



BUILDING ACTIVITY

TASMANIA

EMBARGO: 11:30AM (CANBERRA TIME) WED 1 MAY 2002

DECEMBER QTR KEY FIGURES

SEASONALLY ADJUSTED	Dec qtr 01	Sep qtr 01 to Dec qtr 01 % change	Dec qtr 00 to Dec qtr 01 % change
Value of work done(a) (\$m)	97.8	17.5	26.2
New residential building (\$m)	41.3	17.4	29.9
Non-residential building (\$m)	38.4	16.9	8.8
Total dwelling units commenced (no.)	500	35.2	55.8
New private sector houses (no.)	454	32.5	54.9

(a) Chain volume measures, reference year 1999–2000.

SEPTEMBER QTR KEY POINTS

VALUE OF WORK DONE, SEASONALLY ADJUSTED, VOLUME TERMS

- The seasonally adjusted estimate of total building work done rose 17.5% in the December quarter 2001 to \$97.8m, the highest level of activity since the June quarter 2000.
- Work done on new residential buildings rose for the third successive quarter, by 17.4%, to \$41.3m. Other than for the March and June quarters of 2000, this was the highest level since the September quarter 1997.
- Non-residential building work done rose by 16.9% to \$38.4m, following declines in the previous two quarters.

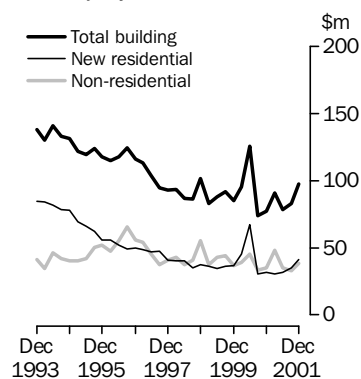
VALUE OF WORK COMMENCED, ORIGINAL, VOLUME TERMS

- Total building work commenced surged 53.4% in the December quarter to \$119.0m. With the exception of the June quarter 2000, this was the highest level since the March quarter 1996.
- Commencements of new residential buildings rose for the third successive quarter, jumping by 60.7% to \$55.3m. New houses jumped by 42.5% to \$47.9m and commencements of new other residential buildings jumped from \$0.8m to \$7.4m. Alterations and additions rose for the fourth successive quarter, by 15.6% to \$13.1m, the third highest level on record.
- Non-residential commencements rose 58.9% to \$50.6m.

NUMBER OF DWELLING UNITS COMMENCED, SEASONALLY ADJUSTED

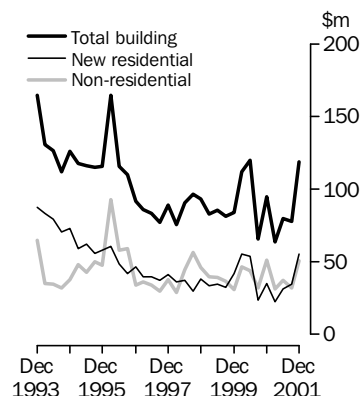
- In seasonally adjusted terms, the total number of dwellings commenced rose for the third successive quarter, by 35.2% to 500. Commencements of new private sector houses rose by 32.5% to 454, the most since the March quarter 1996.

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	RELEASE DATE
March 2002	30 July 2002
June 2002	24 October 2002

ABOUT THIS ISSUE

This publication contains the first detailed estimates for Tasmania from the quarterly Building Activity Survey. The data are subject to revision when returns from the following quarter are processed. Final data for the December quarter 2001 will be released in *Building Activity, Tasmania* (Cat. no. 8752.6) on 30 July 2002.

SIGNIFICANT REVISIONS TO THIS ISSUE

The methodology used to seasonally adjust the current price value series in table 3 in this publication has been changed.

The seasonally adjusted series have been revised as a result of the annual re-analysis of seasonal factors. For more details, see Explanatory Notes 26–28.

DATA NOTES

Sampling in the Building Activity survey has been extended to include private sector non-residential building jobs (both new and alterations and additions), commencing with the December quarter 2001. See also Explanatory Notes 2, 4, and 23–25.

Information about ABS Building and Construction statistics and other related data is now available from the 'Building and Construction theme page' on the ABS website (go to the website at www.abs.gov.au, click on the 'Themes' button and then click on 'Building and Construction'). The theme page includes information about:

- the Building and Construction Program's major papers and publications (electronic and hardcopy) and contact details;
- each of our major data collections and examples of uses of building and construction statistics;
- issues of importance to providers and clients, including publication timetables;
- help for providers, including contact details and the survey despatch timetables; and
- alternative sources of Australian building and construction data.

Stevan R. Matheson
Regional Director
Tasmania

LIST OF TABLES

Page

CHAIN VOLUME ESTIMATES

1	Value of building work commenced, original	4
2	Value of building work done, original, seasonally adjusted	4

SEASONALLY ADJUSTED

3	Value of building work done	5
4	Number of dwelling units commenced and completed	5

PRIVATE AND PUBLIC SECTOR

5	Number and value of building commenced	6
6	Value of non-residential building commenced	7
7	Number and value of building under construction	8
8	Value of non-residential building under construction	9
9	Number and value of building completed	10
10	Value of non-residential building completed	11
11	Value of building work done	12
12	Value of non-residential building work done	13
13	Value of building work yet to be done	14
14	Value of non-residential building work yet to be done	15

RELATIVE STANDARD ERRORS

15	Summary of building activity, by type of building	16
16	Non-residential building activity, by category	16

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	128.9	7.0	136.1	40.5	116.9	181.2	358.7
1999-2000	165.2	18.7	183.9	55.3	125.8	158.3	397.6
2000-2001	107.2	6.0	113.2	38.9	87.9	152.0	304.3
2000 Sep. qtr	23.5	0.3	23.8	9.8	17.0	32.0	65.6
Dec. qtr	31.3	4.0	35.3	8.1	39.8	51.4	94.9
2001 Mar. qtr	21.8	0.6	22.4	10.1	14.7	31.2	63.7
Jun qtr	30.6	1.1	31.7	10.9	16.4	37.4	80.1
Sep. qtr	33.6	0.8	34.4	11.3	30.0	31.9	77.6
Dec. qtr	47.9	7.4	55.3	13.1	41.2	50.6	119.0

(a) Reference year for chain volume measures is 1999-2000. See paragraphs 29 and 30 of the Explanatory Notes.

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

Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building
	Houses	Other residential building	Total		Private sector	Total	
ORIGINAL							
1998-1999	135.7	7.8	143.6	39.6	109.7	175.7	359.5
1999-2000	168.6	17.3	185.7	48.2	129.9	165.0	398.9
2000-2001	114.4	10.3	124.8	43.9	97.1	151.9	320.6
2000 Sep. qtr	27.8	2.4	30.2	9.5	25.9	35.0	74.7
Dec. qtr	31.2	2.1	33.4	10.7	26.8	38.9	83.0
2001 Mar. qtr	26.2	3.3	29.5	11.1	23.7	42.5	83.1
Jun qtr	29.2	2.5	31.7	12.6	20.7	35.5	79.8
Sep. qtr	32.8	2.2	34.9	14.7	21.8	33.9	83.5
Dec. qtr	40.8	2.7	43.5	18.4	30.5	41.9	103.8
SEASONALLY ADJUSTED							
2000 Sep. qtr	28.2	n.a.	30.5	n.a.	n.a.	33.5	73.8
Dec. qtr	29.6	n.a.	31.8	n.a.	n.a.	35.3	77.5
2001 Mar. qtr	27.2	n.a.	30.6	n.a.	n.a.	48.2	90.7
Jun qtr	29.4	n.a.	31.8	n.a.	n.a.	34.9	78.4
Sep. qtr	33.2	n.a.	35.2	n.a.	n.a.	32.9	83.2
Dec. qtr	38.5	n.a.	41.3	n.a.	n.a.	38.4	97.8

(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)

<i>Period</i>	<i>New residential building</i>		<i>Non-residential building</i>	<i>Total building</i>
	<i>Houses</i>	<i>Total</i>		
2000 Sep. qtr	31.5	34.0	33.6	78.5
Dec. qtr	33.0	35.4	35.6	82.7
2001 Mar. qtr	30.3	34.1	49.0	96.5
Jun qtr	32.9	35.6	35.8	84.6
Sep. qtr	37.4	39.7	33.4	90.1
Dec. qtr	43.7	46.9	39.1	106.3

(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>
2000 Sep. qtr	245	326	250	333	258	392	268	400
Dec. qtr	293	289	294	289	327	332	321	341
2001 Mar. qtr	201	284	202	282	207	308	212	310
Jun qtr	286	268	287	273	296	326	301	327
Sep. qtr	343	272	343	276	365	281	370	284
Dec. qtr	454	344	459	342	513	365	500	367

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

Period	Number of dwelling units				Value (\$m)						
	New houses	New other residential building	Conversions etc.	Total dwelling units	New houses	New other residential building	New residential building	Alterations and additions to residential buildings	Total residential building	Total non-residential building	Total building
PRIVATE SECTOR											
1998-1999	1,263	107	6	1,376	127.3	6.8	134.0	38.3	172.3	117.6	289.9
1999-2000	1,519	181	43	1,742	163.4	17.7	181.1	54.9	236.1	125.8	361.9
2000-2001	1,027	55	11	1,093	118.7	5.9	124.6	42.3	166.9	89.3	256.2
2000 Sep. qtr	228	4	4	236	25.3	0.1	25.5	10.0	35.5	17.1	52.6
Dec. qtr	306	33	4	343	34.8	3.8	38.7	9.0	47.7	40.5	88.2
2001 Mar. qtr	201	6	—	207	24.3	0.7	24.9	10.9	35.9	15.0	50.9
Jun qtr	292	12	3	307	34.2	1.2	35.5	12.3	47.8	16.7	64.5
Sep. qtr	320	8	5	333	37.4	0.6	38.0	12.5	50.6	30.7	81.3
Dec. qtr	473	63	1	537	53.9	8.1	62.0	14.9	76.9	42.4	119.4
PUBLIC SECTOR											
1998-1999	1	—	—	1	0.2	—	0.2	1.5	1.7	64.5	66.3
1999-2000	19	4	1	24	1.9	0.9	2.8	0.4	3.2	32.6	35.7
2000-2001	7	5	3	15	0.9	0.6	1.6	1.4	3.0	65.2	68.2
2000 Sep. qtr	7	2	1	10	0.9	0.1	1.1	0.9	2.0	15.2	17.1
Dec. qtr	—	3	—	3	—	0.5	0.5	0.1	0.5	11.8	12.3
2001 Mar. qtr	—	—	2	2	—	—	—	0.4	0.4	16.7	17.1
Jun qtr	—	—	—	—	—	—	—	0.1	0.1	21.5	21.6
Sep. qtr	4	2	—	6	0.5	0.2	0.7	0.3	1.0	2.0	3.0
Dec. qtr	2	—	—	2	0.4	—	0.4	—	0.4	9.7	10.1
TOTAL											
1998-1999	1,264	107	6	1,377	127.5	6.8	134.2	39.8	174.0	182.1	356.2
1999-2000	1,538	185	44	1,766	165.3	18.7	184.0	55.3	239.3	158.4	397.6
2000-2001	1,034	60	14	1,108	119.6	6.5	126.2	43.7	169.9	154.5	324.4
2000 Sep. qtr	235	6	5	246	26.3	0.3	26.6	10.9	37.5	32.3	69.8
Dec. qtr	306	36	4	346	34.8	4.3	39.2	9.1	48.3	52.3	100.5
2001 Mar. qtr	201	6	2	209	24.3	0.7	24.9	11.3	36.3	31.8	68.0
Jun qtr	292	12	3	307	34.2	1.2	35.5	12.4	47.9	38.2	86.1
Sep. qtr	324	10	5	339	37.9	0.9	38.8	12.8	51.6	32.7	84.2
Dec. qtr	475	63	1	539	54.3	8.1	62.4	14.9	77.3	52.1	129.4

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

TABLE 6. VALUE OF NON-RESIDENTIAL BUILDING COMMENCED: ORIGINAL
(\$ million)

<i>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertainment and recreational</i>	<i>Miscellaneous</i>	<i>Total non-residential building</i>
PRIVATE SECTOR											
1998-1999	1.3	25.8	13.8	20.8	10.8	10.5	1.3	27.1	2.9	3.2	117.6
1999-2000	10.3	23.6	12.3	12.8	18.6	2.1	1.5	10.4	25.4	8.9	125.8
2000-2001	18.3	12.3	7.6	13.3	5.2	5.4	2.9	13.7	5.5	5.3	89.3
2000 Sep. qtr	0.9	2.5	0.6	2.2	1.8	0.2	—	6.5	0.5	1.9	17.1
Dec. qtr	14.3	5.6	1.6	5.8	1.8	2.5	2.3	2.5	3.9	0.2	40.5
2001 Mar. qtr	0.4	2.0	1.9	0.9	0.8	1.7	0.2	4.4	1.1	1.5	15.0
Jun qtr	2.7	2.3	3.4	4.3	0.8	1.0	0.4	0.3	—	1.6	16.7
Sep. qtr	1.1	6.2	1.8	1.3	9.3	—	0.3	7.1	1.5	2.0	30.7
Dec. qtr	2.0	6.1	1.4	2.5	4.0	2.1	—	23.3	0.2	0.7	42.4
PUBLIC SECTOR											
1998-1999	—	—	1.2	8.9	8.3	11.3	—	31.1	1.3	2.3	64.5
1999-2000	—	0.1	—	5.7	0.6	14.4	—	2.3	4.4	5.1	32.6
2000-2001	0.5	0.1	1.0	5.0	0.4	26.5	—	8.2	17.3	6.2	65.2
2000 Sep. qtr	—	0.1	—	1.2	—	3.9	—	4.0	4.4	1.6	15.2
Dec. qtr	0.5	—	1.0	0.3	0.3	4.5	—	1.5	—	3.7	11.8
2001 Mar. qtr	—	—	—	0.9	0.1	14.5	—	0.5	0.5	0.2	16.7
Jun qtr	—	—	—	2.5	0.1	3.6	—	2.2	12.4	0.7	21.5
Sep. qtr	—	0.1	0.2	0.1	0.2	0.6	—	0.2	0.2	0.3	2.0
Dec. qtr	—	0.3	—	3.7	1.5	3.2	—	—	0.4	0.6	9.7
TOTAL											
1998-1999	1.3	25.8	15.0	29.6	19.1	21.9	1.3	58.2	4.2	5.6	182.1
1999-2000	10.3	23.6	12.3	18.5	19.1	16.5	1.5	12.7	29.8	14.0	158.4
2000-2001	18.8	12.4	8.5	18.3	5.6	31.9	2.9	21.9	22.8	11.4	154.5
2000 Sep. qtr	0.9	2.6	0.6	3.5	1.8	4.0	—	10.5	4.9	3.5	32.3
Dec. qtr	14.8	5.6	2.6	6.1	2.1	7.0	2.3	4.0	3.9	3.9	52.3
2001 Mar. qtr	0.4	2.0	1.9	1.8	0.9	16.3	0.2	4.9	1.6	1.7	31.8
Jun qtr	2.7	2.3	3.4	6.9	0.8	4.6	0.4	2.5	12.4	2.3	38.2
Sep. qtr	1.1	6.3	2.0	1.4	9.5	0.6	0.3	7.4	1.7	2.3	32.7
Dec. qtr	2.0	6.4	1.4	6.2	5.5	5.4	—	23.3	0.6	1.3	52.1

TABLE 7. NUMBER AND VALUE OF BUILDING UNDER CONSTRUCTION AT END OF PERIOD(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	995	122	4	1,121	95.1	8.1	103.2	20.2	123.4	53.9	177.2
1999-2000	940	188	31	1,159	98.0	17.4	115.4	26.8	142.2	63.2	205.4
2000-2001	778	62	30	870	83.2	4.9	88.1	28.8	116.9	43.6	160.5
2000 Sep. qtr	833	129	34	996	87.9	13.4	101.2	28.1	129.4	62.2	191.6
Dec. qtr	831	117	34	982	87.2	10.8	98.0	25.6	123.6	80.5	204.1
2001 Mar. qtr	750	96	30	876	77.4	8.6	86.0	27.9	114.0	43.1	157.1
Jun qtr	778	62	30	870	83.2	4.9	88.1	28.8	116.9	43.6	160.5
Sep. qtr	819	63	35	917	88.0	9.6	97.6	32.4	130.1	55.1	185.2
Dec. qtr	924	108	31	1,063	99.6	11.2	110.8	38.9	149.7	66.5	216.2
PUBLIC SECTOR											
1998-1999	—	—	—	—	—	—	—	—	—	36.7	36.7
1999-2000	2	4	—	6	0.3	0.9	1.3	—	1.3	13.5	14.8
2000-2001	1	—	—	1	0.1	—	0.1	0.1	0.2	43.6	43.8
2000 Sep. qtr	8	4	1	13	1.0	0.8	1.8	0.5	2.3	22.4	24.8
Dec. qtr	6	—	—	6	0.7	—	0.7	—	0.7	30.5	31.3
2001 Mar. qtr	1	—	2	3	0.1	—	0.1	0.4	0.5	35.9	36.4
Jun qtr	1	—	—	1	0.1	—	0.1	0.1	0.2	43.6	43.8
Sep. qtr	4	2	—	6	0.5	0.2	0.7	0.2	0.9	29.4	30.3
Dec. qtr	6	—	—	6	0.9	—	0.9	0.2	1.1	33.0	34.1
TOTAL											
1998-1999	995	122	4	1,121	95.1	8.1	103.2	20.2	123.4	90.5	213.9
1999-2000	942	192	31	1,165	98.4	18.3	116.7	26.8	143.5	76.6	220.2
2000-2001	779	62	30	871	83.3	4.9	88.2	28.9	117.1	87.2	204.3
2000 Sep. qtr	841	133	35	1,009	88.9	14.1	103.0	28.7	131.7	84.6	216.4
Dec. qtr	837	117	34	988	87.9	10.8	98.7	25.6	124.4	111.0	235.4
2001 Mar. qtr	751	96	32	879	77.5	8.6	86.1	28.3	114.4	79.0	193.4
Jun qtr	779	62	30	871	83.3	4.9	88.2	28.9	117.1	87.2	204.3
Sep. qtr	823	65	35	923	88.5	9.8	98.3	32.6	131.0	84.5	215.5
Dec. qtr	930	108	31	1,069	100.5	11.2	111.7	39.1	150.8	99.5	250.3

(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>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
PRIVATE SECTOR											
1998-1999	0.8	11.7	3.6	0.3	1.4	4.7	2.2	26.2	2.4	0.6	53.9
1999-2000	7.2	8.1	7.6	1.5	3.1	0.2	2.5	8.1	18.8	5.9	63.2
2000-2001	15.3	2.4	6.4	1.7	1.5	2.2	2.7	7.4	2.3	1.8	43.6
2000 Sep. qtr	6.3	8.0	4.4	1.4	1.8	—	2.3	12.4	20.1	5.5	62.2
Dec. qtr	18.5	11.7	5.2	4.6	1.6	2.2	4.6	7.1	19.5	5.4	80.5
2001 Mar. qtr	12.4	3.3	3.7	0.3	1.3	2.7	2.5	9.9	5.5	1.5	43.1
Jun qtr	15.3	2.4	6.4	1.7	1.5	2.2	2.7	7.4	2.3	1.8	43.6
Sep. qtr	12.9	4.7	5.1	1.3	9.1	0.6	2.1	13.9	4.0	1.3	55.1
Dec. qtr	3.1	3.4	4.7	2.2	11.1	2.5	2.1	34.1	2.3	1.1	66.5
PUBLIC SECTOR											
1998-1999	—	—	1.2	3.8	—	5.5	—	24.5	0.5	1.1	36.7
1999-2000	—	—	—	0.4	—	6.1	—	0.5	2.9	3.5	13.5
2000-2001	—	—	—	2.7	0.1	22.4	—	2.1	12.4	3.9	43.6
2000 Sep. qtr	—	0.1	—	1.1	—	8.5	—	3.8	4.4	4.4	22.4
Dec. qtr	0.5	—	0.9	0.7	0.3	12.3	—	6.9	4.4	4.6	30.5
2001 Mar. qtr	—	—	—	1.4	0.1	23.1	—	1.9	5.2	4.2	35.9
Jun qtr	—	—	—	2.7	0.1	22.4	—	2.1	12.4	3.9	43.6
Sep. qtr	—	—	0.2	1.7	0.2	11.1	—	0.2	11.8	4.2	29.4
Dec. qtr	—	—	—	5.3	1.6	11.7	—	—	13.4	0.9	33.0
TOTAL											
1998-1999	0.8	11.7	4.8	4.1	1.4	10.1	2.2	50.7	2.9	1.7	90.5
1999-2000	7.2	8.1	7.6	2.0	3.1	6.4	2.5	8.6	21.7	9.4	76.6
2000-2001	15.3	2.4	6.4	4.4	1.5	24.6	2.7	9.5	14.7	5.7	87.2
2000 Sep. qtr	6.3	8.2	4.4	2.5	1.8	8.5	2.3	16.2	24.5	9.9	84.6
Dec. qtr	19.0	11.7	6.1	5.2	1.9	14.5	4.6	14.0	23.9	10.0	111.0
2001 Mar. qtr	12.4	3.3	3.7	1.8	1.4	25.8	2.5	11.8	10.7	5.6	79.0
Jun qtr	15.3	2.4	6.4	4.4	1.5	24.6	2.7	9.5	14.7	5.7	87.2
Sep. qtr	12.9	4.7	5.4	3.1	9.3	11.7	2.1	14.1	15.8	5.5	84.5
Dec. qtr	3.1	3.4	4.7	7.5	12.8	14.2	2.1	34.1	15.7	2.0	99.5

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	1,355	160	6	1,521	138.4	10.3	148.7	35.4	184.1	101.4	285.6
1999-2000	1,530	128	16	1,675	162.2	9.5	171.7	49.3	221.0	118.1	339.0
2000-2001	1,168	179	12	1,359	137.0	18.6	155.6	41.5	197.1	106.1	303.2
2000 Sep. qtr	330	63	1	394	36.9	4.4	41.4	9.1	50.5	18.0	68.5
Dec. qtr	308	43	4	355	36.9	6.4	43.3	12.0	55.3	22.8	78.1
2001 Mar. qtr	269	27	4	301	34.0	2.7	36.7	8.0	44.7	48.3	93.1
Jun qtr	261	46	3	309	29.1	5.1	34.2	12.4	46.6	16.9	63.5
Sep. qtr	276	7	—	283	33.4	0.9	34.3	10.2	44.5	15.1	59.6
Dec. qtr	366	18	5	389	43.2	6.5	49.7	13.6	63.3	33.6	96.9
PUBLIC SECTOR											
1998-1999	1	2	—	3	0.2	0.2	0.4	1.9	2.3	76.1	78.4
1999-2000	17	—	1	18	1.5	—	1.5	0.3	1.8	58.7	60.5
2000-2001	8	9	3	20	1.2	1.6	2.8	1.4	4.2	38.5	42.7
2000 Sep. qtr	1	2	—	3	0.3	0.3	0.6	0.4	1.0	6.1	7.1
Dec. qtr	2	7	1	10	0.3	1.3	1.6	0.6	2.2	5.7	7.8
2001 Mar. qtr	5	—	—	5	0.7	—	0.7	—	0.7	11.8	12.5
Jun qtr	—	—	2	2	—	—	—	0.4	0.4	14.9	15.3
Sep. qtr	—	—	—	—	—	—	—	0.2	0.2	16.0	16.1
Dec. qtr	—	2	—	2	—	0.2	0.2	—	0.2	7.8	8.0
TOTAL											
1998-1999	1,356	162	6	1,524	138.6	10.5	149.1	37.4	186.4	177.5	364.0
1999-2000	1,547	128	17	1,693	163.7	9.5	173.2	49.6	222.8	176.8	399.5
2000-2001	1,176	188	15	1,379	138.1	20.2	158.3	43.0	201.3	144.6	345.9
2000 Sep. qtr	331	65	1	397	37.2	4.7	41.9	9.5	51.4	24.2	75.6
Dec. qtr	310	50	5	365	37.1	7.7	44.8	12.6	57.4	28.5	85.9
2001 Mar. qtr	274	27	4	306	34.7	2.7	37.4	8.1	45.4	60.2	105.6
Jun qtr	261	46	5	311	29.1	5.1	34.2	12.8	47.0	31.8	78.8
Sep. qtr	276	7	—	283	33.4	0.9	34.3	10.4	44.7	31.1	75.8
Dec. qtr	366	20	5	391	43.2	6.7	49.9	13.6	63.5	41.5	105.0

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

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

<i>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertainment and recreational</i>	<i>Miscellaneous</i>	<i>Total non-residential building</i>
PRIVATE SECTOR											
1998-1999	1.2	20.3	19.4	21.6	17.3	9.3	0.7	1.6	2.0	8.0	101.4
1999-2000	3.4	28.5	8.0	11.6	16.8	7.1	1.3	28.6	9.0	3.8	118.1
2000-2001	6.3	18.4	7.6	12.9	6.7	3.4	2.6	14.8	24.0	9.2	106.1
2000 Sep. qtr	1.6	3.1	2.7	2.4	3.0	0.4	0.1	2.3	0.1	2.2	18.0
Dec. qtr	2.2	1.9	0.8	2.6	2.0	0.3	—	7.9	5.0	0.2	22.8
2001 Mar. qtr	2.4	10.4	3.5	4.9	1.1	1.2	2.3	2.1	15.1	5.4	48.3
Jun. qtr	0.1	3.0	0.7	3.0	0.6	1.6	0.2	2.5	3.8	1.4	16.9
Sep. qtr	0.2	3.9	2.8	1.6	1.9	1.4	0.9	0.3	0.2	2.1	15.1
Dec. qtr	12.4	7.6	1.8	1.7	2.3	0.3	—	4.6	2.0	1.0	33.6
PUBLIC SECTOR											
1998-1999	—	—	—	11.7	9.5	18.3	—	22.9	3.5	10.1	76.1
1999-2000	—	0.1	1.8	9.2	0.6	15.6	—	26.6	2.1	2.7	58.7
2000-2001	0.5	0.1	1.0	2.7	0.4	11.8	—	8.5	8.0	5.6	38.5
2000 Sep. qtr	—	—	—	0.5	—	1.7	—	0.6	2.8	0.6	6.1
Dec. qtr	—	0.1	0.1	0.8	—	1.1	—	—	—	3.5	5.7
2001 Mar. qtr	0.5	—	0.9	0.2	0.3	3.9	—	5.8	—	0.3	11.8
Jun. qtr	—	—	—	1.2	0.1	5.1	—	2.0	5.2	1.2	14.9
Sep. qtr	—	0.1	—	0.9	0.1	12.3	—	2.2	0.1	0.3	16.0
Dec. qtr	—	0.3	0.2	0.3	—	2.7	—	0.2	—	4.3	7.8
TOTAL											
1998-1999	1.2	20.3	19.4	33.3	26.9	27.6	0.7	24.6	5.5	18.1	177.5
1999-2000	3.4	28.6	9.9	20.8	17.4	22.7	1.3	55.1	11.1	6.5	176.8
2000-2001	6.8	18.6	8.6	15.6	7.1	15.3	2.6	23.4	32.0	14.7	144.6
2000 Sep. qtr	1.6	3.1	2.7	2.9	3.0	2.1	0.1	3.0	2.9	2.8	24.2
Dec. qtr	2.2	2.0	0.9	3.4	2.0	1.4	—	7.9	5.0	3.7	28.5
2001 Mar. qtr	2.9	10.4	4.3	5.1	1.4	5.0	2.3	7.9	15.1	5.7	60.2
Jun. qtr	0.1	3.0	0.7	4.2	0.7	6.7	0.2	4.6	9.0	2.6	31.8
Sep. qtr	0.2	4.0	2.8	2.4	2.0	13.7	0.9	2.5	0.3	2.4	31.1
Dec. qtr	12.4	7.8	2.0	2.0	2.3	3.0	—	4.7	2.0	5.3	41.5

**TABLE 11. VALUE OF BUILDING WORK DONE(a): ORIGINAL
(\$ million)**

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Total residential building</i>	<i>Total non-residential building</i>	<i>Total building</i>
PRIVATE SECTOR							
1998-1999	134.1	7.7	141.8	37.5	179.3	110.6	290.0
1999-2000	166.9	16.4	183.3	47.8	231.1	130.0	361.1
2000-2001	126.6	10.7	137.3	47.6	184.9	97.4	282.3
2000 Sep. qtr	30.6	2.4	33.0	10.1	43.1	25.8	68.9
Dec. qtr	34.3	1.8	36.1	11.4	47.6	26.8	74.4
2001 Mar. qtr	29.1	3.7	32.7	12.0	44.8	23.8	68.6
Jun qtr	32.7	2.8	35.5	14.0	49.5	21.0	70.4
Sep. qtr	36.8	2.3	39.1	16.4	55.6	22.2	77.7
Dec. qtr	45.6	3.0	48.6	20.7	69.3	31.0	100.3
PUBLIC SECTOR							
1998-1999	0.2	0.1	0.3	1.8	2.1	66.6	68.7
1999-2000	1.7	0.8	2.5	0.4	2.8	35.0	37.8
2000-2001	1.1	0.8	1.9	1.5	3.3	55.0	58.3
2000 Sep. qtr	0.4	0.2	0.6	0.5	1.1	9.0	10.1
Dec. qtr	0.5	0.5	1.1	0.5	1.6	12.1	13.6
2001 Mar. qtr	0.2	—	0.2	0.3	0.5	18.9	19.4
Jun qtr	—	—	—	0.2	0.2	15.0	15.2
Sep. qtr	0.1	0.1	0.2	0.2	0.3	12.3	12.6
Dec. qtr	0.6	0.1	0.7	0.1	0.8	11.6	12.4
TOTAL							
1998-1999	134.3	7.8	142.1	39.3	181.4	177.3	358.7
1999-2000	168.5	17.2	185.8	48.2	234.0	164.9	398.9
2000-2001	127.7	11.5	139.2	49.1	188.3	152.3	340.6
2000 Sep. qtr	31.0	2.6	33.6	10.6	44.2	34.8	79.0
Dec. qtr	34.8	2.4	37.2	11.9	49.1	38.8	88.0
2001 Mar. qtr	29.2	3.7	32.9	12.4	45.3	42.7	88.0
Jun qtr	32.7	2.8	35.5	14.2	49.6	35.9	85.6
Sep. qtr	36.9	2.4	39.3	16.6	55.9	34.4	90.3
Dec. qtr	46.2	3.1	49.2	20.9	70.1	42.7	112.7

(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>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
PRIVATE SECTOR											
1998-1999	1.2	22.8	15.6	21.4	17.0	10.6	1.2	14.7	1.9	4.2	110.6
1999-2000	4.9	31.0	11.6	12.7	18.2	4.9	1.6	18.4	19.5	7.1	130.0
2000-2001	14.9	12.4	7.7	12.8	5.5	4.7	2.9	15.7	13.8	6.9	97.4
2000 Sep. qtr	1.5	2.2	1.7	2.2	1.6	0.3	0.2	7.2	6.8	2.1	25.8
Dec. qtr	4.5	5.2	1.7	4.0	1.8	0.7	1.8	3.4	2.7	0.9	26.8
2001 Mar. qtr	3.8	3.2	2.3	2.7	1.0	1.7	0.7	3.8	2.6	1.9	23.8
Jun qtr	5.0	1.9	1.9	3.9	1.1	2.0	0.3	1.3	1.6	1.9	21.0
Sep. qtr	3.5	5.2	3.1	1.2	2.9	0.3	0.2	3.1	1.1	1.6	22.2
Dec. qtr	2.4	7.7	1.2	2.7	5.7	1.5	—	7.3	1.3	1.3	31.0
PUBLIC SECTOR											
1998-1999	—	—	1.1	7.7	8.8	14.6	—	29.1	3.0	2.4	66.6
1999-2000	—	0.1	0.8	7.8	0.6	13.8	—	4.8	3.4	3.6	35.0
2000-2001	0.5	0.1	1.0	3.0	0.4	24.9	—	9.8	8.4	6.8	55.0
2000 Sep. qtr	—	0.1	—	0.4	—	2.8	—	2.2	2.1	1.4	9.0
Dec. qtr	0.1	—	0.2	1.0	0.3	3.5	—	2.1	3.2	1.6	12.1
2001 Mar. qtr	0.4	—	0.7	0.4	0.1	11.0	—	3.4	1.1	1.9	18.9
Jun qtr	—	—	—	1.2	0.1	7.6	—	2.2	2.0	1.9	15.0
Sep. qtr	—	0.1	0.1	1.1	0.1	6.3	—	0.7	2.7	1.2	12.3
Dec. qtr	—	0.3	0.1	1.3	1.1	4.0	—	0.1	3.9	0.9	11.6
TOTAL											
1998-1999	1.2	22.8	16.7	29.1	25.8	25.2	1.2	43.8	4.9	6.6	177.3
1999-2000	4.9	31.1	12.4	20.5	18.8	18.8	1.6	23.2	23.0	10.7	164.9
2000-2001	15.3	12.6	8.7	15.8	6.0	29.7	2.9	25.6	22.2	13.6	152.3
2000 Sep. qtr	1.5	2.3	1.7	2.5	1.6	3.1	0.2	9.4	9.0	3.5	34.8
Dec. qtr	4.7	5.2	2.0	4.9	2.1	4.3	1.8	5.5	5.9	2.5	38.8
2001 Mar. qtr	4.1	3.2	3.0	3.2	1.1	12.7	0.7	7.2	3.7	3.8	42.7
Jun qtr	5.0	1.9	1.9	5.2	1.2	9.5	0.3	3.5	3.6	3.8	35.9
Sep. qtr	3.5	5.3	3.2	2.3	3.0	6.6	0.2	3.8	3.8	2.7	34.4
Dec. qtr	2.4	8.0	1.3	4.0	6.8	5.5	—	7.4	5.1	2.2	42.7

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Total residential building</i>	<i>Total non-residential building</i>	<i>Total building</i>
PRIVATE SECTOR							
1998-1999	42.6	3.8	46.4	8.4	54.8	29.2	84.0
1999-2000	42.2	6.3	48.5	16.6	65.1	27.1	92.3
2000-2001	38.4	1.7	40.0	12.5	52.5	16.0	68.5
2000 Sep. qtr	38.5	4.2	42.8	17.0	59.7	18.4	78.2
Dec. qtr	40.4	6.2	46.6	15.1	61.7	32.4	94.1
2001 Mar. qtr	36.0	3.1	39.0	13.5	52.6	19.7	72.2
Jun qtr	38.4	1.7	40.0	12.5	52.5	16.0	68.5
Sep. qtr	39.7	2.2	41.9	10.0	51.9	23.0	74.9
Dec. qtr	48.9	7.3	56.2	9.3	65.5	37.1	102.7
PUBLIC SECTOR							
1998-1999	—	—	—	—	—	7.0	7.0
1999-2000	0.2	0.1	0.3	—	0.3	7.5	7.8
2000-2001	—	—	—	—	—	21.4	21.4
2000 Sep. qtr	0.7	—	0.8	0.4	1.2	13.6	14.8
Dec. qtr	0.2	—	0.2	—	0.2	15.3	15.5
2001 Mar. qtr	—	—	—	0.1	0.1	14.1	14.2
Jun qtr	—	—	—	—	—	21.4	21.4
Sep. qtr	0.4	0.1	0.5	0.2	0.7	10.9	11.6
Dec. qtr	0.2	—	0.2	—	0.3	10.8	11.0
TOTAL							
1998-1999	42.6	3.8	46.4	8.4	54.8	36.2	91.0
1999-2000	42.4	6.4	48.8	16.6	65.4	34.7	100.1
2000-2001	38.4	1.7	40.1	12.5	52.6	37.3	89.9
2000 Sep. qtr	39.2	4.3	43.5	17.4	60.9	32.0	93.0
Dec. qtr	40.6	6.2	46.8	15.1	61.9	47.7	109.6
2001 Mar. qtr	36.0	3.1	39.1	13.6	52.6	33.7	86.4
Jun qtr	38.4	1.7	40.1	12.5	52.6	37.3	89.9
Sep. qtr	40.1	2.3	42.5	10.1	52.6	34.0	86.6
Dec. qtr	49.1	7.3	56.5	9.3	65.8	47.9	113.7

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

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

<i>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 recreational</i>	<i>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
PRIVATE SECTOR											
1998-1999	0.5	7.0	2.8	0.1	0.5	2.4	1.3	12.9	1.5	0.2	29.2
1999-2000	5.4	0.9	3.8	0.3	0.8	0.1	1.3	5.0	7.4	2.2	27.1
2000-2001	5.0	1.2	2.5	0.6	0.4	0.8	1.2	3.2	0.8	0.4	16.0
2000 Sep. qtr	4.7	1.7	1.6	0.3	0.9	—	1.0	4.4	2.0	1.9	18.4
Dec. qtr	14.5	2.1	1.4	2.2	0.9	1.7	1.5	3.6	3.3	1.1	32.4
2001 Mar. qtr	7.1	0.9	1.0	0.2	0.7	1.7	1.0	4.6	1.8	0.7	19.7
Jun qtr	5.0	1.2	2.5	0.6	0.4	0.8	1.2	3.2	0.8	0.4	16.0
Sep. qtr	1.7	2.2	0.9	0.5	6.9	0.3	1.2	7.1	1.3	0.9	23.0
Dec. qtr	1.9	0.8	1.1	0.4	5.7	1.0	1.2	24.5	0.3	0.3	37.1
PUBLIC SECTOR											
1998-1999	—	—	0.2	2.0	—	1.9	—	2.5	0.2	0.3	7.0
1999-2000	—	—	—	—	—	4.3	—	0.3	1.2	1.7	7.5
2000-2001	—	—	—	2.0	—	7.3	—	0.6	10.7	0.8	21.4
2000 Sep. qtr	—	—	—	0.9	—	5.6	—	2.0	3.4	1.8	13.6
Dec. qtr	0.4	—	0.7	0.2	—	6.9	—	3.1	0.1	3.8	15.3
2001 Mar. qtr	—	—	—	0.7	—	10.5	—	0.6	0.3	1.9	14.1
Jun qtr	—	—	—	2.0	—	7.3	—	0.6	10.7	0.8	21.4
Sep. qtr	—	—	0.1	0.8	0.1	2.0	—	0.1	7.7	0.3	10.9
Dec. qtr	—	—	—	3.3	0.4	1.3	—	—	5.4	0.4	10.8
TOTAL											
1998-1999	0.5	7.0	3.0	2.2	0.5	4.3	1.3	15.4	1.7	0.4	36.2
1999-2000	5.4	0.9	3.8	0.3	0.8	4.4	1.3	5.3	8.6	3.9	34.7
2000-2001	5.0	1.2	2.5	2.5	0.4	8.0	1.2	3.8	11.5	1.3	37.3
2000 Sep. qtr	4.7	1.7	1.6	1.2	0.9	5.6	1.0	6.4	5.4	3.6	32.0
Dec. qtr	14.9	2.1	2.1	2.4	0.9	8.6	1.5	6.7	3.5	4.9	47.7
2001 Mar. qtr	7.1	0.9	1.0	0.9	0.7	12.2	1.0	5.1	2.1	2.6	33.7
Jun qtr	5.0	1.2	2.5	2.5	0.4	8.0	1.2	3.8	11.5	1.3	37.3
Sep. qtr	1.7	2.2	1.0	1.3	7.0	2.3	1.2	7.2	9.0	1.1	34.0
Dec. qtr	1.9	0.8	1.1	3.7	6.1	2.2	1.2	24.5	5.7	0.6	47.9

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

<i>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>Non- residential</i>	<i>Total building</i>
	<i>Number</i>	<i>Value</i>	<i>Number of dwelling units</i>	<i>Value</i>			
Commenced	2.5	2.8	2.4	2.2	5.6	1.2	1.3
Under construction at end of period	2.3	2.2	2.1	2.0	2.7	0.6	1.0
Completed	3.6	3.6	3.4	3.1	7.4	0.9	1.8
Value of work done	..	2.3	..	2.1	3.9	1.1	1.2
Value of work yet to be done	..	2.7	..	2.4	5.8	0.6	1.3

**TABLE 16. BUILDING ACTIVITY RELATIVE STANDARD ERRORS, NON-RESIDENTIAL: DECEMBER QUARTER 2001
(Percentage)**

<i>State of construction</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>
Value of work commenced	27.8	5.5	—	5.0	2.6	5.3	—	0.3	24.2	7.2	1.2
Value of work under construction	18.4	3.4	—	3.8	—	2.0	—	—	—	—	0.6
Value of work completed	—	4.4	—	6.2	6.2	—	—	1.4	7.7	1.8	0.9
Value of work done	11.9	4.4	—	7.0	2.1	1.7	—	0.9	3.1	4.3	1.0
Value of work yet to be done	15.2	0.6	—	0.9	—	8.8	—	—	—	—	0.6

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 were compiled on the basis of returns collected from builders and other individuals and organisations engaged in building activity. From the December quarter 2001, the quarterly survey consists of:

- a sample survey of private sector jobs involving new house construction or alterations and additions valued at \$10,000 or more to houses;
- a sample survey of private sector jobs involving new non-residential buildings or alterations and additions valued at \$50,000 or more to non-residential buildings; 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 public sector 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 building activity are generally available only at State, Territory and Australia levels. Although subject to higher relative standard errors (refer to paragraphs 23–25), a range of sub-State estimates of building activity may be available. For further information on the availability of Building Activity estimates, contact the ABS in Adelaide on 08 8237 7316.

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 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 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) and private sector non-residential building 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 tables 15 and 16.

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.

EXPLANATORY NOTES *continued*

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. Some of the component series shown have 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. Figures which can be derived, for example, 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. In table 3, the components of the current price value series have, however, been seasonally adjusted dependently.

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

CHAIN VOLUME MEASURES

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

30 The chain volume measures of commencements and work done appearing in this publication are annually reweighted chain Laspeyres indexes referenced to current price values in a chosen reference year (currently 1999–2000). The reference year is updated annually in the June quarter publication. Each year's data in the value of commencements and work done series are based on the prices of the previous year, except for the quarters of the latest incomplete year which are based upon the current reference year (i.e. 1999–2000). Comparability with previous years is achieved by linking (or chaining) the series together to form a continuous time series. Further information on the nature and concepts of chain volume measures is contained in the ABS *Information Paper: Introduction of Chain Volume Measures in the Australian National Accounts* (Cat. no. 5248.0).

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

EXPLANATORY NOTES *continued*

ACKNOWLEDGMENT

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

RELATED PRODUCTS

33 Users may also wish to refer to the following publications which are available from ABS Bookshops:

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

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

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

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

Building Approvals, Tasmania (Cat. no. 8731.6)—issued quarterly

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

Housing Finance for Owner Occupation, Australia (Cat. no. 5609.0)—issued monthly

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

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.

FOR MORE INFORMATION...

- INTERNET* **www.abs.gov.au** the ABS web site is the best place to start for access to summary data from our latest publications, information about the ABS, advice about upcoming releases, our catalogue, and Australia Now—a statistical profile.
- LIBRARY* A range of ABS publications is available from public and tertiary libraries Australia-wide. Contact your nearest library to determine whether it has the ABS statistics you require, or visit our web site for a list of libraries.
- CPI INFOLINE* For current and historical Consumer Price Index data, call 1902 981 074 (call cost 77c per minute).
- DIAL-A-STATISTIC* For the latest figures for National Accounts, Balance of Payments, Labour Force, Average Weekly Earnings, Estimated Resident Population and the Consumer Price Index call 1900 986 400 (call cost 77c per minute).

INFORMATION SERVICE

Data which have been published and can be provided within five minutes are free of charge. Our information consultants can also help you to access the full range of ABS information—ABS user-pays services can be tailored to your needs, time frame and budget. Publications may be purchased. Specialists are on hand to help you with analytical or methodological advice.

- PHONE* **1300 135 070**
- EMAIL* **client.services@abs.gov.au**
- FAX* 1300 135 211
- POST* Client Services, ABS, GPO Box 796, Sydney 1041

WHY NOT SUBSCRIBE?

ABS subscription services provide regular, convenient and prompt deliveries of ABS publications and products as they are released. Email delivery of monthly and quarterly publications is available.

- PHONE* 1300 366 323
- EMAIL* subscriptions@abs.gov.au
- FAX* 03 9615 7848
- POST* Subscription Services, ABS, GPO Box 2796Y, Melbourne 3001



2875260012012
ISSN 0725-5535

RRP \$19.50