

Building Activity (ABS Cat No 8752.0)

Latest quarter: June quarter 2018

Release date: 10 October 2018

Next release date: 16 January 2019

The data for the June quarter 2018 are preliminary and subject to revisions.

Recent performance

The real trend value of building work done in Tasmania increased by 3.0 per cent in the June quarter 2018 compared to the previous quarter. Nationally, a 1.2 per cent increase was estimated in the same period.

In the year to the June quarter 2018, the estimated real value of building work done in Tasmania increased by 2.1 per cent in original terms compared to the previous year, which reflected a strong increase in residential activity, which was partially offset by a decrease in non-residential building activity.

The estimated real value of total building work commenced in Tasmania in the year to the June quarter 2018 was around \$1.24 billion, up 5.0 per cent from the previous year. In this period, the real value of residential building work commenced increased by 23.3 per cent to \$845 million and the real value of non-residential building work commenced decreased by 20.0 per cent to \$399 million.

New dwelling commencements is a leading indicator for new dwelling completions in the State with a six to 12 month time lag due to construction timeframes (Chart 2).

The trend number of new dwelling unit commencements in Tasmania in the June quarter 2018 was estimated to have increased by 4.1 per cent to 758, compared to the previous quarter (Table 2), while new dwelling completions increased by 3.9 per cent in the same period (Table 3).

However, the estimated trend number of commencements in the June quarter 2018 increased by 29.1 per cent compared to the previous year, while completions were 22.2 per cent higher during the same period.

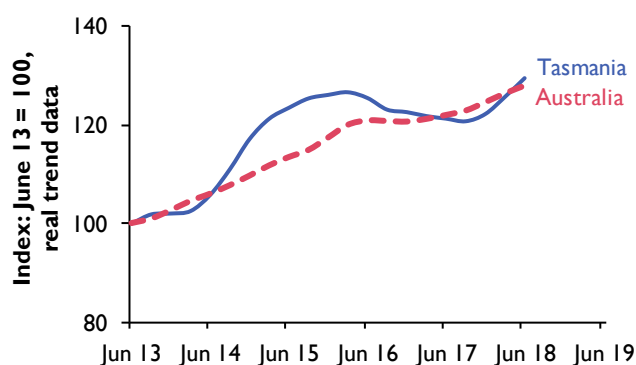
The number of commencements reached a low in the year to the March quarter 2017 after declining from a peak in the September quarter 2015.

Table 1: Building work done by jurisdiction, June quarter 2018, real trend data

Real data, 2015-16 prices	Value (\$m)	Change cf prev qtr (%)
NSW	9 629	0.5
Vic	9 326	4.6
Qld	5 003	-2.6
SA	1 545	4.2
WA	2 657	-2.4
Tas	344	3.0
NT	270	3.6
ACT	650	-0.9
Aus	29 428	1.2

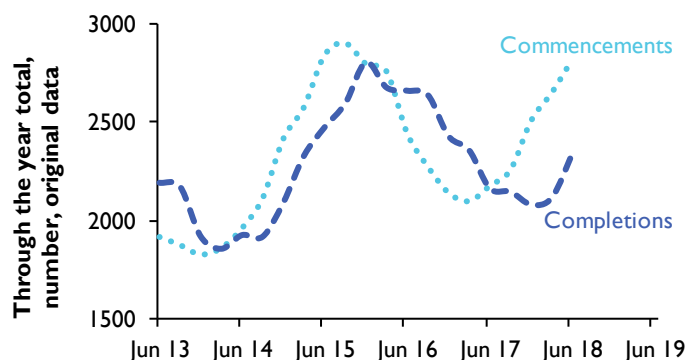
SOURCE: BUILDING ACTIVITY, ABS CAT NO 8752.0: TABLE 9

Chart 1: Building work done, Tasmania and Australia, real trend data



SOURCE: BUILDING ACTIVITY, ABS CAT NO 8752.0: Table 9

Chart 2: Number of new dwelling units constructed/completed, Tasmania, through the year, original data



SOURCE: BUILDING ACTIVITY, ABS CAT NO 8752.0: TABLES 34 & 38

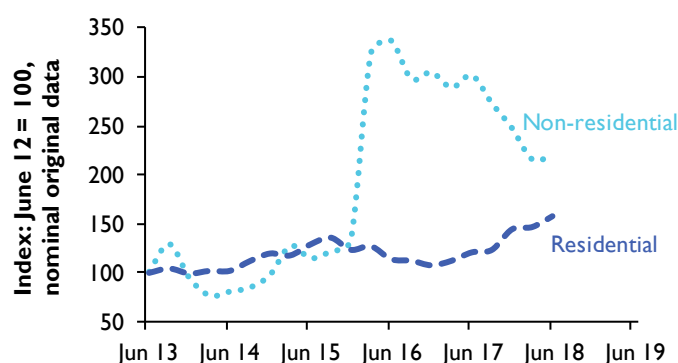
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The estimated nominal value of building work yet to be done decreased by 10.1 per cent in the June quarter 2018 compared to one year earlier (Table 5). This was driven by a decrease in the value of non-residential work yet to be done (down 27.1 per cent), but partially offset by an increase in residential work yet to be done (up 30.4 per cent) in the same period.

Work yet to be done statistics should be interpreted with caution. As the statistics relate to work yet to be done of all projects that happen to be sampled by the ABS within the life of each project (rather than a specific time period), they can be highly influenced by large commenced projects that are expected to be completed over a longer period of time.

Chart 3: Building work yet to be done, Tasmania, nominal original data



SOURCE: BUILDING ACTIVITY, ABS CAT NO 8752.0: TABLE 50

Table 2: Number of New Dwelling Commencements, Tasmania and Australia

	Tasmania				Australia			
	Jun 17	Dec 17	Mar 18	Jun 18	Jun 17	Dec 17	Mar 18	Jun 18
Original								
Year-to number	2 177	2 508	2 650	2 821	221 408	216 427	225 879	228 248
year-to-year change (%)	-10.9	17.1	26.3	29.6	-5.3	-7.6	0.6	3.1
Seasonally Adjusted								
Quarterly number	583	737	716	738	54 830	54 461	60 881	57 273
quarterly change (%)	3.6	18.3	-2.8	3.1	7.3	-2.5	11.8	-5.9
annual change (%)	14.5	50.1	27.2	26.6	-5.3	-6.0	19.2	4.5
Trend								
Quarterly number	587	695	728	758	53 686	56 800	57 942	58 846
quarterly change (%)	8.3	7.3	4.7	4.1	-1.0	3.4	2.0	1.6
annual change (%)	9.1	34.4	34.3	29.1	-9.2	2.3	6.8	9.6

SOURCE: BUILDING ACTIVITY, ABS CAT NO 8752.0: TABLE 34

Table 3: Number of New Dwelling Completions, Tasmania and Australia

	Tasmania				Australia			
	Jun 17	Dec 17	Mar 18	Jun 18	Jun 17	Dec 17	Mar 18	Jun 18
Original								
Year-to number	2 160	2 077	2 112	2 340	218 992	213 078	210 254	212 814
year-to-year change (%)	-18.8	-14.5	-10.3	8.3	8.6	-0.2	-5.7	-2.8
Seasonally Adjusted								
Quarterly number	434	550	547	662	53 158	51 590	53 665	55 561
quarterly change (%)	-14.4	-6.1	-0.5	21.0	-6.8	-1.2	4.0	3.5
annual change (%)	-31.5	-10.1	7.9	52.5	-7.3	-12.2	-5.9	4.5
Trend								
Quarterly number	501	557	589	612	54 382	52 286	53 523	55 002
quarterly change (%)	-3.1	7.5	5.7	3.9	-3.0	0.4	2.4	2.8
annual change (%)	-19.8	-2.8	13.9	22.2	4.7	-7.6	-4.5	1.1

SOURCE: BUILDING ACTIVITY, ABS CAT NO 8752.0: TABLE 38

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Table 4: Building work done and building work commenced, Tasmania and Australia, real data

Real original data, 2015-16 prices \$million	Tasmania				Australia			
	Jun 17	Dec 17	Mar 18	Jun 18	Jun 17	Dec 17	Mar 18	Jun 18
Building work done								
Total								
Quarterly value, trend data*	322	324	334	344	28 056	28 653	29 067	29 428
quarterly change (%)	-0.4	1.2	2.8	3.0	0.7	1.4	1.4	1.2
annual change (%)	-3.3	-0.3	3.2	6.8	0.9	3.3	4.3	4.9
Year-to value, original data	1 299	1 300	1 289	1 326	111 168	112 835	114 096	115 361
year-to change (%)	-2.0	-1.3	-1.4	2.1	1.8	1.7	2.4	3.8
Residential								
Quarterly value	165	181	194	215	18 557	18 470	17 527	19 305
quarterly change (%)	0.7	0.4	7.2	10.8	9.3	-1.8	-5.1	10.1
annual change (%)	-13.3	5.1	18.4	30.4	-1.9	-4.3	3.3	4.0
Year-to value	672	690	720	770	73 881	72 809	73 362	74 111
year-to change (%)	-14.4	-3.0	3.3	14.6	3.2	-1.9	-1.2	0.3
Non-residential								
Quarterly value	160	163	111	147	9 842	11 017	9 514	10 358
quarterly change (%)	4.5	20.6	-31.7	32.1	11.8	6.3	-13.6	8.9
annual change (%)	12.2	5.7	-27.2	-7.9	1.2	16.0	8.0	5.2
Year-to value	627	611	569	556	37 287	40 026	40 734	41 250
year-to change (%)	16.1	0.8	-6.7	-11.3	-0.8	8.9	9.6	10.6
Building work commenced								
Total								
Quarterly value	339	329	284	384	28 979	29 272	30 736	29 562
quarterly change (%)	20.2	32.6	-13.7	35.4	4.8	-4.7	5.0	-3.8
annual change (%)	-3.9	2.6	0.6	13.3	2.9	2.5	11.2	2.0
Year-to value	1 185	1 197	1 199	1 244	114 375	116 608	119 697	120 281
year-to change (%)	-31.2	-25.6	0.1	5.0	2.4	1.5	5.4	5.2
Residential								
Quarterly value	183	221	205	231	18 269	18 831	19 698	19 139
quarterly change (%)	5.6	17.9	-7.5	13.1	5.2	-0.1	4.6	-2.8
annual change (%)	9.6	36.7	18.4	26.8	-2.9	-5.9	13.4	4.8
Year-to value	686	764	796	845	75 305	73 325	75 651	76 521
year-to change (%)	-9.4	12.2	18.9	23.3	-1.4	-5.8	-0.3	1.6
Non-residential								
Quarterly value	156	107	79	153	10 710	10 441	11 038	10 423
quarterly change (%)	43.5	78.7	-26.4	93.1	4.2	-11.9	5.7	-5.6
annual change (%)	-16.1	-32.2	-27.5	-2.4	14.7	22.4	7.4	-2.7
Year-to value	499	433	403	399	39 070	43 283	44 046	43 760
year-to change (%)	-48.3	-53.2	-23.8	-20.0	10.5	16.7	16.8	12.0

* TREND DATA ARE AVAILABLE FOR TOTAL BUILDING WORK DONE

SOURCE: BUILDING ACTIVITY, ABS CAT NO 8752.0: TABLES 9, 10, 11

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Table 5: Building work yet to be done, Tasmania and Australia, nominal original data

Nominal original data, \$million	Tasmania				Australia			
	Jun 17	Dec 17	Mar 18	Jun 18	Jun 17	Dec 17	Mar 18	Jun 18
Building work yet to be done								
Total								
Quarterly value	866	806	746	778	65 826	69 084	73 738	74 331
quarterly change (%)	5.3	-0.9	-7.4	4.3	2.5	0.9	6.7	0.8
annual change (%)	-6.2	-4.6	-9.3	-10.1	12.3	12.8	14.8	12.9
Residential								
Quarterly value	255	305	309	333	41 046	42 514	45 055	45 122
quarterly change (%)	7.6	16.9	1.6	7.5	-0.6	2.1	6.0	0.1
annual change (%)	6.0	33.9	30.5	30.4	7.9	6.1	9.1	9.9
Non-residential								
Quarterly value	611	501	436	446	24 780	26 571	28 684	29 210
quarterly change (%)	4.4	-9.4	-12.9	2.1	8.0	-1.0	8.0	1.8
annual change (%)	-10.5	-18.8	-25.4	-27.1	20.5	25.7	25.1	17.9

SOURCE: BUILDING ACTIVITY, ABS CAT NO 8752.0: TABLE 50

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