

13

Building and Construction

- The value of total construction output at current prices more than doubled between 2000 and 2006.
- Between 2000 and 2006, public capital expenditure on housing increased by 82%.
- The number of dwellings completed increased by nearly 88% between 2000 and 2006.
- The number of new houses for which planning permission was granted decreased by 19% from 2000 to 2006. The number of new apartments for which planning permission was granted increased by nearly 8% in the same period.

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Introduction

This chapter contains information on the construction sector. The information is drawn from the annual Census of Building and Construction, various short-term releases of the CSO, the Quarterly National Household Survey (QNHS) as well as from publications of the Department of the Environment, Heritage and Local Government.

Construction statistics are compiled by the CSO using inquiries to construction firms or, in the case of planning permissions data, to the planning authorities. The most detailed inquiry is the Census of Building and Construction, which is an annual census of medium and large firms designed to provide information on the structure of the sector.

A measure of new orders in the sector is provided by the CSO inquiry on planning permissions.

These CSO inquiries are complemented by data published by the Department of the Environment, Heritage and Local Government, which are derived partly from administrative sources. These data provide measures either in value or in quantities of the output of the sector.

The tables

Table 13.1 from the Census of Building provides a sub-sector breakdown for the most recent year. The Census covers firms with 20 or more persons engaged.

Table 13.2 from the Census of Building provides aggregates over a seven year period.

Table 13.3 shows persons aged 15 years and over employed in construction classified by broad occupational categories.

Table 13.4 gives, for recent years, indicators of housing output such as dwellings completed, housing grants approved and new loans approved.

Table 13.5 shows for recent years the amount of public capital expenditure on housing.

Table 13.6 gives a price index for house building costs.

Table 13.7 gives data on planning permissions granted for new dwellings, houses and apartments. It is derived from a quarterly CSO series.

Table 13.8 shows the value of construction output broken down into various categories. This is produced by DKM Economic Consultants on behalf of the Department of the Environment, Heritage and Local Government. The data in respect of 2006 is provisional.

The results

Table 13.2 shows that turnover value increased by 160% and gross value added in firms covered by the Census increased by 197% between 1999 and 2005. The number of persons engaged rose by 66% in the period.

Table 13.4 shows that the number of social houses completed increased by 49.3% from 1999 to 2006, with the biggest annual increase in 2001 of 54.5%. The number of non-local authority houses completed increased by 105% from 1999 to 2006, with the biggest annual increase in 2003 of 21%. Following the abolition of the Home Improvement Grant Scheme in 1987 and the new House Grant Scheme in 2002, figures have declined considerably. The dramatically reduced figures presented in the table for 2004-2006 only cover a small number of cases which remained eligible for payments where all requirements and conditions were met prior to the termination of the schemes.

Between 1999 and 2006 public capital expenditure on housing as described in table 13.5 increased by almost 150% in value terms. There was a decrease of almost 10% between 2003 and 2004.

The rise in the house building cost index is illustrated in table 13.6. The index rose by 48.2% between 1999 and 2006. In 2006 the index was 94.2% higher than in the base year 1991. This index relates solely to labour and material costs and does not include items such as overheads, profit, interest charges, land development etc. It should not be regarded as an index of house prices.

Planning permissions granted for new dwellings, as shown in table 13.7, fell by 3.5% from 23,595 in 1999 to 22,774 in 2006. There was a 10.1% annual decrease in the number of planning permissions granted for new dwellings in 2006. The number of new houses involved decreased by 5.9% from 1999 to 2006, and in 2006, there was an annual decrease of 20.7% in the number of houses granted permission. The number of new apartments increased by 46.4% from 1999 to 2006, and in 2006, there was an annual decrease of 20.9% in the number of apartments granted permission.

Table 13.8 shows that at current prices the value of total construction output more than doubled between 1999 and 2006 from €14,841 million to €35,895 million. In 2006 nearly three quarters of total new construction output was due to residential construction and the remaining was due to non-residential. Of the new residential construction the vast majority is private residential construction. From 2005 to 2006 in new non-residential construction, there were marked increases in Roads (14%) and Airport development (60%).

Technical Notes

Employees

Employees are persons who are paid a fixed wage or salary. Persons at work or temporarily absent because of illness, holidays, strike etc are included. Persons working on a labour only sub-contract basis are excluded.

Production value

Production value represents the net selling value of work done during the year whether sold or not.

Intermediate consumption

This represents the value of building materials, fuel, industrial services and other goods and services used in production.

Gross value added

This is the difference between production value and intermediate consumption and represents the value added by firms.

Wages and salaries

This is the gross amount paid to employees before deduction of income tax, employees' social security contributions etc plus payments to labour only subcontractors. Overtime pay, bonuses, holiday pay and sick pay are included.

Acquisitions and sales of capital assets

Capital assets are defined as new and second-hand goods with an expected life of more than one year intended for use by the firm itself. Acquisitions include both purchases and construction by the firm itself of capital goods for its own use.

NACE Activity classification

45.1

Site preparation, demolition and wrecking of buildings, earth moving, test drilling and boring.

45.2

Building of complete constructions or parts thereof; civil engineering, construction of highways, roads, water projects and other construction work involving special trades.

45.3

Building installation, installation of electrical wiring and fittings, insulation, plumbing and other installation.

45.4

Building completion, plastering, joinery installation, floor and wall covering, painting and glazing and other building completion.

45.5

Renting of construction or demolition equipment with operator.

Table 13.8

The data in respect of 2006 is provisional.

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Table 13.1 Private building and construction firms with 20 or more persons engaged, 2004

| | Unit | NACE 45.1 | NACE 45.2 | NACE 45.3 | NACE 45.4 | NACE 45.5 | Total |
|--------------------------------------|------|-----------|------------|-----------|-----------|-----------|-------------------|
| Number of firms | No. | 17 | 474 | 171 | 48 | 18 | 728 |
| Total employees | No. | 1,765 | 31,980 | 12,837 | 1,685 | 818 | 49,085 |
| Total persons engaged | No. | 2,106 | 46,922 | 14,699 | 2,113 | 848 | 66,689 |
| Wages and salaries | €000 | 102,070 | 2,250,237 | 602,795 | 74,241 | 31,654 | 3,060,998 |
| Total labour costs | €000 | 121,612 | 2,578,464 | 694,981 | 82,294 | 37,057 | 3,514,408 |
| Total turnover | €000 | 477,597 | 12,119,547 | 1,697,173 | 173,070 | 101,547 | 14,568,934 |
| Total purchases (excluding VAT) | €000 | 170,449 | 3,185,607 | 662,780 | 58,921 | 34,729 | 4,112,486 |
| Total value of stocks at end of year | €000 | 69,478 | 4,444,095 | 213,551 | 13,161 | 2,611 | 4,742,896 |
| Total value of stock changes | €000 | 3,249 | 815,742 | 37,233 | 316 | -584 | 855,955 |
| Acquisition of capital assets | €000 | 32,047 | 433,750 | 24,296 | 2,907 | 43,778 | 536,778 |
| Sales of capital assets | €000 | 12,495 | 49,300 | 2,406 | 512 | 7,864 | 72,578 |
| Production value | €000 | 480,753 | 12,859,376 | 1,713,892 | 172,794 | 101,059 | 15,327,875 |
| Intermediate consumption | €000 | 283,222 | 8,237,440 | 871,513 | 70,129 | 42,966 | 9,505,270 |
| Gross value added | €000 | 197,531 | 4,621,937 | 842,379 | 102,666 | 58,093 | 5,822,605 |

Source: CSO

Table 13.2 Private building and construction firms with 20 or more persons engaged

| | Unit | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 |
|--------------------------------------|------|-----------|-----------|-----------|-----------|------------|------------|------------|
| Number of firms | No. | 497 | 524 | 546 | 646 | 682 | 734 | 728 |
| Total employees | No. | 29,641 | 33,087 | 34,776 | 39,401 | 41,692 | 46,815 | 49,085 |
| Total persons engaged | No. | 40,162 | 44,965 | 46,371 | 51,738 | 56,556 | 63,604 | 66,689 |
| Wages and salaries | €000 | 1,081,947 | 1,346,739 | 1,539,312 | 1,864,031 | 2,143,250 | 2,681,301 | 3,060,998 |
| Total labour costs | €000 | 1,239,852 | 1,550,710 | 1,766,147 | 2,168,487 | 2,513,781 | 3,083,781 | 3,514,408 |
| Total turnover | €000 | 5,608,109 | 6,815,596 | 7,612,441 | 8,849,068 | 10,307,642 | 12,241,912 | 14,568,934 |
| Total purchases (excluding VAT) | €000 | 1,861,375 | 2,087,617 | 2,330,373 | 2,727,537 | 3,205,503 | 3,384,786 | 4,112,486 |
| Total value of stocks at end of year | €000 | 944,111 | 1,372,870 | 1,678,046 | 1,876,876 | 2,607,086 | 3,470,223 | 4,742,896 |
| Total value of stock changes | €000 | 212,306 | 357,846 | 364,885 | 84,953 | 504,021 | 751,970 | 855,955 |
| Acquisition of capital assets | €000 | 248,785 | 341,668 | 187,045 | 221,923 | 380,438 | 430,597 | 536,778 |
| Sales of capital assets | €000 | 31,589 | 35,310 | 37,837 | 39,353 | 196,051 | 107,425 | 72,578 |
| Production value | €000 | 5,811,224 | 7,174,159 | 7,959,872 | 8,934,859 | 10,700,952 | 12,935,244 | 15,327,875 |
| Intermediate consumption | €000 | 3,849,056 | 4,650,400 | 5,213,917 | 5,787,932 | 6,607,206 | 7,584,669 | 9,505,270 |
| Gross value added | €000 | 1,962,167 | 2,523,759 | 2,745,956 | 3,144,926 | 4,093,745 | 5,350,576 | 5,822,605 |

Source: CSO

Table 13.3 Construction employment classified by broad occupational categories

| | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 |
|--------------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Managers and Administrators | 8.0 | 7.7 | 10.6 | 11.7 | 11.3 | 13.7 | 12.1 | 10.9 |
| Professional | 4.9 | 6.2 | 7.9 | 8.2 | 8.4 | 9.5 | 10.8 | 12.4 |
| Associate Professional and Technical | 2.7 | 2.4 | 3.4 | 3.3 | 2.8 | 3.9 | 5.0 | 4.8 |
| Clerical and Secretarial | 4.8 | 5.0 | 5.2 | 6.1 | 6.1 | 6.6 | 8.0 | 8.3 |
| Craft and Related | 80.3 | 96.5 | 103.7 | 104.3 | 114.8 | 125.1 | 146.7 | 158.3 |
| Sales | 0.9 | 0.8 | 1.0 | 1.2 | 0.8 | 1.3 | 2.1 | 2.2 |
| Plant and Machine Operatives | 13.3 | 16.1 | 17.3 | 15.8 | 17.5 | 16.0 | 20.4 | 23.4 |
| Other | 27.2 | 31.5 | 30.9 | 31.7 | 29.7 | 30.0 | 37.2 | 42.3 |
| Total | 142.1 | 166.2 | 180.0 | 182.2 | 191.4 | 206.0 | 242.4 | 262.7 |

Source: CSO

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Table 13.4 Annual housing indicators

| | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 |
|--|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Dwellings completed | | | | | | | | |
| Number of local authority/voluntary and co-operative dwellings completed | 3,488 | 3,155 | 4,875 | 5,763 | 6,133 | 5,146 | 5,559 | 5,208 |
| Number of non-local authority dwellings completed | 43,024 | 46,657 | 47,727 | 51,932 | 62,686 | 71,808 | 75,398 | 88,211 |
| Total number of dwellings completed | 46,512 | 49,812 | 52,602 | 57,695 | 68,819 | 76,954 | 80,957 | 93,419 |
| Number of new house grants approved | 9,469 | 10,203 | 10,913 | 12,564 | 12,795 | n/a | n/a | n/a |
| Number of home improvement grants approved | 1,082 | 1,181 | 1,280 | 1,089 | 1,018 | n/a | n/a | n/a |
| Number of new loans approved | 78,572 | 80,856 | 69,062 | 93,136 | 97,888 | 104,305 | 120,037 | 114,593 |

Source: Department of Environment, Heritage and Local Government

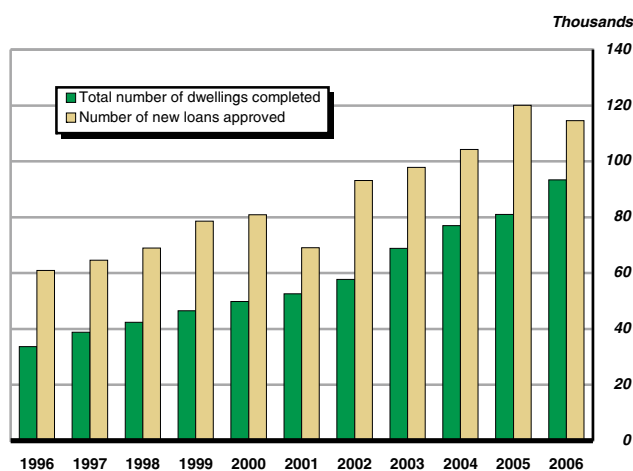
Table 13.5 Public capital expenditure on housing

€m

| | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 |
|---|---------------|---------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| House purchase and improvement loans and local authority grants | 29.30 | 38.60 | 49.20 | 89.20 | 96.00 | 74.80 | 38.00 | 42.00 |
| Grants from Department of the Environment | 46.30 | 59.40 | 70.30 | 80.40 | 93.20 | 60.30 | 39.50 | 40.90 |
| Local authority housing | 401.60 | 613.16 | 969.90 | 1,164.60 | 1,128.40 | 1,115.50 | 1,211.10 | 1,290.90 |
| Shared ownership | 141.70 | 149.40 | 204.30 | 200.00 | 212.00 | 127.80 | 129.00 | 100.00 |
| Affordable housing | 25.90 | 5.50 | 22.10 | 50.00 | 139.00 | 120.70 | 109.00 | 98.40 |
| Other | 7.60 | 11.60 | 12.60 | 13.10 | 13.60 | 17.90 | 18.60 | 26.70 |
| Total | 652.40 | 877.56 | 1,328.40 | 1,597.10 | 1,682.10 | 1,517.00 | 1,545.20 | 1,598.90 |

Source: Department of Environment, Heritage and Local Government

Housing indicators



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Table 13.6 Annual house building cost index

Base year 1991=100

| | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 |
|--------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Annual Index | 124.9 | 131.0 | 141.0 | 161.5 | 171.8 | 176.5 | 181.5 | 186.9 | 194.2 |

Source: Department of Environment, Heritage and Local Government

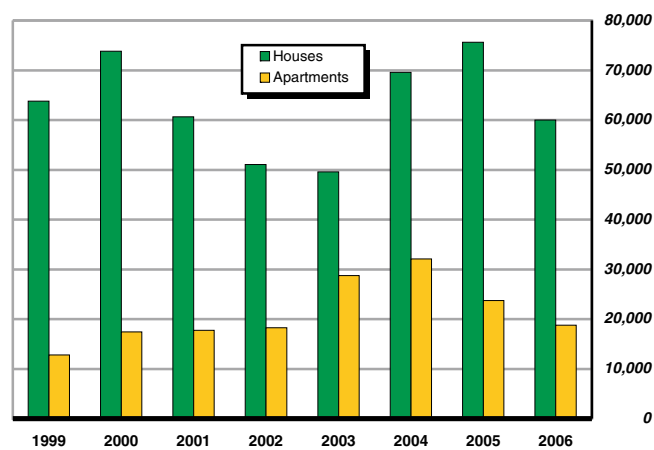
Table 13.7 Total planning permissions granted for dwellings

Number

| | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 |
|--|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Permissions for new dwellings | 16,719 | 23,595 | 26,332 | 23,613 | 19,728 | 20,949 | 27,512 | 25,334 | 22,774 |
| New houses for which planning permission was granted | 39,958 | 63,795 | 73,828 | 60,666 | 51,055 | 49,605 | 69,576 | 75,650 | 60,008 |
| New apartments for which planning permission was granted | 7,431 | 12,801 | 17,415 | 17,780 | 18,259 | 28,749 | 32,077 | 23,702 | 18,747 |

Source: CSO

Planning permissions granted for new dwellings



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Table 13.8 Value of construction output at current prices

€m

| | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 |
|---|----------------|----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Residential construction | | | | | | | | |
| New private | 4,937.8 | 5,948.0 | 6,663.8 | 7,860.0 | 10,770.3 | 13,701.6 | 16,525.2 | 18,501.5 |
| New social housing | 305.9 | 475.5 | 762.1 | 942.3 | 933.2 | 910.1 | 1,039.6 | 1,224.5 |
| <i>New voluntary</i> | 52.2 | 98.5 | 145.2 | 166.6 | 212.9 | 184.8 | 168.7 | 245.4 |
| <i>New local authority</i> | 253.8 | 377.0 | 616.9 | 775.7 | 720.3 | 725.3 | 870.9 | 979.0 |
| Repair, maintenance and improvement (RMI) | 2,680.7 | 3,073.0 | 3,528.4 | 3,125.5 | 2,932.2 | 3,375.8 | 3,802.6 | 4,373.5 |
| <i>RMI private</i> | 2,565.8 | 2,945.8 | 3,391.2 | 2,954.2 | 2,735.9 | 3,175.2 | 3,578.6 | 4,133.3 |
| <i>RMI social</i> | 114.9 | 127.2 | 137.2 | 171.3 | 196.3 | 200.6 | 224.0 | 240.2 |
| Total residential | 7,924.5 | 9,496.4 | 10,954.3 | 11,927.8 | 14,635.6 | 17,987.5 | 21,367.4 | 24,099.5 |
| New non residential construction | | | | | | | | |
| New private non residential construction | | | | | | | | |
| Industry | 643.1 | 768.4 | 871.4 | 640.8 | 528.6 | 549.8 | 606.0 | 664.8 |
| Semi-state industry | 58.0 | 45.6 | 69.9 | 48.1 | 39.3 | 59.8 | 87.5 | 159.5 |
| Commercial | | | | | | | | |
| Office development | 785.2 | 1,020.7 | 1,146.0 | 786.1 | 533.8 | 444.4 | 647.0 | 878.9 |
| Retail, wholesale | 335.5 | 419.4 | 480.0 | 446.9 | 450.8 | 539.4 | 701.2 | 878.9 |
| Agriculture | 166.0 | 221.4 | 155.7 | 143.4 | 128.4 | 171.1 | 179.2 | 215.4 |
| Tourism | 798.3 | 691.6 | 392.6 | 300.0 | 340.1 | 367.3 | 420.2 | 463.2 |
| Worship | 1.1 | 5.7 | 3.6 | 4.4 | 22.4 | 17.8 | 18.3 | 19.1 |
| Total | 2,787.1 | 3,172.8 | 3,119.1 | 2,369.7 | 2,043.4 | 2,149.6 | 2,659.4 | 3,279.7 |
| New productive infrastructure | | | | | | | | |
| Roads | 724.9 | 856.4 | 1,131.5 | 1,363.2 | 1,444.2 | 1,442.1 | 1,577.8 | 1,802.6 |
| Water and sanitary services | 348.2 | 493.8 | 547.5 | 559.6 | 536.0 | 472.5 | 474.0 | 451.0 |
| Airport development | 130.9 | 75.0 | 102.4 | 116.1 | 46.8 | 82.2 | 94.1 | 150.3 |
| Ports and harbours | 50.3 | 58.3 | 37.5 | 71.5 | 61.2 | 43.6 | 30.7 | 37.6 |
| Energy | 471.1 | 618.7 | 796.3 | 1,178.1 | 1,103.6 | 1,316.6 | 1,229.7 | 1,435.3 |
| Transport | 136.1 | 250.3 | 326.0 | 399.6 | 554.4 | 353.4 | 265.5 | 315.3 |
| Telecommunications | 225.4 | 174.2 | 193.6 | 257.9 | 249.3 | 265.3 | 207.8 | 235.4 |
| Total | 2,086.9 | 2,526.7 | 3,134.8 | 3,945.9 | 3,995.4 | 3,975.6 | 3,879.4 | 4,427.4 |
| New social infrastructure | | | | | | | | |
| Education | 311.4 | 390.4 | 440.6 | 577.1 | 478.8 | 538.0 | 609.3 | 601.8 |
| Health | 161.7 | 199.5 | 231.5 | 319.3 | 329.2 | 306.0 | 338.1 | 350.0 |
| Public buildings | 167.2 | 219.7 | 331.6 | 269.1 | 341.7 | 282.7 | 262.5 | 326.6 |
| LA services | 21.8 | 45.1 | 96.8 | 181.6 | 92.7 | 95.4 | 155.6 | 221.1 |
| Sport | | | | 57.1 | 83.8 | 115.8 | 77.8 | 106.9 |
| Gaeltacht | 7.9 | 5.3 | 8.2 | 22.7 | 14.6 | 27.1 | 21.9 | 56.8 |
| Total | 670.0 | 859.9 | 1,108.6 | 1,426.7 | 1,340.9 | 1,365.0 | 1,465.2 | 1,663.2 |
| TOTAL NEW NON RESIDENTIAL | 5,544.0 | 6,559.4 | 7,362.5 | 7,742.4 | 7,379.7 | 7,490.2 | 8,004.0 | 9,370.4 |

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Table 13.8 Value of construction output in current prices (continued)

€m

| | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 |
|---|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Non residential repair and maintenance | | | | | | | | |
| Private non residential | | | | | | | | |
| Industry | 117.0 | 133.3 | 115.6 | 110.7 | 171.5 | 179.6 | 195.0 | 212.9 |
| Semi-state industry | 18.8 | 22.7 | 22.3 | 14.1 | 11.5 | 12.8 | 16.4 | 18.1 |
| Commercial | 200.8 | 240.1 | 271.7 | 275.1 | 333.5 | 337.0 | 352.1 | 457.0 |
| Office development | 140.7 | 170.2 | 191.5 | 175.4 | 180.8 | 152.2 | 169.0 | 228.5 |
| Retail, wholesale | 60.1 | 69.9 | 80.2 | 99.7 | 152.7 | 184.8 | 183.1 | 228.5 |
| Agriculture | 77.4 | 76.6 | 66.9 | 74.5 | 74.6 | 79.3 | 83.0 | 89.6 |
| Tourism | 127.0 | 138.3 | 78.5 | 61.3 | 68.0 | 83.7 | 103.1 | 111.8 |
| Worship | 21.8 | 36.4 | 36.0 | 57.0 | 28.0 | 46.0 | 55.0 | 57.2 |
| Total | 562.8 | 647.3 | 591.0 | 592.6 | 687.2 | 738.5 | 804.5 | 946.7 |
| Productive infrastructure | | | | | | | | |
| Roads | 183.3 | 203.9 | 255.5 | 255.3 | 252.8 | 266.9 | 285.6 | 354.9 |
| Water and sanitary services | 144.6 | 152.3 | 172.2 | 194.6 | 214.3 | 266.1 | 298.0 | 330.0 |
| Airport development | 17.4 | 21.4 | 21.0 | 24.8 | 26.4 | 26.1 | 29.2 | 33.9 |
| Ports and harbours | 2.5 | 1.0 | 2.3 | 5.0 | 8.9 | 7.1 | 4.6 | 5.7 |
| Energy | 58.5 | 56.6 | 44.1 | 85.4 | 133.4 | 179.0 | 158.6 | 177.9 |
| Transport | 59.1 | 55.1 | 63.0 | 47.6 | 113.9 | 96.2 | 99.9 | 106.3 |
| Telecommunications | 34.4 | 45.7 | 51.6 | 22.3 | 16.6 | 14.2 | 48.7 | 12.0 |
| Total | 499.7 | 536.0 | 609.6 | 634.9 | 766.1 | 855.6 | 924.6 | 1,020.7 |
| Social infrastructure | | | | | | | | |
| Education | 115.0 | 151.2 | 168.4 | 144.6 | 83.5 | 138.3 | 136.8 | 150.8 |
| Health | 99.1 | 106.5 | 124.7 | 135.0 | 130.2 | 154.0 | 125.6 | 174.6 |
| Public buildings | 64.6 | 71.4 | 91.8 | 96.1 | 109.0 | 90.7 | 103.5 | 118.9 |
| Sport | | | | 4.3 | 14.5 | 8.3 | 10.0 | 10.0 |
| LA services | 31.3 | 18.3 | 23.5 | 15.6 | 5.5 | 2.1 | 3.4 | 4.1 |
| Total | 309.9 | 347.3 | 408.5 | 395.6 | 342.7 | 393.4 | 379.2 | 458.3 |
| TOTAL NON RESIDENTIAL REPAIR AND MAINTENANCE | 1,372.5 | 1,530.7 | 1,609.1 | 1,623.1 | 1,795.9 | 1,987.5 | 2,108.3 | 2,425.6 |
| New construction output | 10,787.8 | 12,982.8 | 14,788.4 | 16,544.7 | 19,083.2 | 22,101.9 | 25,568.8 | 29,096.3 |
| Repair and maintenance | 4,053.2 | 4,603.7 | 5,137.5 | 4,748.6 | 4,728.1 | 5,363.3 | 5,910.9 | 6,799.1 |
| TOTAL CONSTRUCTION OUTPUT | 14,841.0 | 17,586.5 | 19,925.9 | 21,293.3 | 23,811.3 | 27,465.2 | 31,479.7 | 35,895.4 |

Source: Department of Environment, Heritage and Local Government

