

## Cordell® Price Alert

At Reed Construction Data our Research and Estimating teams continually monitor the latest price movements in building materials and the latest construction methods to ensure that when you cost a building project you have the up-to-date information you need to estimate correctly. You can be assured of the latest costing information at all times, which will enable you to produce a quick, accurate result.

### Construction Activity (Australia)

There are two distinct forces in the global economy, with the United States, European and Japanese economies below trend versus the emerging countries such as China and India, with their demands for energy and metals supporting resource-rich nations such as Australia. The world's inflation rate has risen to 5.5%, the highest since 1999, attributed to the "surge" in the prices of food and oil. Despite this, wages have remained relatively subdued although unemployment is forecast to rise. The International Monetary Fund, after issuing warnings that demand in major economies is slowing rapidly and inflation rising, expects world domestic product growth to slow from 5% in 2007 to 4.1% in 2008, easing further to 3.9% in 2009. In the USA slow economic growth has come from a "fragile" housing sector, a weakening manufacturing sector, low consumer confidence and rising unemployment. The final impression is of a "high degree of uncertainty" in the international economic outlook.

In Australia four interest rate rises since July 2007 and the effect of the slowing global economy have started to impact on economic growth, expected to be 2.25% by December 2008, before returning to 3.3% for 2009/10. Australia's terms of trade are expected to rise by 20% this year to a 50-year high, principally with iron ore and coal, however, the commodities boom is forecast to slow in mid-2010. There are worries concerning the slowing of domestic demand, with the inflationary effect of wage pressures, rising mortgage rates, high petrol prices and escalating food bills. We are told "unemployment will begin to rise later this year or early next", with the forecast to rise from 4.3% unemployment in July 2008 to over 5% by mid-2009. Business borrowing has slowed sharply and consumer confidence is at a 16-year low. Regarding interest rates, monetary policy is expected to remain tight in order to combat the pressures imposed by inflation, currently at 4.5% in June 2008 and forecast to be 3.25% next year, gradually moderating to 2% to 3% by the end of 2010.

Higher interest rates and funding costs have started to affect non-residential construction activity. Over the past three years non-residential building activity had been strong in the office, industrial and retail sectors, but is forecast to stabilise in 2008/09. A decline is predicted for 2009/10, with a decrease in activity in the industrial and office sectors. In 2008/09 it is estimated the value of the commercial construction market will be \$31.2 billion, followed by a 3% decline to \$30.4 billion in 2009/10. In 2010/11 a 3% increase to \$31.2 billion is expected. The near-term outlook for housing activity remains relatively weak. In June 2008 building approvals declined for the seventh consecutive month. Recovery in the residential building market is not expected until 2009/10. The new house building market is forecast to remain flat at 154,000 in 2008/09, with the market expected to rise 6% in 2009/10 to 163,200, a 5% increase in houses and 8% for units. A further 6% rise to 172,300, a 6% rise for houses and 5% for units, is expected in 2010/11. Forecasts are for activity in the renovation market to remain stable at \$30.6 billion throughout 2008/09, with a 2% increase to \$31.3 billion in 2009/10 and a further 6% increase to \$33.3 billion in 2010/11.

### QUEENSLAND

Over the past few years economic growth has been strongest in the resource-rich states of Queensland and Western Australia. The gap in the economies of these states and the other states has narrowed of late, but is expected to grow again in the next few years. The Queensland economy is expected to slow moderately over the 2008/09 and 2009/10 financial years, but will still produce one of the healthiest economic performances in the nation. In 2008/09 growth in the retail, offices and health & aged care sectors of the non-residential construction market is forecast, but reduced activity in other sectors will see the market value overall remain at \$6.7 billion and stay at this level in 2009/10, then rise 4% to \$7.0 billion in 2010/11. A 6% increase for housing starts to 43,600 was expected in 2007/08, with starts remaining at this level in 2008/09. The following year should see a 4% increase to 45,500, a 3% rise in houses and 6% for units. In 2010/11 a 2% rise to 46,400 is anticipated, a 2% rise in houses and 3% for units. In Queensland the level of renovation activity is expected to increase, with a 3% rise in the market in 2008/09 to \$7.8 billion, followed by a 3% rise to \$8.03 billion in 2009/10. In 2010/11 the market is expected to grow a further 7% to \$8.6 billion.

### Construction Costs – Commercial/Industrial

Commercial construction costs in Queensland increased 0.7% compared with the previous quarter. The trades mainly contributing to the increase were roofing, suspended ceilings, preliminaries, plumbing and excavation. Commercial construction costs have risen 3.1% compared with the same time last year. For this quarter there was a \$0.50 increase in commercial building hourly rates for electricians to \$61.50/hour, bricklayers to \$48.50/hour, plasterers-cement render and roof tilers to \$46/hour.

### Construction Costs – Housing

Residential construction costs in Queensland increased 1.0% compared with the previous quarter. The rise this quarter can be attributed to rises in labour and subcontract rates. The trades mainly contributing to the increase were roofing, excavation, plastering, painting, carpentry, drainage and joinery. Residential construction costs have increased 4.4% compared with the same time last year. Over the 12-month period higher subcontract and labour rates were mainly responsible for the rise, with material costs contributing to a lesser extent. The trades mainly contributing to the increase over the year were roofing, brickwork, plastering, plumbing, painting, drainage and concrete work. For this quarter there was a

\$1.50 hourly increase in housing construction labour rates for electricians to \$61.50/hour and a \$1.00 hourly increase for plasterers-dry linings to \$43/hour. There was a \$0.50 increase in the hourly rate for wall & floor tilers to \$45.50/hour, bricklayers to \$43/hour, carpenters and roof tilers to \$42/hour.

#### Construction Cost Indicators

Building prestige office blocks of 4 to 6 levels, 1500m<sup>2</sup> per level, with concrete walls rose 1.1%, with offices with glazed curtain walls increasing 0.3% for average and 0.2% for prestige. One-level warehouses with tilt-up concrete walls increased 0.6% for 500m<sup>2</sup>, 3.6% for 2500m<sup>2</sup> and there was a 4.0% increase for 7500m<sup>2</sup> warehouses. Building single storey houses increased 1.0% and two-storey houses 1.1%. Three-storey home unit blocks increased 0.7%. Carports rose 1.7%, garages 1.4% and verandahs 1.4%. Ground floor room additions increased 1.4% and first floor room additions increased 1.3%. Bathroom additions increased 0.8%, kitchen additions rose 0.2% and laundry additions 0.4%.

#### WESTERN AUSTRALIA

The pressure of global demand is causing record prices for Australia's key energy exports. With the terms of trade set to rise by 20% in the coming year as a result of surging coal and iron ore prices, the West Australian economy stands to benefit from its "continuing boom". Forecasts are for the West Australian economy to grow 4% in 2008/09, with continuing strong business investment, but lower growth in household consumption and dwelling investment. Non-residential building activity in 2008/09 is expected to grow in the offices, health & aged care and entertainment categories. The commercial construction market in 2008/09 is expected to be worth \$3.08 billion, a 7% decline in value. Activity is forecast to fall a further 9% in 2009/10 to \$2.82 billion, then to rise 2% in 2010/11 to a value of \$2.88 billion. While the WA economy continues to grow, the residential housing market has contracted. A 12% decline in housing starts to 21,800 was expected for 2007/08. Forecasts are for the market to fall a further 3% in 2008/09 due to affordability constraints, to 21,200, with a 2% fall in houses and a 7% decrease in units. A mild recovery of 1% to 21,400 is anticipated for 2009/10, a 2% rise for detached houses but a further 4% fall for units. A 5% rise to 22,400, a 6% rise for houses with starts for units remaining steady, is forecast for 2010/11. The renovation market was forecast to have increased 20% to \$4.05 billion in 2007/08. Following that, a "pullback" is expected in 2008/09, with a decline of 13% to \$3.53 billion expected. Activity is anticipated to remain steady in 2009/10, then to rise 8% to \$3.81 billion throughout 2010/11.

#### Construction Costs

Commercial construction costs in Western Australia increased 1.3% compared with the previous quarter. Trades experiencing the largest increases were suspended ceilings, concrete work, plastering, painting, roof plumbing, tiling, plumbing, and excavation. Commercial construction costs have risen 4.2% compared with the same time last year. Residential construction costs in Western Australia increased 0.5% compared with the previous quarter. The rise this quarter can be attributed to increased material costs followed by higher labour rates. The trades mainly contributing to the increase were concrete work, excavation, plumbing, roof plumbing, drainage and plastering.

Residential construction costs have increased 4.9% compared with the same time last year. Over the twelve-month period higher labour and subcontract rates followed by increased material costs were responsible for the rise. The trades mainly contributing to the

increase over the year were preliminaries, concrete work, plumbing, carpentry, plastering and drainage.

For this quarter there was a \$2.00 hourly increase in construction labour rates for plumbers/drainers to \$68/hour, while electricians hourly rates rose \$1.00 to \$61/hour. There was a \$0.50 rise for plasterers-cement render to \$46.50/hour.

#### Construction Cost Indicators

Building office blocks of 4-6 levels 1500m<sup>2</sup> per level with concrete walls increased 0.9% for average; 0.5% for quality and 0.8% for prestige. Office blocks of 4-6 level with glazed curtain walls increased 1.1% for average; 0.4% for quality and 0.7% for prestige. Hotels of 1-3 levels, 500m<sup>2</sup> per level with masonry walls rose 0.3% for average, 0.4% for quality and 1.1% for prestige. Constructing residential apartment blocks of 4-6 levels, 500m<sup>2</sup> per level and concrete walls, rose 1.5% for average, 0.8% for quality and 0.7% for prestige. Building single storey houses increased 0.5% and double storey houses 0.6%. Costs for three-storey home unit blocks rose 0.4%. Carports rose 1.3%, garages 1.2% and verandahs 1.8%. Ground floor room additions rose 1.0%. Sundecks increased 0.5%. Bathroom additions & renovations increased 0.7%, laundry additions rose 0.4% and laundry renovations 0.2%.

#### NEW SOUTH WALES & ACT

##### New South Wales

In the last six years New South Wales Gross State Product has grown at an annual average rate of 2%, compared with 3.3% for the nation as a whole. NSW has the largest mortgages in the country and the financial sector that will be the hardest hit by global economic contraction. Business investment is expected to remain strong throughout 2008. The NSW labour market is healthy, with an unemployment rate of 4.7% in July 2008, but unemployment is expected to rise during this financial year. Non-dwelling construction in 2008/09 is forecast to increase in the retail, office, industrial and educational sectors. The market is expected to increase 14% from \$8.38 billion to \$9.54 billion in 2008/09, with a mild rise of 1% to \$9.60 billion in 2009/10. A further 3% increase to \$9.89 billion is expected in 2010/11. Housing approvals for 2007 were below the level of the previous year and have continued to trend downwards, with the number of loans for owner occupied dwellings in April 2008 falling 5.4%. Forecasts were for housing starts to fall 2% to 29,000 in 2007/08. Activity in 2008/09 will see a slight 1% rise to 29,100, a 1% rise for detached dwellings with units remaining steady. Recovery is anticipated in 2009/10 in the form of a 16% increase to 33,800 starts, a 14% rise for houses and 18% for multi-units, consolidated by a further 10% rise to 37,150 starts in 2010/11, a 12% rise in house starts and 8% for units. It was predicted that the renovations market would be worth \$8.84 billion in 2007/08 and should remain at that level for 2008/09. A recovery is anticipated for 2009/10, with a 3% rise to \$9.1 billion, reinforced by a further 7% increase to \$9.7 billion the following year.

##### Australian Capital Territory

The ACT economy will moderate in reaction to the higher interest rates and a reduced level of Federal Government spending. The labour market is currently experiencing skill shortages, with unemployment at 2.7% in July 2008, the lowest in the nation, compared with the national average of 4.3%. The level of building activity in the non-residential building market is forecast to be worth \$1.07 billion in 2008/09, 2% lower than the previous year. fall of 3% to \$1.04 billion is expected in 2009/10, with a 2% rise to \$1.06 billion in 2010/11. For the housing market, dwelling approvals in the ACT fell

7% in May 2008. The June Quarter 2008 House Price Index for Canberra fell 1.4%. Forecasts are for an 8% fall in dwelling starts from 2,530 to 2,330 in 2008/09 due to tighter monetary policy, with houses remaining steady but units falling 8%. Pent-up demand is expected to cause a 7% increase in 2009/10 to 2,490, a 10% rise for houses and 7% for units in 2009/10, followed by a 6% rise to 2,640, a 6% rise for both houses and units, in 2010/11. In the ACT renovation market activity rose 10% to \$365 million in 2007/08 and is expected to remain at that level for 2008/09. A 2% rise to \$371 million is anticipated for 2009/10, with a further 2% rise to \$380 million in 2010/11.

#### **Construction Costs – Commercial/Industrial**

Commercial construction costs for factories in New South Wales increased 5.3% compared with the previous quarter, with higher material costs, principally in the structural steel and concrete work categories, responsible for the rise. Office construction costs rose 1.2% compared with the previous quarter. The principal contributors to this rise for offices were suspended ceilings, concrete work, plastering and excavation. For office buildings, an annual 5.2% rise in costs occurred. Commercial construction costs for factories have risen 11.4% compared with the same time last year. Over the twelve-month period increased material costs were mainly responsible for the rise in factory construction costs, with higher labour costs contributing to a lesser degree. The trades mainly contributing to this increase were structural steel, concrete work, blockwork, drainage, preliminaries, roofing and brickwork. For this quarter there was a \$1.00 increase in commercial building hourly rates for plumbers/drainers to \$66/hour, bricklayers to \$54.50/hour, roof tilers to \$53/hour, wall & floor tilers to \$52.50/hour, plasterers-dry linings to \$50.50 and painters to \$48.50/hour. There was a \$0.50 rise in hourly rates for carpenters to \$56/hour.

#### **Construction Costs – Housing**

Residential construction costs in New South Wales rose 0.8% compared with the previous quarter. This increase can be attributed equally to increased labour rates and higher material costs. The trades mainly contributing to the increase were concrete work, excavation, painting, carpentry, plastering, preliminaries and plumbing. Residential construction costs have increased 4.6% compared with the same time last year. Over the twelve-month period higher labour rates were responsible for the rise, with increased material costs contributing to a lesser extent. The trades mainly contributing to the increase over the year were painting, concrete work, preliminaries, carpentry, plumbing and drainage. For this quarter there was a \$1.00 increase in residential building hourly rates for plumbers to \$63/hour and wall & floor tilers to \$51/hour. Hourly rates increased \$0.50 per hour for carpenters and roof tilers to \$50.50/hour, plasterers-cement render to \$49/hour, plasterers-dry linings to \$46/hour and painters to \$43.50/hour.

#### **Construction Cost Indicators**

Building office blocks of 4-6 levels 1500m<sup>2</sup> per level, with masonry walls increased 0.6% for average and prestige; 0.5% for quality. Office blocks of 4-6 levels 1500m<sup>2</sup> per level with glazed curtain walls increased 1.1% for average, 0.4% for quality and 0.5% for prestige. Hotels of 1-3 levels, 500m<sup>2</sup> per level with masonry walls, increased 0.5% for average, 0.2% for quality and 0.4% for prestige. Constructing residential apartment blocks of 4-6 levels, 500m<sup>2</sup> per level with masonry walls rose 1.0% for average, 0.8% for quality and 0.3% for prestige. Building single storey houses increased 1.0% and double storey houses 0.8%. Three-storey home units rose 0.8%. Carports increased 1.7%, garages 2.0% and verandahs 0.5%. The cost of a ground

floor room addition increased 1.2% and a first floor addition rose 1.5%. The cost of bathroom additions rose 0.8% and kitchen additions increased 0.5%.

### **SOUTH AUSTRALIA & NT**

#### **South Australia**

"Reasonably fast" economic growth is forecast in South Australia for 2008/09 and 2009/10. Whilst not enjoying the pace of growth of Western Australia or Queensland, South Australia's more limited mineral resources still provide a basis for boosting the state's economy. The value of construction in the non-dwelling construction market is forecast to rise in the retail, offices, health & aged care and entertainment sectors in 2008/09. Forecasts are for a 7% increase in activity from \$1.42 billion to \$1.52 billion in 2008/09. Expectations for 2009/10 are for a further 2% increase in the market to \$1.54 billion, then for a 3% increase to \$1.58 billion the following year. Housing starts for 2008/09 are forecast to fall 4%, from 11,700 to 11,300, a 3% fall for houses and 5% for units. A mild recovery is anticipated for 2009/10, as underlying demand for housing is met, with starts up 2% to 11,500, 2% for houses with units remaining steady. Activity is expected to remain at this level in 2010/11. Renovation activity is forecast to increase 4% from \$2.14 billion to \$2.22 billion in 2008/09. Growth of 2% to a level of \$2.26 billion is anticipated in 2009/10, with a further 6% rise to \$2.40 billion in 2010/11.

#### **Northern Territory**

The Northern Territory economy continues its growth trend as business and government investment, household expenditure, a strong labour market, population growth and strong commodity prices contribute to continuing prosperity. In July 2008 unemployment was at 2.9% compared with 4.3% nationally. In 2008/09 commercial construction activity is expected to rise in the retail, offices, industrial and health & aged care sectors. Forecasts are for an 11% increase in activity for 2008/09 to \$430 million. The market is then expected to rise 4% to \$449 million in 2009/10, with a further 5% rise to \$472 million in 2010/11. The housing market in the NT is variable. The Northern Territory housing market is forecast to go against the national trend in 2008/09, with an increase in starts in the region of 10% to 1,280, a 7% rise for houses and 14% for units. Starts are expected to grow a further 10% to 1,400 in 2009/10, an 11% rise in houses and 8% for units. A moderate fall is anticipated for 2010/11, down 4% to 1,355, a 3% fall for houses and a 4% fall for units. Renovation activity in the Territory is forecast to rise 23% and 5% in the next two years, giving the market a value of \$245 million in 2008/09 and \$258 million in 2009/10. For 2010/11 a 6% rise to \$273 million is predicted.

#### **Construction Costs**

Commercial construction costs for factories in South Australia increased 4.5% compared with the previous quarter. Higher material costs were responsible for the rise, principally in the structural steel, concrete work, excavation and insulation categories. Office construction costs rose 0.6% over the same period, with rises in roofing, suspended ceilings, piling and plastering contributing to the increase. Commercial construction costs for factories have risen 7.6% compared with the same time last year, with higher material cost increases were responsible for the rise. The trades mainly contributing to the increase over the year were structural steel, concrete work, painting, roofing, insulation and drainage.

Residential construction costs in South Australia increased 1.0% compared with the previous quarter. Higher labour rates and increased material costs were

equally responsible for the increase. The trades mainly contributing to this increase were concrete work, roofing, excavation, painting and plastering. Residential construction costs have risen 4.9% compared with the same time last year. Over the twelve-month period higher labour and subcontract rates were chiefly responsible for the rise, with increased material costs contributing to a lesser degree. The trades mainly contributing to the increase over the year were painting, concrete work, carpentry, roofing, preliminaries and plastering.

For this quarter there was a \$2.00 increase in construction labour rates for roof tilers to \$44.50/hour and a \$1.00 rise for bricklayers to \$46/hour and bricklayers to \$45.50/hour. Hourly rates increased \$0.50 for electricians to \$55/hour, plasterers-cement render to \$47/hour, plasterer-dry linings to \$46/hour and painters to \$45.50/hour.

#### **Construction Cost Indicators**

This quarter, average building office blocks of 4-6 levels 1500m<sup>2</sup> per level with glazed curtain walls rose 0.3%. One-level warehouses of 2,500m<sup>2</sup> with tilt-up concrete walls increased 1.8%, and 7,500m<sup>2</sup> rose 2.0%. Constructing residential apartment blocks of 4-6 levels with concrete walls rose 0.2% for average and 0.4% for quality. Building a single storey house increased 1.0% and 2 storey houses increased 0.6%. Three storey home units rose 0.6%. Carports increased 2.0%, garages 1.9% and verandahs 3.2%. Ground floor room additions increased 1.4% and first floor room additions 1.3%. Bathroom additions rose 0.6% and laundry additions 0.2%.

### **VICTORIA & TASMANIA**

#### **Victoria**

Economic growth in Victoria has remained steady, with the economy expected to grow around 3.5% for both 2008/09 and 2009/10. Activity in the non-dwelling construction market in 2008/09 is expected to rise only in the educational and health & aged care sectors. A 3% fall to \$8.48 billion is expected in 2008/09, with a further 7% fall to \$7.87 billion in 2009/10. Activity in the market is forecast to grow 1% to \$7.96 billion for 2010/11. Housing starts in Victoria have suffered four years of decline, but future dwelling construction is expected to be underpinned by high levels of net international and domestic migration. This growth would be reinforced by a 2% increase in housing activity in 2008/09 to 42,400, a 3% rise for detached dwellings but a 1% decline for multi-units. The following year should see starts at 44,300, 5% higher, a 5% increase for houses and 4% for units. In 2010/11 an 8% rise to 47,900 is anticipated, an 8% increase for both houses and units. Renovation activity in Victoria had recorded strong growth prior to 2007/08, when a rise of 9% to \$6.98 billion was forecast. Growth will slow to a rate of 2% to \$7.12 billion for 2008/09 due to the effect of higher interest rates, with a further 1% rise to \$7.19 billion the following year. In 2010/11 an 8% increase to \$7.76 billion is forecast.

#### **Tasmania**

Economic growth in Tasmania is expected to slow in 2008/09 and 2009/10, although the rate of business investment should "hold up well". In 2008/09 activity in the commercial construction market is forecast to rise only in the educational and health & aged care sectors. Activity is expected to remain constant at \$389 million in 2008/09, with a 4% fall to \$375 million in 2008/09. A rise of 3% to \$385 million is expected in 2010/11. Housing activity in Tasmania has remained stronger than for Australia as a whole and a growth in housing starts of 4% to 2,975 was forecast for 2007/08. A 5% fall to

2,820 is forecast in 2008/09, a 5% fall for houses and 8% for units. For 2009/10 underlying demand should cause a 3% rise to 2,895, a 4% rise in houses offset by a 5% fall in units. A rise of 4% to 3,010, a 5% rise for houses but a further 4% fall for units is expected in 2010/11. In the alterations and additions market Tasmania was expected to see a rise in activity of 7% to \$763 million for 2007/08. A drop of 5% to \$723 million is foreseen for 2008/09 as the strong demand to renovate recedes, but grows again in 2009/10 with a 2% rise to \$738 million. A 3% rise to \$760 million is expected in 2010/11.

#### **Construction Costs – Commercial/Industrial**

Commercial construction costs for factories in Victoria rose 5.0% compared with the previous quarter. This increase can be attributed to higher material costs. The trades mainly contributing to the increase were structural steel, concrete work and insulation. Office construction costs rose 1.1% compared with the previous quarter. The principal contributors to the rise for offices were piling, concrete work, excavation and painting. For office buildings, an annual 5.2% rise in costs occurred. Commercial construction costs for factories have increased 10.4% compared with the same time last year. Over the twelve-month period material costs were mainly responsible for the rise in factory construction costs. The trades mainly contributing to the increase over the year were structural steel, concrete work, blockwork, brickwork, painting and roofing. For this quarter there was a \$1.50 increase in commercial building hourly rates for wall & floor tilers to \$52.50/hour and a \$1.00 increase for plumbers/ drainers to \$60/hour. There was a \$0.50/hour increase for electricians to \$69/hour, bricklayers to \$59/hour and plasterer-dry linings to \$53.50/hour.

#### **Construction Costs – Housing**

Residential construction costs in Victoria rose 0.9% compared with the previous quarter. This increase can be attributed to higher material costs, with increased labour rates contributing to a lesser degree. The trades mainly contributing to the increase were concrete work, excavation, preliminaries, plastering and tiling. Residential construction costs have increased 5.0% compared with the same time last year. Over the twelve-month period higher labour rates were responsible for the rise, with increased material costs contributing to a lesser extent. The trades mainly contributing to the increase over the year were painting, concrete work, joinery, tiling and plumbing. For this quarter there was a \$2.00 increase in wall & floor tilers hourly rates to \$48.50 and a \$1.00 per hour increase to \$60/hour for electricians and plumbers/ drainers. Plasterer-dry linings hourly rates rose \$0.50 to \$45.50/hour.

#### **Construction Cost Indicators**

Building office blocks of 4-6 levels 1500m<sup>2</sup> per level, with concrete walls increased 1.2% for average, 0.8% for quality and prestige. Office blocks of 4-6 levels 1500m<sup>2</sup> per level with glazed curtain walls rose 1.3% for average and 0.6% for prestige. One-level warehouses with tilt-up concrete walls increased 2.7% for 2500m<sup>2</sup> and 3.0% for 7500m<sup>2</sup>. Constructing residential apartment blocks of 4-6 levels with 500m<sup>2</sup> per level and concrete walls rose 1.5% for average, 1.2% for quality and 1.1% for prestige. Building single storey houses increased 1.1% and two-storey houses 0.7%. Three-storey home units rose 0.9%. Carports increased 2.0%, garages 1.7% and verandahs 3.7%. Ground floor room additions rose 1.4% and first floor room additions 0.7%. Bathroom additions rose 1.1% and laundry additions 0.6%.