1997-1998	—	—	—	—	—	131.9	131.9
1998-1999	3.1	0.1	3.2	—	3.2	94.6	97.8
1999-2000	0.1	0.3	0.4	0.3	0.7	112.3	113.1
1999 Jun. qtr	3.1	0.1	3.2	—	3.2	94.6	97.8
Sep. qtr	2.7	1.0	3.7	1.7	5.4	84.0	89.4
Dec. qtr	0.8	2.5	3.3	1.2	4.4	72.3	76.7
2000 Mar. qtr	1.0	1.7	2.7	1.3	4.0	125.5	129.5
Jun. qtr	0.1	0.3	0.4	0.3	0.7	112.3	113.1
Sep. qtr	1.0	0.1	1.1	—	1.1	67.1	68.2
TOTAL							
1997-1998	21.7	12.3	34.0	7.9	41.9	209.2	251.1
1998-1999	35.8	28.7	64.4	14.7	79.1	172.0	251.2
1999-2000	39.6	25.7	65.3	12.1	77.4	196.6	274.0
1999 Jun. qtr	35.8	28.7	64.4	14.7	79.1	172.0	251.2
Sep. qtr	33.8	35.5	69.3	13.3	82.5	153.1	235.6
Dec. qtr	38.3	44.2	82.4	12.4	94.8	116.4	211.3
2000 Mar. qtr	46.9	39.0	85.9	19.6	105.5	163.4	268.8
Jun. qtr	39.6	25.7	65.3	12.1	77.4	196.6	274.0
Sep. qtr	31.6	24.7	56.3	7.5	63.8	137.5	201.3

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

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

	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
PRIVATE SECTOR											
1997-1998	1.7	52.9	—	13.0	1.3	0.7	2.4	—	5.2	—	77.3
1998-1999	15.9	39.8	0.1	10.3	5.8	—	0.3	0.3	2.1	2.9	77.4
1999-2000	7.7	2.4	4.1	66.0	1.6	0.3	0.4	0.3	1.2	0.2	84.3
1999 Jun. qtr	15.9	39.8	0.1	10.3	5.8	—	0.3	0.3	2.1	2.9	77.4
Sep. qtr	10.5	31.3	0.1	7.4	4.8	0.1	0.2	0.3	12.7	1.7	69.1
Dec. qtr	0.6	9.3	0.5	17.1	5.3	0.4	1.0	1.2	8.3	0.3	44.1
2000 Mar. qtr	2.6	8.7	0.3	14.3	2.4	—	0.7	0.6	8.3	—	37.9
Jun. qtr	7.7	2.4	4.1	66.0	1.6	0.3	0.4	0.3	1.2	0.2	84.3
Sep. qtr	5.7	1.4	2.9	57.4	1.4	1.0	0.2	0.3	0.1	—	70.4
PUBLIC SECTOR											
1997-1998	—	—	—	90.2	—	20.8	—	13.8	6.1	1.0	131.9
1998-1999	—	—	—	9.2	—	77.5	—	7.7	0.2	0.1	94.6
1999-2000	—	—	—	32.3	—	73.4	—	4.2	2.5	—	112.3
1999 Jun. qtr	—	—	—	9.2	—	77.5	—	7.7	0.2	0.1	94.6
Sep. qtr	—	—	—	6.5	1.9	69.1	—	6.5	—	—	84.0
Dec. qtr	—	—	—	2.7	0.2	63.6	—	5.7	0.1	—	72.3
2000 Mar. qtr	—	—	—	42.6	—	77.4	—	5.5	—	—	125.5
Jun. qtr	—	—	—	32.3	—	73.4	—	4.2	2.5	—	112.3
Sep. qtr	—	—	—	19.5	—	40.6	—	4.2	2.8	—	67.1
TOTAL											
1997-1998	1.7	52.9	—	103.2	1.3	21.5	2.4	13.8	11.3	1.0	209.2
1998-1999	15.9	39.8	0.1	19.5	5.8	77.5	0.3	8.0	2.2	3.0	172.0
1999-2000	7.7	2.4	4.1	98.3	1.6	73.7	0.4	4.5	3.8	0.2	196.6
1999 Jun. qtr	15.9	39.8	0.1	19.5	5.8	77.5	0.3	8.0	2.2	3.0	172.0
Sep. qtr	10.5	31.3	0.1	13.9	6.7	69.2	0.2	6.8	12.8	1.7	153.1
Dec. qtr	0.6	9.3	0.5	19.8	5.5	64.0	1.0	6.9	8.3	0.3	116.4
2000 Mar. qtr	2.6	8.7	0.3	56.9	2.4	77.4	0.7	6.1	8.3	—	163.4
Jun. qtr	7.7	2.4	4.1	98.3	1.6	73.7	0.4	4.5	3.8	0.2	196.6
Sep. qtr	5.7	1.4	2.9	76.9	1.4	41.5	0.2	4.5	3.0	—	137.5

**TABLE 15. BUILDING ACTIVITY RELATIVE STANDARD ERRORS, SEPTEMBER QUARTER 2000
(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	1.8	1.9	1.3	1.6	3.1	0.7
Under construction at end of period	1.5	1.4	1.0	1.3	4.2	4.0
Completed	2.8	2.7	1.9	2.0	5.8	1.5
Value of work done	..	2.0	..	1.5	3.9	0.7
Value of work yet to be done	..	2.4	..	1.4	5.0	0.4

EXPLANATORY NOTES

INTRODUCTION

1 This publication contains detailed results from the quarterly Building Activity Survey. Each issue includes revisions to the previous quarter. Therefore data for the latest quarter should be considered to be preliminary only.

2 The statistics are compiled on the basis of returns collected from builders and other individuals and organisations engaged in building activity. The quarterly survey consists of two components:

- a sample survey of private sector house building activity involving new house construction or alterations and additions valued at \$10,000 or more to houses; and
- a complete enumeration of jobs involving construction of new residential buildings other than private sector houses, all alterations and additions to residential buildings (other than private sector houses) with an approval value of \$10,000 or more, and all non-residential building jobs with an approval value of \$50,000 or more.

3 From the September quarter 1990, only non-residential building jobs (both new and alterations and additions) with an approval value of \$50,000 (previously \$30,000) or more are included in the survey.

4 The use of sample survey techniques in the Building Activity Survey means that reliable estimates of private sector house building activity, including alterations and additions to houses, are generally only available at the State, Territory and Australia levels. The Northern Territory has been completely enumerated since the June quarter 1991 and small area data are available on request. Also, data for regions below State and Territory level are available from the building approvals series compiled by the ABS and based on information reported by local government and other reporting authorities.

SCOPE AND COVERAGE

5 The statistics relate to *building* activity which includes construction of new buildings and alterations and additions to existing buildings. Construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks, etc.) is excluded.

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

TREATMENT OF GST

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

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

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

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

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

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

DEFINITIONS

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

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

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

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

EXPLANATORY NOTES *continued*

DEFINITIONS *continued*

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

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

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

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

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

VALUATION OF BUILDING JOBS

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

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

BUILDING CLASSIFICATION

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

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

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

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

RELIABILITY OF THE ESTIMATES

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

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

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

SEASONAL ADJUSTMENT

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

SEASONAL ADJUSTMENT *continued*

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

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

CHAIN VOLUME MEASURES

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

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

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

EXPLANATORY NOTES *continued*

ACKNOWLEDGMENT

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

UNPUBLISHED DATA

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

RELATED PUBLICATIONS

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

Building Activity, Australia (Cat. no. 8752.0)—issued quarterly

Building Activity, Australia: Building Work Done, Preliminary
(Cat. no. 8755.0)—issued quarterly

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

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

Building Approvals, New South Wales and Australian Capital Territory
(Cat. no. 8731.1)—issued quarterly from March 2000

Engineering Construction Activity, Australia (Cat. no. 8762.0)—issued quarterly

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35 Current publications produced by the ABS are listed in the *Catalogue of Publications and Products* (Cat. no. 1101.0). The ABS also issues, on Tuesdays and Fridays, a *Release Advice* (Cat. no. 1105.0) which lists publications to be released in the next few days. The Catalogue and Release Advice are available from any ABS office.

SYMBOLS AND OTHER USAGES

ABS	Australian Bureau of Statistics
RSE	relative standard error
SE	standard error
..	not applicable
—	nil or rounded to zero

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

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