

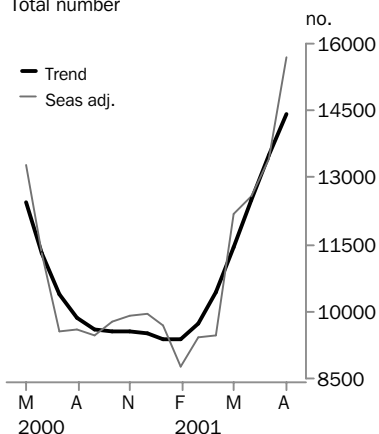
BUILDING APPROVALS

AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) WED 3 OCT 2001

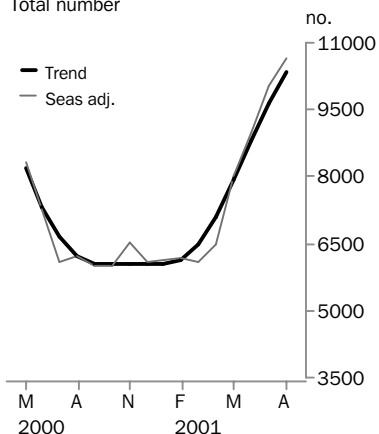
Dwelling units approved

Total number



Private sector houses approved

Total number



AUGUST KEY FIGURES

TREND ESTIMATES

	Aug 2001	% change Jul 2001 to Aug 2001	% change Aug 2000 to Aug 2001
Dwelling units approved			
Private sector houses	10 351	7.6	66.3
Total dwelling units	14 424	6.8	46.5

SEASONALLY ADJUSTED

	Aug 2001	% change Jul 2001 to Aug 2001	% change Aug 2000 to Aug 2001
Dwelling units approved			
Private sector houses	10 668	6.2	71.4
Total dwelling units	15 711	17.0	63.6

AUGUST KEY POINTS

TREND ESTIMATES

- The trend estimate for total dwelling units approved rose by 6.8% in August 2001, following rises of over seven percent in each of the previous four months.
- The trend estimate for private sector houses rose by 7.6% in August 2001, the seventh consecutive monthly rise.
- The trend estimate for other dwellings approved rose by 4.7% in August 2001, following similar rises in the preceding three months.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units rose by 17.0% in August 2001 to 15,711. This is the highest estimate since February 2000 (15,798) and has been driven by a large increase (53.3%) in other dwellings.
- The seasonally adjusted estimate for private sector houses rose 6.2% in August 2001. This follows rises of over ten percent in each of the previous three months.
- The seasonally adjusted estimate for other dwellings rose 53.3% in August 2001 to 4,905. This is the highest estimate since January 2000 (4,991) and the second largest monthly rise in the series (after 80.6% in October 1996). Victoria contributed more than half of the seasonally adjusted increase in other dwellings. Six large projects in Victoria added over 1,200 dwelling units to the original series this month.

- For further information about these and related statistics, contact Andrea Woods on 08 8237 7350, or the National Information and Referral Service on 1300 135 070.

NOTES

FORTHCOMING ISSUES

ISSUE	RELEASE DATE
September 2001	31 October 2001
October 2001	4 December 2001
November 2001	7 January 2002

CHANGES IN THIS ISSUE

There have been minor changes to the Explanatory Notes in this issue (paragraphs 8-9) and renumbering of subsequent paragraphs. This has also resulted in changes to the paragraph references in footnotes to tables.

DATA NOTES

A special article on the new ABS Functional Classification of Buildings (ABS Cat. 1268.0.55.001) which includes summary 2000-2001, is included in this issue (see page 36). The classification is available from the ABS Statistical Concepts Library. To access this classification on the ABS website (www.abs.gov.au), select the Products and Services link, followed by links to the Statistical Concepts Library and ABS Classifications.

REVISIONS THIS MONTH

Revisions have been made to total dwelling units in this issue, mainly as a result of receiving previously unreported data.

	Jul 2000 - Jun 2001	Jul 2001	TOTAL
New South Wales	+2	+2	+4
Victoria	-4		-4
Queensland	+245	+137	+382
Western Australia	+12		+12
Tasmania	-2		-2
Northern Territory	+1		+1
TOTAL	+254	+139	+393

SYMBOLS AND OTHER USAGES

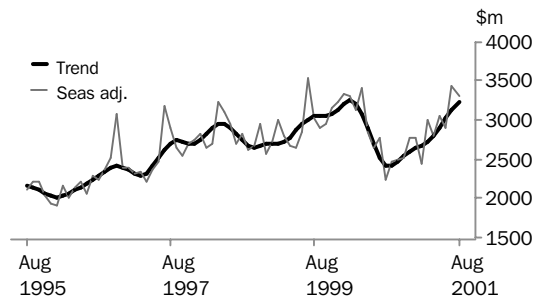
n.a. not available
n.y.a. not yet available

Dennis Trewin
Australian Statistician

VALUE OF BUILDING APPROVED

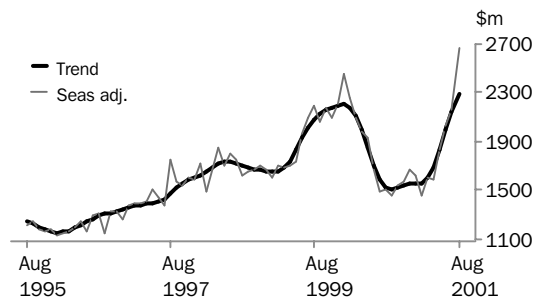
VALUE OF TOTAL BUILDING

The trend estimate of the value of total building approved has risen over the last eleven months. The trend estimate rose by 3.1% in August 2001.



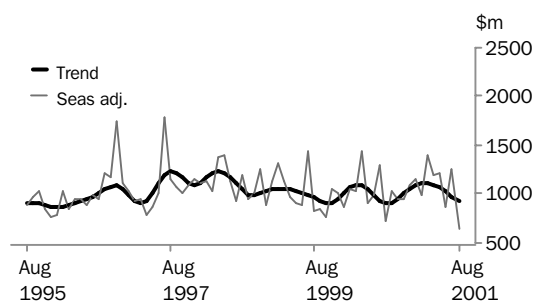
VALUE OF RESIDENTIAL BUILDING

The trend estimate of the value of residential building approved has risen over the last seven months. The trend estimate rose by 6.8% in August 2001.



VALUE OF NON-RESIDENTIAL

The trend estimate of the value of non-residential building approved has fallen in the last five months, following seven consecutive months of rise. The trend estimate fell by 4.9% in August 2001.



DWELLINGS APPROVED: 2000—2001

TYPE OF DWELLING

The number of dwelling units approved in Australia during 2000–2001 is shown in the table below for each type of dwelling category. The distribution of each dwelling category as a percentage of total dwelling units approved, and the percentage change in the number of dwellings approved compared with 1999–2000, are also shown.

DWELLING UNITS BY TYPE OF DWELLING

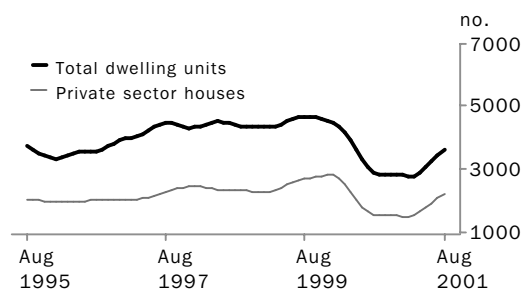
<i>Type of dwelling</i>	<i>Number of units 2000-2001</i>	<i>2000-2001 % of total dwellings</i>	<i>1999-2000 % of total dwellings</i>
New residential			
Houses	79 662	69.7	66.3
Other residential building			
Semi-detached, row or terrace houses, townhouses etc of:			
1 storey	7 379	5.9	6.1
2 or more storeys	8 487	7.3	7.1
Total	15 866	13.2	13.2
Flats, units, apartments in a building of:			
1 or 2 storeys	2 848	3.1	2.4
3 storeys	4 138	2.7	3.4
4 or more storeys	14 368	9.4	12.0
Total	21 354	15.2	17.8
Total other residential building	37 220	28.4	31.0
Other			
Alterations and additions to residential building	868	0.5	0.7
Conversions	2 188	1.1	1.8
Non-residential building	156	0.3	0.1
Total building	120 094	100.0	100.0

SUMMARY COMMENT

The total number of dwelling units approved in 2000-2001 fell by 56,591 (32.0%) from 1999-2000 to 120,094 dwellings. Of the total dwellings approved in 2000-2001, there has been an increase in the relative share of houses (from 66.3% to 69.7%) and a decrease in the relative share for other residential dwellings (from 31.0% to 28.4%).

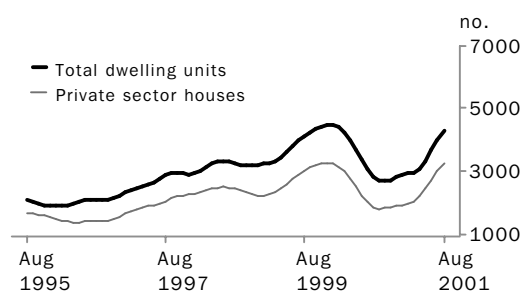
DWELLING UNITS APPROVED: State Trends

NEW SOUTH WALES



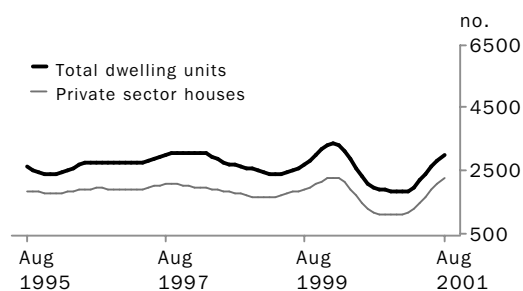
The trend estimate for total dwelling units approved has risen over the last six months.

VICTORIA



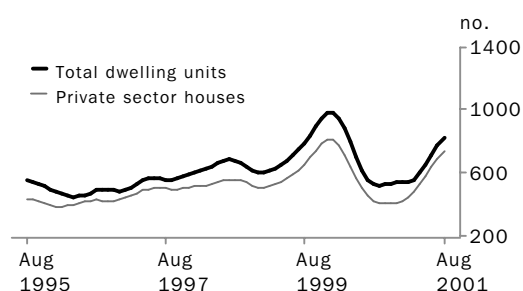
The trend estimate for total dwelling units approved has risen over the last ten months.

QUEENSLAND



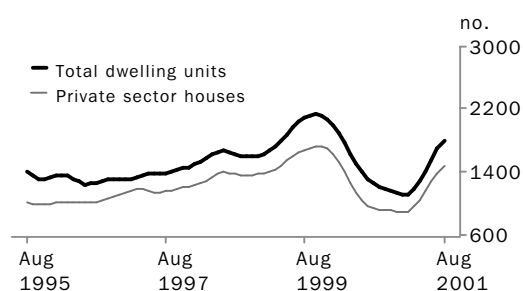
The trend estimate for total dwelling units approved has risen over the last seven months.

SOUTH AUSTRALIA



The trend estimate for total dwelling units approved has risen over the last eleven months.

WESTERN AUSTRALIA



The trend estimate for total dwelling units approved has risen over the last seven months.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

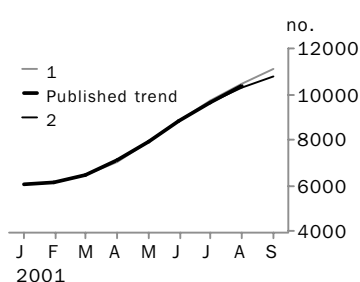
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

TREND REVISIONS

Generally, the greater the volatility of the original series, the larger the size of the revisions to trend estimates. Analysis of the building approval original series has shown that they can be revised substantially. As a result, some months can elapse before turning points in the trend series are reliably identified.

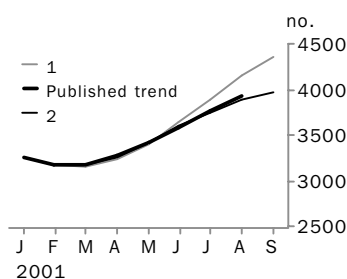
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the September seasonally adjusted estimate is higher than the August estimate by 3% for the number of private sector houses approved and 11% for other dwelling units approved; and that the September seasonally adjusted estimate is lower than the August estimate by 3% for the number of private sector houses approved and 11% for other dwelling units approved. These percentages were chosen because they represent the average absolute monthly percentage change for these series over the last ten years.

PRIVATE SECTOR HOUSES APPROVED



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
			1 rises by 3% on Aug 2001		2 falls by 3% on Aug 2001	
	no.	% change	no.	% change	no.	% change
April 2001	7 089	9.6	7 052	9.4	7 074	9.6
May 2001	7 910	11.6	7 894	11.9	7 905	11.8
June 2001	8 788	11.1	8 818	11.7	8 788	11.2
July 2001	9 619	9.5	9 694	9.9	9 596	9.2
August 2001	10 351	7.6	10 460	7.9	10 275	7.1
September 2001	n.y.a.	n.y.a.	11 090	6.0	10 811	5.2

OTHER DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
			1 rises by 11% on Aug 2001		2 falls by 11% on Aug 2001	
	no.	% change	no.	% change	no.	% change
April 2001	3 266	2.9	3 225	2.4	3 258	2.8
May 2001	3 418	4.7	3 399	5.4	3 415	4.8
June 2001	3 591	5.1	3 638	7.0	3 595	5.3
July 2001	3 758	4.7	3 893	7.0	3 751	4.3
August 2001	3 933	4.7	4 154	6.7	3 886	3.6
September 2001	n.y.a.	n.y.a.	4 364	5.1	3 960	1.9

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DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS...		TOTAL DWELLING UNITS..		
	Private sector	Total	Private sector	Total	Private sector	Public sector	Total
	no.	no.	no.	no.	no.	no.	no.
ORIGINAL							
2000							
June	7 011	7 268	3 305	3 986	10 316	938	11 254
July	5 747	5 825	3 296	3 430	9 043	212	9 255
August	6 455	6 562	3 165	3 336	9 620	278	9 898
September	5 997	6 088	2 830	2 978	8 827	239	9 066
October	6 060	6 175	3 270	3 382	9 330	227	9 557
November	6 981	7 062	3 732	3 899	10 713	248	10 961
December	5 424	5 504	3 412	3 556	8 836	224	9 060
2001							
January	5 463	5 562	3 139	3 371	8 602	331	8 933
February	6 294	6 361	2 394	2 591	8 688	264	8 952
March	6 575	6 678	2 922	3 145	9 497	326	9 823
April	6 142	6 255	2 626	2 952	8 768	439	9 207
May	9 021	9 120	3 855	4 255	12 876	499	13 375
June	8 490	8 593	2 946	3 414	11 436	571	12 007
July	9 580	9 760	3 351	3 522	12 931	351	13 282
August	11 032	11 147	4 692	4 848	15 724	271	15 995
SEASONALLY ADJUSTED							
2000							
June	7 262	7 430	3 476	3 895	10 738	587	11 325
July	6 085	6 180	3 223	3 382	9 308	254	9 562
August	6 223	6 341	3 079	3 265	9 302	304	9 606
September	6 010	6 110	3 172	3 375	9 182	303	9 485
October	5 998	6 103	3 534	3 670	9 532	241	9 773
November	6 535	6 622	3 094	3 296	9 629	289	9 918
December	6 083	6 187	3 582	3 745	9 665	267	9 932
2001							
January	6 148	6 264	3 205	3 436	9 353	347	9 700
February	6 168	6 246	2 298	2 509	8 466	289	8 755
March	6 066	6 165	3 043	3 269	9 109	325	9 434
April	6 461	6 565	2 650	2 920	9 111	374	9 485
May	8 011	8 100	3 718	4 085	11 729	456	12 185
June	8 991	9 059	3 254	3 531	12 245	345	12 590
July	10 044	10 232	3 002	3 200	13 046	386	13 432
August	10 668	10 806	4 726	4 905	15 394	317	15 711
TREND ESTIMATES							
2000							
June	7 327	7 451	3 652	3 854	10 979	326	11 305
July	6 648	6 769	3 426	3 628	10 074	323	10 397
August	6 223	6 339	3 309	3 504	9 533	310	9 843
September	6 053	6 161	3 260	3 444	9 312	293	9 605
October	6 042	6 143	3 251	3 428	9 293	278	9 571
November	6 063	6 161	3 229	3 405	9 292	274	9 566
December	6 055	6 154	3 154	3 339	9 209	284	9 493
2001							
January	6 039	6 136	3 041	3 247	9 080	303	9 383
February	6 126	6 220	2 943	3 174	9 069	325	9 394
March	6 468	6 561	2 918	3 174	9 385	350	9 735
April	7 089	7 185	2 995	3 266	10 084	367	10 451
May	7 910	8 013	3 146	3 418	11 055	376	11 431
June	8 788	8 902	3 328	3 591	12 115	378	12 493
July	9 619	9 746	3 512	3 758	13 131	373	13 504
August	10 351	10 491	3 706	3 933	14 056	368	14 424

DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES.....		OTHER DWELLINGS....		TOTAL DWELLING UNITS..		
	Private sector	Total	Private sector	Total	Private sector	Public sector	Total
ORIGINAL (% change from preceding month)							
2000							
June	-26.9	-25.5	-31.3	-20.2	-28.4	167.2	-23.7
July	-18.0	-19.9	-0.3	-13.9	-12.3	-77.4	-17.8
August	12.3	12.7	-4.0	-2.7	6.4	31.1	6.9
September	-7.1	-7.2	-10.6	-10.7	-8.2	-14.0	-8.4
October	1.1	1.4	15.5	13.6	5.7	-5.0	5.4
November	15.2	14.4	14.1	15.3	14.8	9.3	14.7
December	-22.3	-22.1	-8.6	-8.8	-17.5	-9.7	-17.3
2001							
January	0.7	1.1	-8.0	-5.2	-2.6	47.8	-1.4
February	15.2	14.4	-23.7	-23.1	1.0	-20.2	0.2
March	4.5	5.0	22.1	21.4	9.3	23.5	9.7
April	-6.6	-6.3	-10.1	-6.1	-7.7	34.7	-6.3
May	46.9	45.8	46.8	44.1	46.9	13.7	45.3
June	-5.9	-5.8	-23.6	-19.8	-11.2	14.4	-10.2
July	12.8	13.6	13.7	3.2	13.1	-38.5	10.6
August	15.2	14.2	40.0	37.6	21.6	-22.8	20.4
SEASONALLY ADJUSTED (% change from preceding month)							
2000							
June	-12.8	-12.4	-25.3	-19.1	-17.3	89.4	-14.8
July	-16.2	-16.8	-7.3	-13.2	-13.3	-56.7	-15.6
August	2.3	2.6	-4.5	-3.5	-0.1	19.7	0.5
September	-3.4	-3.6	3.0	3.4	-1.3	-0.3	-1.3
October	-0.2	-0.1	11.4	8.7	3.8	-20.5	3.0
November	9.0	8.5	-12.5	-10.2	1.0	19.9	1.5
December	-6.9	-6.6	15.8	13.6	0.4	-7.6	0.1
2001							
January	1.1	1.2	-10.5	-8.3	-3.2	30.0	-2.3
February	0.3	-0.3	-28.3	-27.0	-9.5	-16.7	-9.7
March	-1.6	-1.3	32.4	30.3	7.6	12.5	7.7
April	6.5	6.5	-12.9	-10.7	0.0	15.1	0.5
May	24.0	23.4	40.3	39.9	28.7	21.9	28.5
June	12.2	11.8	-12.5	-13.6	4.4	-24.3	3.3
July	11.7	12.9	-7.7	-9.4	6.5	11.9	6.7
August	6.2	5.6	57.4	53.3	18.0	-17.9	17.0
TREND ESTIMATES (% change from preceding month)							
2000							
June	-10.7	-10.5	-6.9	-6.4	-9.5	3.2	-9.2
July	-9.3	-9.2	-6.2	-5.9	-8.2	-0.9	-8.0
August	-6.4	-6.4	-3.4	-3.4	-5.4	-4.0	-5.3
September	-2.7	-2.8	-1.5	-1.7	-2.3	-5.5	-2.4
October	-0.2	-0.3	-0.3	-0.5	-0.2	-5.1	-0.3
November	0.3	0.3	-0.7	-0.7	0.0	-1.4	-0.1
December	-0.1	-0.1	-2.3	-1.9	-0.9	3.6	-0.8
2001							
January	-0.3	-0.3	-3.6	-2.8	-1.4	6.7	-1.2
February	1.4	1.4	-3.2	-2.2	-0.1	7.3	0.1
March	5.6	5.5	-0.8	0.0	3.5	7.7	3.6
April	9.6	9.5	2.6	2.9	7.4	4.9	7.4
May	11.6	11.5	5.0	4.7	9.6	2.5	9.4
June	11.1	11.1	5.8	5.1	9.6	0.5	9.3
July	9.5	9.5	5.5	4.7	8.4	-1.3	8.1
August	7.6	7.6	5.5	4.7	7.0	-1.3	6.8

VALUE OF BUILDING APPROVED(a)

Month	New residential building \$m	Alterations and additions to residential buildings(b) \$m	Total residential building \$m	Non- residential building \$m	Total building \$m
ORIGINAL					
2000					
June	1 392.2	257.5	1 649.7	1 001.0	2 650.7
July	1 192.3	257.0	1 449.3	1 201.2	2 650.5
August	1 294.4	268.5	1 562.9	999.4	2 562.3
September	1 166.0	235.0	1 401.0	985.6	2 386.5
October	1 221.0	290.2	1 511.3	1 033.6	2 544.9
November	1 470.4	265.3	1 735.7	966.7	2 702.4
December	1 249.1	265.1	1 514.3	890.4	2 404.7
2001					
January	1 205.2	233.0	1 438.1	1 191.3	2 629.4
February	1 237.3	249.7	1 487.0	889.5	2 376.5
March	1 343.2	313.1	1 656.3	1 266.5	2 922.8
April	1 243.8	260.6	1 504.4	1 078.5	2 582.9
May	1 767.6	340.7	2 108.3	1 387.0	3 495.2
June	1 630.2	297.3	1 927.5	918.8	2 846.3
July	1 849.9	306.7	2 156.6	1 131.0	3 287.7
August	2 433.6	344.4	2 778.0	1 031.4	3 809.4
SEASONALLY ADJUSTED					
2000					
June	1 405.3	263.9	1 669.2	985.8	2 655.0
July	1 221.9	262.7	1 484.6	1 303.6	2 788.1
August	1 246.7	263.0	1 509.7	725.0	2 234.6
September	1 229.6	222.7	1 452.3	1 026.9	2 479.1
October	1 254.9	282.1	1 537.0	948.2	2 485.2
November	1 318.1	254.0	1 572.1	949.9	2 522.0
December	1 374.0	301.0	1 675.1	1 098.2	2 773.3
2001					
January	1 347.3	275.3	1 622.5	1 152.3	2 774.8
February	1 199.3	253.2	1 452.5	985.5	2 438.0
March	1 309.2	291.1	1 600.3	1 399.4	2 999.7
April	1 324.4	270.4	1 594.9	1 195.3	2 790.1
May	1 530.5	306.2	1 836.7	1 219.9	3 056.6
June	1 722.3	308.2	2 030.5	876.0	2 906.5
July	1 863.7	298.2	2 161.9	1 264.8	3 426.7
August	2 323.4	338.4	2 661.7	638.8	3 300.6
TREND ESTIMATES					
2000					
June	1 422.6	276.3	1 698.9	994.3	2 693.2
July	1 317.3	265.8	1 583.1	933.6	2 516.8
August	1 259.8	258.4	1 518.1	902.7	2 420.8
September	1 247.0	254.5	1 501.5	908.5	2 410.0
October	1 262.0	254.9	1 516.9	950.5	2 467.4
November	1 282.8	257.3	1 540.1	1 005.3	2 545.5
December	1 291.8	259.6	1 551.4	1 054.4	2 605.8
2001					
January	1 288.6	261.6	1 550.2	1 088.6	2 638.9
February	1 290.7	264.5	1 555.1	1 109.9	2 665.1
March	1 329.0	269.6	1 598.6	1 114.6	2 713.2
April	1 416.3	278.3	1 694.6	1 101.8	2 796.4
May	1 545.1	289.5	1 834.6	1 070.3	2 904.9
June	1 692.3	301.1	1 993.5	1 028.2	3 021.6
July	1 837.4	312.4	2 149.9	978.6	3 128.5
August	1 972.8	322.4	2 295.2	930.5	3 225.7

(a) Refer to Explanatory Notes paragraphs 8–9.

(b) Refer to Explanatory Notes paragraph 15.

VALUE OF BUILDING APPROVED, Percentage Change(a)

Month	New residential building	Alterations and additions to residential buildings(b)	Total residential building	Non- residential building	Total building
ORIGINAL (% change from preceding month)					
2000					
June	-26.9	-27.5	-27.0	-7.8	-20.8
July	-14.4	-0.2	-12.1	20.0	0.0
August	8.6	4.5	7.8	-16.8	-3.3
September	-9.9	-12.5	-10.4	-1.4	-6.9
October	4.7	23.5	7.9	4.9	6.6
November	20.4	-8.6	14.8	-6.5	6.2
December	-15.0	-0.1	-12.8	-7.9	-11.0
2001					
January	-3.5	-12.1	-5.0	33.8	9.3
February	2.7	7.2	3.4	-25.3	-9.6
March	8.6	25.4	11.4	42.4	23.0
April	-7.4	-16.8	-9.2	-14.8	-11.6
May	42.1	30.7	40.1	28.6	35.3
June	-7.8	-12.7	-8.6	-33.8	-18.6
July	13.5	3.2	11.9	23.1	15.5
August	31.6	12.3	28.8	-8.8	15.9
SEASONALLY ADJUSTED (% change from preceding month)					
2000					
June	-13.1	-16.4	-13.7	8.7	-6.5
July	-13.1	-0.4	-11.1	32.2	5.0
August	2.0	0.1	1.7	-44.4	-19.9
September	-1.4	-15.3	-3.8	41.6	10.9
October	2.1	26.7	5.8	-7.7	0.2
November	5.0	-10.0	2.3	0.2	1.5
December	4.2	18.5	6.6	15.6	10.0
2001					
January	-1.9	-8.6	-3.1	4.9	0.1
February	-11.0	-8.0	-10.5	-14.5	-12.1
March	9.2	15.0	10.2	42.0	23.0
April	1.2	-7.1	-0.3	-14.6	-7.0
May	15.6	13.2	15.2	2.1	9.6
June	12.5	0.7	10.6	-28.2	-4.9
July	8.2	-3.3	6.5	44.4	17.9
August	24.7	13.5	23.1	-49.5	-3.7
TREND ESTIMATES (% change from preceding month)					
2000					
June	-8.7	-3.8	-7.9	-5.5	-7.1
July	-7.4	-3.8	-6.8	-6.1	-6.6
August	-4.4	-2.8	-4.1	-3.3	-3.8
September	-1.0	-1.5	-1.1	0.6	-0.4
October	1.2	0.2	1.0	4.6	2.4
November	1.6	0.9	1.5	5.8	3.2
December	0.7	0.9	0.7	4.9	2.4
2001					
January	-0.2	0.8	-0.1	3.2	1.3
February	0.2	1.1	0.3	2.0	1.0
March	3.0	2.0	2.8	0.4	1.8
April	6.6	3.2	6.0	-1.1	3.1
May	9.1	4.0	8.3	-2.9	3.9
June	9.5	4.0	8.7	-3.9	4.0
July	8.6	3.8	7.8	-4.8	3.5
August	7.4	3.2	6.8	-4.9	3.1

(a) Refer to Explanatory Notes paragraphs 8-9.

(b) Refer to Explanatory Notes paragraph 15.

DWELLING UNITS APPROVED, Private and Public Sector: **Original**

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
PRIVATE SECTOR (Number)						
1998-1999	104 598	42 956	666	2 541	482	151 243
1999-2000	121 389	47 671	817	1 905	522	172 304
2000-2001	78 534	34 702	763	2 083	154	116 236
2000						
August	6 441	2 873	89	191	26	9 620
September	5 987	2 658	39	127	16	8 827
October	6 046	3 056	75	143	10	9 330
November	6 979	3 510	132	83	9	10 713
December	5 414	3 122	43	252	5	8 836
2001						
January	5 453	3 068	52	15	14	8 602
February	6 284	2 269	61	66	8	8 688
March	6 564	2 704	95	110	24	9 497
April	6 135	2 441	41	143	8	8 768
May	9 005	3 561	47	257	6	12 876
June	8 488	2 696	50	188	14	11 436
July	9 571	3 295	28	31	6	12 931
August	11 023	4 597	43	40	21	15 724
PUBLIC SECTOR (Number)						
1998-1999	2 723	2 986	35	2	4	5 750
1999-2000	1 755	2 547	64	6	9	4 381
2000-2001	1 128	2 518	105	105	2	3 858
2000						
August	107	154	17	0	0	278
September	91	148	0	0	0	239
October	114	112	1	0	0	227
November	81	164	3	0	0	248
December	80	144	0	0	0	224
2001						
January	97	128	3	101	2	331
February	63	193	8	0	0	264
March	102	175	48	1	0	326
April	113	325	1	0	0	439
May	99	399	1	0	0	499
June	103	445	23	0	0	571
July	180	171	0	0	0	351
August	115	156	0	0	0	271
TOTAL (Number)						
1998-1999	107 321	45 942	701	2 543	486	156 993
1999-2000	123 144	50 218	881	1 911	531	176 685
2000-2001	79 662	37 220	868	2 188	156	120 094
2000						
August	6 548	3 027	106	191	26	9 898
September	6 078	2 806	39	127	16	9 066
October	6 160	3 168	76	143	10	9 557
November	7 060	3 674	135	83	9	10 961
December	5 494	3 266	43	252	5	9 060
2001						
January	5 550	3 196	55	116	16	8 933
February	6 347	2 462	69	66	8	8 952
March	6 666	2 879	143	111	24	9 823
April	6 248	2 766	42	143	8	9 207
May	9 104	3 960	48	257	6	13 375
June	8 591	3 141	73	188	14	12 007
July	9 751	3 466	28	31	6	13 282
August	11 138	4 753	43	40	21	15 995

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Private and Public Sector: **Original(a)**

Month	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(b)	Total residential building	Non-residential building(b)	Total building
PRIVATE SECTOR (\$ million)								
1998-1999	12 389.8	4 681.8	67.8	2 515.0	245.8	19 900.7	9 020.2	28 920.9
1999-2000	15 495.2	5 779.2	94.5	3 097.7	234.5	24 701.2	9 029.5	33 730.6
2000-2001	10 888.9	4 700.8	76.9	2 741.0	278.0	18 685.8	9 445.7	28 131.8
2000								
August	879.7	386.0	13.5	213.9	25.2	1 518.3	768.6	2 287.0
September	807.1	330.8	2.5	221.6	5.8	1 367.9	757.6	2 125.5
October	822.5	373.2	8.1	245.7	22.2	1 471.6	831.4	2 303.0
November	971.0	470.8	9.8	243.8	7.7	1 703.2	703.4	2 406.5
December	769.5	453.9	3.8	211.6	37.6	1 476.5	610.7	2 087.2
2001								
January	762.6	414.4	5.0	198.8	2.4	1 383.2	768.0	2 151.3
February	888.3	318.8	7.2	220.5	2.4	1 437.2	716.9	2 154.1
March	926.3	382.8	8.6	255.1	23.8	1 596.5	768.1	2 364.6
April	858.9	334.1	4.0	219.2	20.1	1 436.3	928.9	2 365.2
May	1 251.5	461.2	7.1	285.2	28.7	2 033.7	1 104.4	3 138.2
June	1 179.6	377.7	4.2	248.5	33.1	1 843.2	644.3	2 487.6
July	1 381.5	428.6	2.8	274.4	6.7	2 094.0	923.4	3 017.4
August	1 573.9	827.4	5.2	328.2	3.9	2 738.6	691.8	3 430.4
PUBLIC SECTOR (\$ million)								
1998-1999	292.7	240.1	4.3	88.2	0.1	625.0	3 578.2	4 203.1
1999-2000	201.1	243.4	4.1	102.9	0.9	552.5	3 149.3	3 701.9
2000-2001	147.2	283.4	7.6	158.2	13.7	610.2	3 362.5	3 972.7
2000								
August	13.8	14.9	1.3	14.5	0.0	44.6	230.8	275.3
September	11.8	16.2	0.0	5.1	0.0	33.1	227.9	261.0
October	13.8	11.5	0.4	14.0	0.0	39.7	202.2	241.9
November	11.1	17.5	0.6	3.3	0.0	32.5	263.3	295.9
December	10.1	15.6	0.0	12.1	0.0	37.8	279.7	317.5
2001								
January	13.7	14.5	0.3	12.9	13.6	54.9	423.3	478.2
February	8.6	21.7	0.9	18.7	0.0	49.8	172.5	222.3
March	14.2	19.9	2.2	23.5	0.0	59.8	498.4	558.2
April	16.2	34.6	0.1	17.2	0.0	68.1	149.6	217.7
May	12.4	42.4	0.2	19.5	0.0	74.5	282.5	357.1
June	12.1	60.7	1.6	9.8	0.0	84.3	274.4	358.7
July	21.7	18.1	0.0	22.8	0.0	62.6	207.7	270.3
August	15.4	16.9	0.0	7.0	0.0	39.3	339.7	379.0
TOTAL (\$ million)								
1998-1999	12 682.5	4 922.0	72.2	2 603.4	245.8	20 525.6	12 598.3	33 124.1
1999-2000	15 696.1	6 022.7	98.7	3 200.5	235.4	25 253.7	12 178.8	37 432.5
2000-2001	11 036.0	4 984.6	84.6	2 899.2	291.7	19 296.1	12 808.5	32 104.4
2000								
August	893.4	401.0	14.9	228.4	25.2	1 562.9	999.4	2 562.3
September	818.9	347.0	2.5	226.7	5.8	1 401.0	985.6	2 386.5
October	836.3	384.7	8.4	259.6	22.2	1 511.3	1 033.6	2 544.9
November	982.1	488.3	10.5	247.1	7.7	1 735.7	966.7	2 702.4
December	779.6	469.5	3.8	223.7	37.6	1 514.3	890.4	2 404.7
2001								
January	776.3	428.9	5.3	211.7	16.0	1 438.1	1 191.3	2 629.4
February	896.9	340.5	8.2	239.1	2.4	1 487.0	889.5	2 376.5
March	940.5	402.8	10.8	278.5	23.8	1 656.3	1 266.5	2 922.8
April	875.0	368.7	4.1	236.4	20.1	1 504.4	1 078.5	2 582.9
May	1 263.9	503.7	7.2	304.8	28.7	2 108.3	1 387.0	3 495.2
June	1 191.8	438.5	5.8	258.4	33.1	1 927.5	918.8	2 846.3
July	1 403.2	446.7	2.8	297.2	6.7	2 156.6	1 131.0	3 287.7
August	1 589.3	844.3	5.2	335.3	3.9	2 778.0	1 031.4	3 809.4

(a) Refer to Explanatory Notes paragraphs 8-9.

(b) See Glossary for definition.

DWELLING UNITS APPROVED, States and Australia

	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
Month	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL									
2000									
June	3 142	3 280	2 081	598	1 717	91	141	204	11 254
July	2 217	3 365	1 597	710	1 113	84	93	76	9 255
August	2 767	2 746	2 233	522	1 283	83	94	170	9 898
September	2 579	2 562	2 005	409	1 199	119	62	131	9 066
October	3 485	2 099	1 873	514	1 210	121	70	185	9 557
November	3 423	3 114	2 232	661	1 229	116	61	125	10 961
December	2 702	3 015	1 631	458	1 063	57	37	97	9 060
2001									
January	2 750	2 607	1 780	432	1 045	91	44	184	8 933
February	2 478	3 186	1 559	469	1 003	106	28	123	8 952
March	2 519	3 394	1 826	635	1 178	88	117	66	9 823
April	2 535	2 456	2 033	515	1 303	68	178	119	9 207
May	3 660	3 668	3 163	709	1 722	134	132	187	13 375
June	3 086	3 329	2 482	736	1 779	127	183	285	12 007
July	3 852	3 727	2 588	975	1 746	118	94	182	13 282
August	4 042	5 691	3 234	825	1 857	149	75	122	15 995
SEASONALLY ADJUSTED									
2000									
June	3 326	3 320	2 217	524	1 491	122	n.a.	n.a.	11 325
July	1 993	3 633	1 702	646	1 185	89	n.a.	n.a.	9 562
August	2 529	2 542	2 022	524	1 231	90	n.a.	n.a.	9 606
September	2 892	2 609	1 937	391	1 293	114	n.a.	n.a.	9 485
October	3 606	2 223	1 854	530	1 213	106	n.a.	n.a.	9 773
November	2 994	2 879	1 998	658	1 113	111	n.a.	n.a.	9 918
December	2 918	3 137	1 907	549	1 169	54	n.a.	n.a.	9 932
2001									
January	2 910	3 122	1 945	540	1 171	82	n.a.	n.a.	9 700
February	2 614	2 949	1 655	452	1 079	109	n.a.	n.a.	8 755
March	2 714	2 902	1 794	571	1 125	82	n.a.	n.a.	9 434
April	2 721	2 602	2 108	605	1 467	69	n.a.	n.a.	9 485
May	3 212	3 572	2 771	664	1 449	141	n.a.	n.a.	12 185
June	3 289	3 493	2 608	662	1 612	167	n.a.	n.a.	12 590
July	3 315	4 014	2 707	827	1 750	121	n.a.	n.a.	13 432
August	3 833	5 378	3 109	851	1 838	162	n.a.	n.a.	15 711
TREND ESTIMATES									
2000									
June	3 339	3 358	2 320	620	1 401	126	100	149	11 305
July	3 080	3 058	2 093	559	1 320	115	97	145	10 397
August	2 916	2 830	1 952	529	1 262	106	90	147	9 843
September	2 849	2 698	1 892	520	1 219	99	79	152	9 605
October	2 842	2 686	1 878	525	1 187	95	65	152	9 571
November	2 852	2 743	1 867	532	1 160	92	53	147	9 566
December	2 844	2 830	1 846	537	1 133	87	45	135	9 493
2001									
January	2 808	2 906	1 834	538	1 114	84	46	121	9 383
February	2 774	2 940	1 874	543	1 122	85	55	116	9 394
March	2 794	2 979	1 997	559	1 182	93	72	126	9 735
April	2 898	3 103	2 187	598	1 287	106	89	144	10 451
May	3 062	3 344	2 413	655	1 420	121	103	163	11 431
June	3 248	3 665	2 634	715	1 560	134	111	179	12 493
July	3 431	4 005	2 829	772	1 691	146	114	187	13 504
August	3 607	4 335	3 003	824	1 808	155	114	193	14 424

DWELLING UNITS APPROVED, States and Australia–Percentage Change

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
2000									
June	-31.0	-5.2	-41.8	-25.6	-5.1	-60.9	28.2	0.5	-23.7
July	-29.4	2.6	-23.3	18.7	-35.2	-7.7	-34.0	-62.7	-17.8
August	24.8	-18.4	39.8	-26.5	15.3	-1.2	1.1	123.7	6.9
September	-6.8	-6.7	-10.2	-21.6	-6.5	43.4	-34.0	-22.9	-8.4
October	35.1	-18.1	-6.6	25.7	0.9	1.7	12.9	41.2	5.4
November	-1.8	48.4	19.2	28.6	1.6	-4.1	-12.9	-32.4	14.7
December	-21.1	-3.2	-26.9	-30.7	-13.5	-50.9	-39.3	-22.4	-17.3
2001									
January	1.8	-13.5	9.1	-5.7	-1.7	59.6	18.9	89.7	-1.4
February	-9.9	22.2	-12.4	8.6	-4.0	16.5	-36.4	-33.2	0.2
March	1.7	6.5	17.1	35.4	17.4	-17.0	317.9	-46.3	9.7
April	0.6	-27.6	11.3	-18.9	10.6	-22.7	52.1	80.3	-6.3
May	44.4	49.3	55.6	37.7	32.2	97.1	-25.8	57.1	45.3
June	-15.7	-9.2	-21.5	3.8	3.3	-5.2	38.6	52.4	-10.2
July	24.8	12.0	4.3	32.5	-1.9	-7.1	-48.6	-36.1	10.6
August	4.9	52.7	25.0	-15.4	6.4	26.3	-20.2	-33.0	20.4
SEASONALLY ADJUSTED (% change from preceding month)									
2000									
June	-15.9	-3.8	-30.6	-28.8	-3.8	-48.6	n.a.	n.a.	-14.8
July	-40.1	9.4	-23.2	23.4	-20.5	-26.6	n.a.	n.a.	-15.6
August	26.9	-30.0	18.8	-18.9	3.9	1.0	n.a.	n.a.	0.5
September	14.3	2.6	-4.2	-25.3	5.0	26.7	n.a.	n.a.	-1.3
October	24.7	-14.8	-4.3	35.5	-6.2	-7.3	n.a.	n.a.	3.0
November	-17.0	29.5	7.8	24.0	-8.3	4.8	n.a.	n.a.	1.5
December	-2.6	8.9	-4.5	-16.6	5.1	-51.3	n.a.	n.a.	0.1
2001									
January	-0.3	-0.5	2.0	-1.7	0.2	51.8	n.a.	n.a.	-2.3
February	-10.2	-5.5	-14.9	-16.2	-7.9	32.7	n.a.	n.a.	-9.7
March	3.8	-1.6	8.4	26.5	4.3	-24.6	n.a.	n.a.	7.7
April	0.3	-10.3	17.5	5.8	30.4	-16.0	n.a.	n.a.	0.5
May	18.1	37.2	31.5	9.8	-1.2	104.1	n.a.	n.a.	28.5
June	2.4	-2.2	-5.9	-0.4	11.2	18.6	n.a.	n.a.	3.3
July	0.8	14.9	3.8	25.0	8.6	-27.6	n.a.	n.a.	6.7
August	15.6	34.0	14.9	2.9	5.0	33.5	n.a.	n.a.	17.0
TREND ESTIMATES (% change from preceding month)									
2000									
June	-8.7	-8.9	-11.0	-12.1	-6.9	-9.0	-2.7	-7.9	-9.2
July	-7.8	-8.9	-9.8	-9.8	-5.8	-8.4	-3.4	-3.1	-8.0
August	-5.3	-7.5	-6.8	-5.4	-4.4	-7.8	-6.6	1.7	-5.3
September	-2.3	-4.7	-3.1	-1.6	-3.4	-6.5	-12.6	3.1	-2.4
October	-0.2	-0.4	-0.7	0.8	-2.7	-4.1	-17.6	0.5	-0.3
November	0.3	2.1	-0.6	1.4	-2.3	-3.7	-19.0	-3.4	-0.1
December	-0.3	3.2	-1.1	0.9	-2.3	-5.0	-14.3	-8.3	-0.8
2001									
January	-1.3	2.7	-0.6	0.2	-1.7	-4.1	1.1	-10.3	-1.2
February	-1.2	1.2	2.2	0.9	0.7	1.5	21.7	-4.1	0.1
March	0.7	1.3	6.6	3.0	5.3	9.8	29.5	8.0	3.6
April	3.7	4.2	9.5	6.9	9.0	14.4	24.2	14.6	7.4
May	5.6	7.8	10.3	9.6	10.3	13.7	15.5	13.5	9.4
June	6.1	9.6	9.2	9.2	9.9	11.0	7.8	9.4	9.3
July	5.6	9.3	7.4	7.9	8.4	8.5	2.6	4.9	8.1
August	5.1	8.2	6.1	6.7	6.9	6.2	-0.3	3.0	6.8

PRIVATE SECTOR HOUSES APPROVED, States and Australia

	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
Month	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL									
2000									
June	1 779	2 382	1 090	517	1 044	83	46	70	7 011
July	1 374	1 842	1 024	443	893	83	36	52	5 747
August	1 593	1 809	1 370	450	997	76	31	129	6 455
September	1 473	1 854	1 165	353	953	100	33	66	5 997
October	1 723	1 518	1 229	434	908	105	32	111	6 060
November	1 647	2 359	1 274	458	1 028	112	35	68	6 981
December	1 370	1 701	929	381	898	53	21	71	5 424
2001									
January	1 443	1 649	1 064	364	776	89	21	57	5 463
February	1 499	2 282	1 112	380	824	83	23	91	6 294
March	1 534	2 185	1 297	516	890	84	25	44	6 575
April	1 448	1 811	1 335	475	880	65	54	74	6 142
May	2 010	2 658	1 982	655	1 397	130	84	105	9 021
June	1 871	2 615	1 777	641	1 336	116	78	56	8 490
July	2 164	2 817	2 097	765	1 448	114	63	112	9 580
August	2 405	3 632	2 383	734	1 580	143	35	120	11 032
SEASONALLY ADJUSTED									
2000									
June	1 891	2 362	1 100	490	1 020	n.a.	n.a.	n.a.	7 262
July	1 364	2 054	1 118	453	946	n.a.	n.a.	n.a.	6 085
August	1 543	1 777	1 283	430	927	n.a.	n.a.	n.a.	6 223
September	1 492	1 763	1 138	351	964	n.a.	n.a.	n.a.	6 010
October	1 753	1 610	1 175	435	902	n.a.	n.a.	n.a.	5 998
November	1 530	2 206	1 159	424	933	n.a.	n.a.	n.a.	6 535
December	1 466	1 864	1 145	436	934	n.a.	n.a.	n.a.	6 083
2001									
January	1 548	1 993	1 273	453	883	n.a.	n.a.	n.a.	6 148
February	1 573	2 053	1 088	375	898	n.a.	n.a.	n.a.	6 168
March	1 455	1 914	1 154	453	877	n.a.	n.a.	n.a.	6 066
April	1 542	1 936	1 367	538	958	n.a.	n.a.	n.a.	6 461
May	1 741	2 506	1 783	594	1 232	n.a.	n.a.	n.a.	8 011
June	2 075	2 632	1 874	632	1 314	n.a.	n.a.	n.a.	8 991
July	2 118	3 147	2 291	736	1 480	n.a.	n.a.	n.a.	10 044
August	2 300	3 551	2 286	721	1 432	n.a.	n.a.	n.a.	10 668
TREND ESTIMATES									
2000									
June	1 810	2 252	1 474	502	1 041	n.a.	n.a.	n.a.	7 327
July	1 645	2 034	1 299	452	978	n.a.	n.a.	n.a.	6 648
August	1 552	1 885	1 184	422	943	n.a.	n.a.	n.a.	6 223
September	1 525	1 822	1 138	409	926	n.a.	n.a.	n.a.	6 053
October	1 532	1 829	1 135	406	918	n.a.	n.a.	n.a.	6 042
November	1 540	1 865	1 141	409	908	n.a.	n.a.	n.a.	6 063
December	1 532	1 905	1 141	414	893	n.a.	n.a.	n.a.	6 055
2001									
January	1 511	1 934	1 138	423	884	n.a.	n.a.	n.a.	6 039
February	1 504	1 959	1 180	442	900	n.a.	n.a.	n.a.	6 126
March	1 551	2 034	1 291	476	957	n.a.	n.a.	n.a.	6 468
April	1 656	2 195	1 467	525	1 052	n.a.	n.a.	n.a.	7 089
May	1 795	2 441	1 683	583	1 167	n.a.	n.a.	n.a.	7 910
June	1 945	2 726	1 905	640	1 283	n.a.	n.a.	n.a.	8 788
July	2 090	3 010	2 109	690	1 387	n.a.	n.a.	n.a.	9 619
August	2 221	3 273	2 292	735	1 472	n.a.	n.a.	n.a.	10 351

PRIVATE SECTOR HOUSES APPROVED, States and Australia–Percentage Change

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
2000									
June	-27.0	-5.8	-52.5	-16.1	-23.4	-47.8	12.2	-53.0	-26.9
July	-22.8	-22.7	-6.1	-14.3	-14.5	0.0	-21.7	-25.7	-18.0
August	15.9	-1.8	33.8	1.6	11.6	-8.4	-13.9	148.1	12.3
September	-7.5	2.5	-15.0	-21.6	-4.4	31.6	6.5	-48.8	-7.1
October	17.0	-18.1	5.5	22.9	-4.7	5.0	-3.0	68.2	1.1
November	-4.4	55.4	3.7	5.5	13.2	6.7	9.4	-38.7	15.2
December	-16.8	-27.9	-27.1	-16.8	-12.6	-52.7	-40.0	4.4	-22.3
2001									
January	5.3	-3.1	14.5	-4.5	-13.6	67.9	0.0	-19.7	0.7
February	3.9	38.4	4.5	4.4	6.2	-6.7	9.5	59.6	15.2
March	2.3	-4.3	16.6	35.8	8.0	1.2	8.7	-51.6	4.5
April	-5.6	-17.1	2.9	-7.9	-1.1	-22.6	116.0	68.2	-6.6
May	38.8	46.8	48.5	37.9	58.8	100.0	55.6	41.9	46.9
June	-6.9	-1.6	-10.3	-2.1	-4.4	-10.8	-7.1	-46.7	-5.9
July	15.7	7.7	18.0	19.3	8.4	-1.7	-19.2	100.0	12.8
August	11.1	28.9	13.6	-4.1	9.1	25.4	-44.4	7.1	15.2
SEASONALLY ADJUSTED (% change from preceding month)									
2000									
June	-7.8	0.2	-49.0	-11.4	-12.5	n.a.	n.a.	n.a.	-12.8
July	-27.9	-13.0	1.7	-7.5	-7.2	n.a.	n.a.	n.a.	-16.2
August	13.2	-13.5	14.7	-5.1	-2.0	n.a.	n.a.	n.a.	2.3
September	-3.3	-0.8	-11.3	-18.4	3.9	n.a.	n.a.	n.a.	-3.4
October	17.5	-8.7	3.3	23.9	-6.4	n.a.	n.a.	n.a.	-0.2
November	-12.7	37.0	-1.4	-2.4	3.4	n.a.	n.a.	n.a.	9.0
December	-4.2	-15.5	-1.1	2.9	0.2	n.a.	n.a.	n.a.	-6.9
2001									
January	5.6	6.9	11.1	3.7	-5.5	n.a.	n.a.	n.a.	1.1
February	1.6	3.0	-14.5	-17.1	1.7	n.a.	n.a.	n.a.	0.3
March	-7.6	-6.8	6.1	20.7	-2.3	n.a.	n.a.	n.a.	-1.6
April	6.0	1.1	18.4	18.8	9.3	n.a.	n.a.	n.a.	6.5
May	12.9	29.5	30.5	10.3	28.6	n.a.	n.a.	n.a.	24.0
June	19.2	5.0	5.1	6.4	6.7	n.a.	n.a.	n.a.	12.2
July	2.1	19.6	22.3	16.6	12.6	n.a.	n.a.	n.a.	11.7
August	8.6	12.8	-0.2	-2.1	-3.2	n.a.	n.a.	n.a.	6.2
TREND ESTIMATES (% change from preceding month)									
2000									
June	-11.2	-10.3	-13.0	-11.7	-8.3	n.a.	n.a.	n.a.	-10.7
July	-9.1	-9.7	-11.9	-10.0	-6.1	n.a.	n.a.	n.a.	-9.3
August	-5.7	-7.3	-8.9	-6.5	-3.5	n.a.	n.a.	n.a.	-6.4
September	-1.7	-3.4	-3.9	-3.2	-1.8	n.a.	n.a.	n.a.	-2.7
October	0.5	0.4	-0.3	-0.6	-0.8	n.a.	n.a.	n.a.	-0.2
November	0.5	2.0	0.6	0.7	-1.1	n.a.	n.a.	n.a.	0.3
December	-0.6	2.1	0.0	1.2	-1.6	n.a.	n.a.	n.a.	-0.1
2001									
January	-1.4	1.5	-0.3	2.2	-1.1	n.a.	n.a.	n.a.	-0.3
February	-0.4	1.3	3.7	4.5	1.8	n.a.	n.a.	n.a.	1.4
March	3.2	3.8	9.5	7.7	6.4	n.a.	n.a.	n.a.	5.6
April	6.7	7.9	13.6	10.4	9.9	n.a.	n.a.	n.a.	9.6
May	8.4	11.2	14.7	11.0	10.9	n.a.	n.a.	n.a.	11.6
June	8.4	11.7	13.2	9.7	9.9	n.a.	n.a.	n.a.	11.1
July	7.5	10.4	10.7	7.9	8.1	n.a.	n.a.	n.a.	9.5
August	6.2	8.7	8.7	6.4	6.2	n.a.	n.a.	n.a.	7.6

TOTAL DWELLINGS APPROVED, By Capital City Statistical Division

	Sydney	Melbourne	Brisbane	Adelaide	Perth	Greater Hobart	Darwin	Canberra
Month	no.	no.	no.	no.	no.	no.	no.	no.
PRIVATE SECTOR								
1998-1999	34 687	30 182	13 144	5 350	14 032	549	1 144	1 956
1999-2000	33 007	38 611	15 546	6 847	16 054	813	931	2 317
2000-2001	21 612	27 477	11 593	4 788	10 699	487	437	1 640
2000								
August	1 775	2 118	1 140	371	939	17	37	160
September	1 653	1 951	1 060	287	854	48	23	128
October	2 431	1 442	846	347	892	58	38	182
November	2 420	2 437	1 107	493	903	52	21	124
December	1 543	2 424	614	335	789	15	10	97
2001								
January	1 664	2 012	907	287	659	31	14	184
February	1 415	2 514	720	324	733	57	11	119
March	1 552	2 710	868	447	783	42	21	66
April	1 560	1 832	969	342	921	26	70	110
May	2 474	2 756	1 471	486	1 182	59	83	120
June	1 950	2 490	1 163	520	1 183	50	46	285
July	2 501	2 681	1 204	660	1 224	54	70	182
August	2 372	4 526	1 283	553	1 430	60	43	121
PUBLIC SECTOR								
1998-1999	1 112	666	473	151	549	0	243	117
1999-2000	644	629	271	87	775	21	119	55
2000-2001	700	374	353	75	689	16	227	107
2000								
August	52	32	7	13	34	6	0	10
September	71	32	4	0	21	5	20	2
October	20	68	13	0	28	3	12	3
November	75	15	44	7	21	0	0	1
December	66	11	40	18	16	0	8	0
2001								
January	20	51	23	9	130	2	21	0
February	122	25	22	3	0	0	0	4
March	38	19	18	6	130	0	0	0
April	67	19	26	11	92	0	71	9
May	83	15	75	3	111	0	0	67
June	16	51	74	2	106	0	95	0
July	8	138	8	6	97	0	0	0
August	79	41	1	6	41	0	0	0
TOTAL								
1998-1999	35 799	30 848	13 617	5 501	14 581	549	1 387	2 073
1999-2000	33 651	39 240	15 817	6 934	16 829	834	1 050	2 372
2000-2001	22 312	27 851	11 946	4 863	11 388	503	664	1 747
2000								
August	1 827	2 150	1 147	384	973	23	37	170
September	1 724	1 983	1 064	287	875	53	43	130
October	2 451	1 510	859	347	920	61	50	185
November	2 495	2 452	1 151	500	924	52	21	125
December	1 609	2 435	654	353	805	15	18	97
2001								
January	1 684	2 063	930	296	789	33	35	184
February	1 537	2 539	742	327	733	57	11	123
March	1 590	2 729	886	453	913	42	21	66
April	1 627	1 851	995	353	1 013	26	141	119
May	2 557	2 771	1 546	489	1 293	59	83	187
June	1 966	2 541	1 237	522	1 289	50	141	285
July	2 509	2 819	1 212	666	1 321	54	70	182
August	2 451	4 567	1 284	559	1 471	60	43	121

DWELLING UNITS APPROVED, By State: **Original**

<i>State/Territory</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
PRIVATE SECTOR						
New South Wales	2 400	1 506	17	4	14	3 941
Victoria	3 630	1 948	9	32	4	5 623
Queensland	2 382	832	6	0	0	3 220
South Australia	734	69	1	3	1	808
Western Australia	1 579	206	9	1	0	1 795
Tasmania	143	4	1	0	1	149
Northern Territory	35	30	0	0	1	66
Australian Capital Territory	120	2	0	0	0	122
Australia	11 023	4 597	43	40	21	15 724
PUBLIC SECTOR						
New South Wales	11	90	0	0	0	101
Victoria	48	20	0	0	0	68
Queensland	8	6	0	0	0	14
South Australia	7	10	0	0	0	17
Western Australia	32	30	0	0	0	62
Tasmania	0	0	0	0	0	0
Northern Territory	9	0	0	0	0	9
Australian Capital Territory	0	0	0	0	0	0
Australia	115	156	0	0	0	271
TOTAL						
New South Wales	2 411	1 596	17	4	14	4 042
Victoria	3 678	1 968	9	32	4	5 691
Queensland	2 390	838	6	0	0	3 234
South Australia	741	79	1	3	1	825
Western Australia	1 611	236	9	1	0	1 857
Tasmania	143	4	1	0	1	149
Northern Territory	44	30	0	0	1	75
Australian Capital Territory	120	2	0	0	0	122
Australia	11 138	4 753	43	40	21	15 995

(a) See Glossary for definition.

DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS(a): Original

NEW OTHER RESIDENTIAL BUILDING.....

	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	Total new residential building
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
NUMBER OF DWELLING UNITS										
1998-1999	107 321	10 209	11 975	22 184	4 704	5 069	13 985	23 758	45 942	153 263
1999-2000	123 144	10 445	12 908	23 353	5 392	4 846	16 627	26 865	50 218	173 362
2000-2001	79 662	7 379	8 487	15 866	2 848	4 138	14 368	21 354	37 220	116 882
2000										
June	7 258	838	795	1 633	983	303	918	2 204	3 837	11 095
July	5 816	619	562	1 181	204	347	1 143	1 694	2 875	8 691
August	6 548	701	539	1 240	227	342	1 218	1 787	3 027	9 575
September	6 078	622	609	1 231	154	403	1 018	1 575	2 806	8 884
October	6 160	661	723	1 384	162	336	1 286	1 784	3 168	9 328
November	7 060	577	622	1 199	163	377	1 935	2 475	3 674	10 734
December	5 494	512	805	1 317	197	340	1 412	1 949	3 266	8 760
2001										
January	5 550	601	776	1 377	178	286	1 355	1 819	3 196	8 746
February	6 347	463	767	1 230	283	196	753	1 232	2 462	8 809
March	6 666	585	650	1 235	321	300	1 023	1 644	2 879	9 545
April	6 248	599	695	1 294	207	315	950	1 472	2 766	9 014
May	9 104	821	1 050	1 871	326	618	1 145	2 089	3 960	13 064
June	8 591	618	689	1 307	426	278	1 130	1 834	3 141	11 732
July	9 751	827	1 006	1 833	287	347	999	1 633	3 466	13 217
August	11 138	983	805	1 788	358	529	2 078	2 965	4 753	15 891

VALUE (\$ million)

1998-1999	12 682.5	797.9	1 192.1	1 990.1	395.2	515.1	2 021.7	2 932.0	4 922.0	17 604.5
1999-2000	15 696.1	872.2	1 346.7	2 218.8	499.5	506.8	2 798.0	3 804.2	6 022.7	21 718.9
2000-2001	11 036.0	639.7	998.8	1 638.4	298.1	504.4	2 543.7	3 346.0	4 984.6	16 020.5
2000										
June	956.2	66.4	84.8	151.3	85.5	35.5	163.8	284.8	436.0	1 392.2
July	781.3	48.3	68.9	117.2	19.9	50.4	223.5	293.8	411.0	1 192.3
August	893.4	63.3	68.8	132.0	29.1	41.7	198.2	268.9	401.0	1 294.4
September	818.9	53.0	77.5	130.5	12.9	42.5	161.1	216.5	347.0	1 166.0
October	836.3	53.9	80.6	134.5	16.5	38.2	195.5	250.2	384.7	1 221.0
November	982.1	47.3	65.3	112.6	16.0	43.3	316.4	375.7	488.3	1 470.4
December	779.6	41.5	86.3	127.8	19.9	36.9	284.9	341.7	469.5	1 249.1
2001										
January	776.3	54.5	92.9	147.4	14.8	38.2	228.5	281.5	428.9	1 205.2
February	896.9	43.4	91.4	134.8	27.9	29.6	148.2	205.7	340.5	1 237.3
March	940.5	51.9	77.4	129.3	25.1	43.6	204.7	273.4	402.8	1 343.2
April	875.0	54.8	88.9	143.7	26.5	33.0	165.5	225.0	368.7	1 243.8
May	1 263.9	75.4	113.5	188.9	40.4	73.6	200.9	314.8	503.7	1 767.6
June	1 191.8	52.4	87.3	139.7	49.1	33.4	216.3	298.8	438.5	1 630.2
July	1 403.2	78.3	128.5	206.8	29.5	46.6	163.7	239.9	446.7	1 849.9
August	1 589.3	97.0	99.0	196.0	30.8	71.0	546.5	648.2	844.3	2 433.6

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

Period	New houses	New other residential building	New residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
ORIGINAL (\$ million)							
1998-1999	13 439.8	5 253.9	18 693.3	3 104.4	21 797.6	12 976.1	34 824.9
1999-2000	15 696.1	6 022.8	21 718.8	3 534.7	25 253.5	12 178.9	37 432.4
2000-2001	9 733.9	4 643.3	14 377.2	2 885.8	17 263.0	12 729.0	29 992.0
2000							
March	4 120.9	1 592.9	5 713.5	866.3	6 579.9	2 808.8	9 380.3
June	3 192.1	1 417.8	4 608.9	863.9	5 472.8	3 297.8	8 779.6
September	2 209.1	1 074.0	3 283.1	673.4	3 956.6	3 168.7	7 125.2
December	2 295.0	1 253.8	3 548.8	724.2	4 273.0	2 889.1	7 162.1
2001							
March	2 299.2	1 088.3	3 387.4	699.2	4 086.7	3 326.1	7 412.8
June	2 930.7	1 227.2	4 157.8	789.0	4 946.8	3 345.1	8 291.9
SEASONALLY ADJUSTED (\$ million)							
2000							
March	4 207.6	1 624.5	5 831.4	891.8	6 723.4	2 933.8	9 647.6
June	3 155.9	1 374.3	4 529.2	850.0	5 378.9	3 281.5	8 672.2
September	2 189.3	1 128.9	3 318.2	661.5	3 979.7	3 018.9	6 998.6
December	2 317.1	1 223.4	3 540.6	735.8	4 276.4	2 977.3	7 253.7
2001							
March	2 349.2	1 086.1	3 435.3	716.4	4 151.6	3 496.3	7 647.9
June	2 878.2	1 204.9	4 083.1	772.1	4 855.2	3 236.6	8 091.9
TREND ESTIMATES (\$ million)							
2000							
March	3 955.6	1 488.6	5 444.0	878.7	6 322.8	3 026.9	9 347.2
June	3 200.1	1 366.4	4 565.9	805.2	5 371.1	3 054.3	8 426.8
September	2 471.6	1 237.1	3 708.2	736.6	4 444.7	3 104.9	7 552.9
December	2 280.0	1 150.9	3 432.9	711.0	4 144.0	3 157.8	7 292.4
2001							
March	2 440.6	1 148.6	3 589.7	727.9	4 317.6	3 250.7	7 566.5
June	2 728.6	1 166.4	3 896.7	762.4	4 661.1	3 330.0	7 954.4
TREND ESTIMATES (% change from preceding quarter)							
2000							
March	-7.4	-3.8	-6.5	-2.7	-6.0	3.8	-3.0
June	-19.1	-8.2	-16.1	-8.4	-15.1	0.9	-9.8
September	-22.8	-9.5	-18.8	-8.5	-17.2	1.7	-10.4
December	-7.8	-7.0	-7.4	-3.5	-6.8	1.7	-3.4
2001							
March	7.0	-0.2	4.6	2.4	4.2	2.9	3.8
June	11.8	1.5	8.6	4.7	8.0	2.4	5.1

(a) Reference year for chain volume measures is 1999-2000.
Refer to Explanatory Notes paragraph 24.

(b) Refer to Explanatory Notes paragraph 15.

VALUE OF TOTAL BUILDING APPROVED, States and Australia(a)

Reference Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL									
2000									
June	865.3	892.0	383.0	99.7	285.6	31.2	45.5	48.4	2 650.7
July	668.8	1 153.5	363.0	153.4	253.0	17.7	15.4	25.6	2 650.5
August	770.5	742.7	490.0	159.3	262.6	23.7	77.1	36.5	2 562.3
September	766.1	712.0	484.5	84.1	247.5	38.1	28.3	26.0	2 386.5
October	942.6	628.1	501.4	114.0	267.4	30.7	19.1	41.8	2 544.9
November	858.3	826.7	578.4	127.9	235.7	28.8	22.1	24.4	2 702.4
December	693.6	861.1	468.1	114.1	203.3	22.0	16.2	26.4	2 404.7
2001									
January	1 008.5	727.3	486.1	95.3	221.3	29.1	17.8	44.0	2 629.4
February	812.9	797.6	384.4	100.8	217.6	19.5	9.1	34.6	2 376.5
March	660.9	1 156.2	493.6	223.2	304.4	21.7	32.0	30.8	2 922.8
April	669.0	791.2	399.8	107.6	524.4	21.8	33.8	35.3	2 582.9
May	912.8	1 165.9	699.2	191.8	377.4	45.6	55.8	46.7	3 495.2
June	850.2	799.6	629.2	150.0	285.5	24.5	47.0	60.4	2 846.3
July	1 186.8	942.0	568.5	160.1	306.9	26.4	22.4	74.7	3 287.7
August	1 097.1	1 485.0	576.1	221.7	341.6	32.4	22.2	33.4	3 809.4
SEASONALLY ADJUSTED									
2000									
June	866.7	921.6	382.4	106.2	278.9	n.a.	n.a.	n.a.	2 655.0
July	631.5	1 221.4	372.4	129.5	261.4	n.a.	n.a.	n.a.	2 788.1
August	630.8	691.2	459.9	142.4	247.8	n.a.	n.a.	n.a.	2 234.6
September	873.2	707.8	458.5	85.8	250.2	n.a.	n.a.	n.a.	2 479.1
October	931.0	672.0	508.6	122.6	248.5	n.a.	n.a.	n.a.	2 485.2
November	836.6	775.4	477.5	117.7	222.5	n.a.	n.a.	n.a.	2 522.0
December	865.4	898.1	575.8	126.2	232.5	n.a.	n.a.	n.a.	2 773.3
2001									
January	1 009.1	844.5	527.1	128.0	267.1	n.a.	n.a.	n.a.	2 774.8
February	877.2	727.9	433.9	98.2	244.4	n.a.	n.a.	n.a.	2 438.0
March	733.6	1 058.8	481.3	213.3	278.9	n.a.	n.a.	n.a.	2 999.7
April	657.5	820.1	442.2	119.7	639.4	n.a.	n.a.	n.a.	2 790.1
May	777.3	1 145.8	607.7	179.4	276.7	n.a.	n.a.	n.a.	3 056.6
June	872.9	816.5	645.6	160.5	280.4	n.a.	n.a.	n.a.	2 906.5
July	1 078.8	1 055.7	548.1	133.7	303.3	n.a.	n.a.	n.a.	3 426.7
August	911.8	1 366.9	535.6	201.0	343.2	n.a.	n.a.	n.a.	3 300.6
TREND ESTIMATES									
2000									
June	840.0	830.2	465.1	132.1	283.3	n.a.	n.a.	n.a.	2 693.2
July	776.5	788.0	441.8	123.7	267.5	n.a.	n.a.	n.a.	2 516.8
August	754.7	756.4	440.2	118.5	254.9	n.a.	n.a.	n.a.	2 420.8
September	779.2	738.0	456.8	116.9	244.6	n.a.	n.a.	n.a.	2 410.0
October	832.3	740.3	484.2	117.1	236.3	n.a.	n.a.	n.a.	2 467.4
November	878.8	758.6	504.9	116.2	234.4	n.a.	n.a.	n.a.	2 545.5
December	893.2	795.4	506.8	114.3	238.6	n.a.	n.a.	n.a.	2 605.8
2001									
January	868.2	840.2	497.9	114.2	247.6	n.a.	n.a.	n.a.	2 638.9
February	824.5	877.0	494.1	116.8	258.9	n.a.	n.a.	n.a.	2 665.1
March	794.5	905.9	501.6	122.3	270.9	n.a.	n.a.	n.a.	2 713.2
April	793.3	934.1	519.1	131.5	282.1	n.a.	n.a.	n.a.	2 796.4
May	816.7	966.8	541.5	143.7	291.6	n.a.	n.a.	n.a.	2 904.9
June	858.1	1 002.6	562.1	156.2	300.6	n.a.	n.a.	n.a.	3 021.6
July	903.8	1 038.5	576.5	167.7	309.6	n.a.	n.a.	n.a.	3 128.5
August	955.7	1 072.9	586.8	178.7	318.3	n.a.	n.a.	n.a.	3 225.7

(a) Refer to Explanatory Notes paragraphs 8–9.

VALUE OF TOTAL BUILDING APPROVED, States and Australia-Percentage Change(a)

Reference Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
2000									
June	-21.5	11.0	-42.1	-38.8	-30.8	-38.7	100.3	-62.6	-20.8
July	-22.7	29.3	-5.2	53.8	-11.4	-43.4	-66.0	-47.0	0.0
August	15.2	-35.6	35.0	3.9	3.8	34.0	398.9	42.4	-3.3
September	-0.6	-4.1	-1.1	-47.2	-5.7	61.2	-63.3	-28.8	-6.9
October	23.0	-11.8	3.5	35.6	8.0	-19.6	-32.5	60.7	6.6
November	-8.9	31.6	15.4	12.2	-11.8	-6.2	16.1	-41.6	6.2
December	-19.2	4.2	-19.1	-10.8	-13.7	-23.6	-26.8	8.1	-11.0
2001									
January	45.4	-15.5	3.8	-16.5	8.9	32.6	10.0	66.7	9.3
February	-19.4	9.7	-20.9	5.8	-1.7	-33.0	-49.0	-21.3	-9.6
March	-18.7	45.0	28.4	121.4	39.9	11.2	252.2	-11.0	23.0
April	1.2	-31.6	-19.0	-51.8	72.3	0.4	5.5	14.6	-11.6
May	36.4	47.4	74.9	78.4	-28.0	109.0	65.3	32.2	35.3
June	-6.9	-31.4	-10.0	-21.8	-24.3	-46.3	-15.9	29.2	-18.6
July	39.6	17.8	-9.7	6.7	7.5	7.7	-52.4	23.8	15.5
August	-7.6	57.6	1.3	38.4	11.3	22.8	-0.7	-55.3	15.9
SEASONALLY ADJUSTED (% change from preceding month)									
2000									
June	-5.3	18.8	-34.4	-28.2	-12.8	n.a.	n.a.	n.a.	-6.5
July	-27.1	32.5	-2.6	21.9	-6.3	n.a.	n.a.	n.a.	5.0
August	-0.1	-43.4	23.5	10.0	-5.2	n.a.	n.a.	n.a.	-19.9
September	38.4	2.4	-0.3	-39.8	1.0	n.a.	n.a.	n.a.	10.9
October	6.6	-5.1	10.9	43.0	-0.7	n.a.	n.a.	n.a.	0.2
November	-10.1	15.4	-6.1	-4.0	-10.5	n.a.	n.a.	n.a.	1.5
December	3.4	15.8	20.6	7.2	4.5	n.a.	n.a.	n.a.	10.0
2001									
January	16.6	-6.0	-8.5	1.4	14.9	n.a.	n.a.	n.a.	0.1
February	-13.1	-13.8	-17.7	-23.3	-8.5	n.a.	n.a.	n.a.	-12.1
March	-16.4	45.5	10.9	117.3	14.1	n.a.	n.a.	n.a.	23.0
April	-10.4	-22.5	-8.1	-43.9	129.3	n.a.	n.a.	n.a.	-7.0
May	18.2	39.7	37.4	49.9	-56.7	n.a.	n.a.	n.a.	9.6
June	12.3	-28.7	6.2	-10.6	1.3	n.a.	n.a.	n.a.	-4.9
July	23.6	29.3	-15.1	-16.7	8.2	n.a.	n.a.	n.a.	17.9
August	-15.5	29.5	-2.3	50.4	13.2	n.a.	n.a.	n.a.	-3.7
TREND ESTIMATES (% change from preceding month)									
2000									
June	-9.6	-4.5	-7.4	-6.2	-5.7	n.a.	n.a.	n.a.	-7.1
July	-7.6	-5.1	-5.0	-6.3	-5.6	n.a.	n.a.	n.a.	-6.6
August	-2.8	-4.0	-0.4	-4.3	-4.7	n.a.	n.a.	n.a.	-3.8
September	3.2	-2.4	3.8	-1.3	-4.0	n.a.	n.a.	n.a.	-0.4
October	6.8	0.3	6.0	0.1	-3.4	n.a.	n.a.	n.a.	2.4
November	5.6	2.5	4.3	-0.7	-0.8	n.a.	n.a.	n.a.	3.2
December	1.6	4.8	0.4	-1.6	1.8	n.a.	n.a.	n.a.	2.4
2001									
January	-2.8	5.6	-1.8	-0.1	3.7	n.a.	n.a.	n.a.	1.3
February	-5.0	4.4	-0.8	2.3	4.6	n.a.	n.a.	n.a.	1.0
March	-3.6	3.3	1.5	4.8	4.7	n.a.	n.a.	n.a.	1.8
April	-0.1	3.1	3.5	7.5	4.1	n.a.	n.a.	n.a.	3.1
May	2.9	3.5	4.3	9.3	3.4	n.a.	n.a.	n.a.	3.9
June	5.1	3.7	3.8	8.7	3.1	n.a.	n.a.	n.a.	4.0
July	5.3	3.6	2.6	7.3	3.0	n.a.	n.a.	n.a.	3.5
August	5.7	3.3	1.8	6.6	2.8	n.a.	n.a.	n.a.	3.1

(a) Refer to Explanatory Notes paragraphs 8-9.

VALUE OF NON-RESIDENTIAL BUILDING APPROVED, States and Australia(a)

Reference Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL									
2000									
June	350.5	350.7	138.1	24.3	83.7	16.7	18.2	18.8	1 001.0
July	287.2	562.6	166.6	60.6	98.9	7.3	4.4	13.6	1 201.2
August	280.4	267.6	188.9	89.6	89.6	10.7	63.2	9.4	999.4
September	309.9	292.9	217.0	29.4	88.4	23.2	17.8	6.9	985.6
October	381.2	228.7	242.1	45.3	105.0	12.6	6.4	12.2	1 033.6
November	270.1	290.4	265.5	49.6	63.0	13.1	10.9	4.2	966.7
December	208.9	311.6	239.8	52.6	43.7	12.4	9.9	11.4	890.4
2001									
January	553.1	266.8	228.5	35.2	63.4	16.4	9.5	18.4	1 191.3
February	391.3	257.8	139.0	36.6	45.1	4.1	3.9	11.5	889.5
March	210.3	501.5	228.1	141.9	140.6	8.1	19.3	16.5	1 266.5
April	217.1	346.9	97.3	40.5	339.4	11.0	7.6	18.7	1 078.5
May	270.6	517.2	273.6	95.7	151.0	26.7	35.3	16.9	1 387.0
June	257.7	216.4	297.5	51.5	60.8	6.8	8.5	19.4	918.8
July	480.2	289.2	188.3	45.9	63.8	9.9	7.8	45.9	1 131.0
August	347.0	298.9	144.5	118.4	93.5	11.3	10.0	7.9	1 031.4
TREND ESTIMATES									
2000									
June	316.3	280.8	167.7	53.1	94.2	n.a.	n.a.	n.a.	994.3
July	284.3	272.4	169.8	52.2	90.6	n.a.	n.a.	n.a.	933.6
August	271.7	267.8	183.1	51.2	86.1	n.a.	n.a.	n.a.	902.7
September	289.8	264.1	202.8	50.9	80.5	n.a.	n.a.	n.a.	908.5
October	332.2	265.1	226.0	50.5	74.2	n.a.	n.a.	n.a.	950.5
November	373.6	271.0	241.4	48.3	71.9	n.a.	n.a.	n.a.	1 005.3
December	395.8	288.8	240.0	45.1	74.8	n.a.	n.a.	n.a.	1 054.4
2001									
January	388.5	317.4	229.8	43.3	82.8	n.a.	n.a.	n.a.	1 088.6
February	356.1	348.7	219.9	43.6	91.7	n.a.	n.a.	n.a.	1 109.9
March	314.8	373.8	212.6	45.9	97.6	n.a.	n.a.	n.a.	1 114.6
April	280.3	382.5	207.8	50.4	98.3	n.a.	n.a.	n.a.	1 101.8
May	258.8	372.0	202.6	56.9	93.8	n.a.	n.a.	n.a.	1 070.3
June	253.1	347.0	194.4	63.9	87.2	n.a.	n.a.	n.a.	1 028.2
July	254.8	315.4	182.6	70.5	80.8	n.a.	n.a.	n.a.	978.6
August	266.2	282.9	169.0	77.0	76.4	n.a.	n.a.	n.a.	930.5

(a) Seasonally adjusted data is not available due to the volatility of the data. Also refer to Explanatory Notes paragraphs 8–9.

VALUE OF NON-RESIDENTIAL BUILDING APPROVED, States and Australia–Percentage Change(a)

Reference Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
2000									
June	12.3	46.0	-31.5	-63.2	-43.4	-2.4	227.5	-80.3	-7.8
July	-18.1	60.4	20.6	148.9	18.2	-56.5	-75.8	-27.5	20.0
August	-2.4	-52.4	13.4	48.0	-9.5	47.1	1 337.6	-31.4	-16.8
September	10.5	9.5	14.9	-67.2	-1.3	117.6	-71.8	-26.3	-1.4
October	23.0	-21.9	11.6	54.2	18.8	-45.7	-64.2	77.3	4.9
November	-29.1	26.9	9.6	9.4	-40.0	3.9	70.8	-65.7	-6.5
December	-22.7	7.3	-9.7	6.2	-30.5	-5.3	-9.2	171.9	-7.9
2001									
January	164.8	-14.4	-4.7	-33.1	44.9	32.2	-3.6	61.2	33.8
February	-29.3	-3.4	-39.1	3.8	-28.8	-74.8	-58.6	-37.2	-25.3
March	-46.3	94.5	64.1	288.0	211.7	95.5	391.2	43.3	42.4
April	3.2	-30.8	-57.4	-71.5	141.3	36.2	-60.5	13.3	-14.8
May	24.6	49.1	181.3	136.3	-55.5	142.4	362.6	-10.1	28.6
June	-4.8	-58.2	8.7	-46.2	-59.7	-74.7	-75.8	15.4	-33.8
July	86.3	33.6	-36.7	-10.9	4.9	46.8	-9.2	136.0	23.1
August	-27.7	3.4	-23.3	158.0	46.4	13.8	28.7	-82.7	-8.8
TREND ESTIMATES (% change from preceding month)									
2000									
June	-11.2	-2.0	-2.5	1.6	-2.0	n.a.	n.a.	n.a.	-5.5
July	-10.1	-3.0	1.2	-1.6	-3.8	n.a.	n.a.	n.a.	-6.1
August	-4.4	-1.7	7.9	-2.0	-5.0	n.a.	n.a.	n.a.	-3.3
September	6.7	-1.4	10.8	-0.6	-6.5	n.a.	n.a.	n.a.	0.6
October	14.6	0.4	11.4	-0.8	-7.8	n.a.	n.a.	n.a.	4.6
November	12.5	2.2	6.8	-4.4	-3.1	n.a.	n.a.	n.a.	5.8
December	5.9	6.6	-0.6	-6.6	4.0	n.a.	n.a.	n.a.	4.9
2001									
January	-1.9	9.9	-4.3	-3.8	10.6	n.a.	n.a.	n.a.	3.2
February	-8.3	9.9	-4.3	0.6	10.8	n.a.	n.a.	n.a.	2.0
March	-11.6	7.2	-3.3	5.2	6.4	n.a.	n.a.	n.a.	0.4
April	-11.0	2.3	-2.2	9.8	0.7	n.a.	n.a.	n.a.	-1.1
May	-7.7	-2.8	-2.5	12.9	-4.6	n.a.	n.a.	n.a.	-2.9
June	-2.2	-6.7	-4.0	12.3	-7.0	n.a.	n.a.	n.a.	-3.9
July	0.7	-9.1	-6.1	10.3	-7.3	n.a.	n.a.	n.a.	-4.8
August	4.5	-10.3	-7.5	9.3	-5.5	n.a.	n.a.	n.a.	-4.9

(a) Seasonally adjusted data is not available due to the volatility of the data. Also refer to Explanatory Notes paragraphs 8–9.

VALUE OF BUILDING APPROVED, By State: Original(a)

<i>State/Territory</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions creating dwellings</i>	<i>Alterations and additions not creating dwellings</i>	<i>Conversion(b)</i>	<i>Total residential building</i>	<i>Non-residential building(a)</i>	<i>Total building</i>
<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
PRIVATE SECTOR								
New South Wales	382.4	239.7	1.8	111.5	0.7	736.0	209.7	945.7
Victoria	555.7	485.1	1.4	129.5	3.1	1 174.8	245.8	1 420.6
Queensland	318.7	73.6	0.5	37.1	0.0	429.8	92.8	522.7
South Australia	77.8	7.4	0.0	16.1	0.1	101.4	38.6	140.0
Western Australia	199.6	18.3	1.3	21.5	0.1	240.8	79.6	320.4
Tasmania	15.5	0.3	0.1	5.2	0.0	21.1	10.0	31.1
Northern Territory	5.2	2.7	0.0	1.9	0.0	9.8	7.6	17.4
Australian Capital Territory	19.2	0.3	0.0	5.5	0.0	24.9	7.7	32.6
Australia	1 573.9	827.4	5.2	328.2	3.9	2 738.6	691.8	3 430.4
PUBLIC SECTOR								
New South Wales	2.1	10.3	0.0	1.7	0.0	14.1	137.3	151.3
Victoria	6.6	1.8	0.0	2.9	0.0	11.4	53.1	64.4
Queensland	1.0	0.8	0.0	0.0	0.0	1.8	51.7	53.5
South Australia	0.5	0.7	0.0	0.8	0.0	1.9	79.8	81.7
Western Australia	3.2	3.3	0.0	0.8	0.0	7.3	13.9	21.2
Tasmania	0.0	0.0	0.0	0.0	0.0	0.0	1.3	1.3
Northern Territory	2.0	0.0	0.0	0.4	0.0	2.4	2.4	4.8
Australian Capital Territory	0.0	0.0	0.0	0.5	0.0	0.5	0.3	0.8
Australia	15.4	16.9	0.0	7.0	0.0	39.3	339.7	379.0
TOTAL								
New South Wales	384.5	250.0	1.8	113.1	0.7	750.1	347.0	1 097.1
Victoria	562.3	486.9	1.4	132.4	3.1	1 186.1	298.9	1 485.0
Queensland	319.6	74.4	0.5	37.1	0.0	431.6	144.5	576.1
South Australia	78.3	8.0	0.0	16.8	0.1	103.3	118.4	221.7
Western Australia	202.8	21.6	1.3	22.3	0.1	248.1	93.5	341.6
Tasmania	15.5	0.3	0.1	5.2	0.0	21.1	11.3	32.4
Northern Territory	7.2	2.7	0.0	2.3	0.0	12.2	10.0	22.2
Australian Capital Territory	19.2	0.3	0.0	6.0	0.0	25.4	7.9	33.4
Australia	1 589.3	844.3	5.2	335.3	3.9	2 778.0	1 031.4	3 809.4

(a) Refer to Explanatory Notes paragraphs 8–9.

(b) See Glossary for definition.

VALUE OF NON-RESIDENTIAL BUILDING APPROVED, By State: Original(a)

State/Territory	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total non-residential building
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR											
New South Wales	5.9	54.2	39.5	54.3	16.6	10.3	3.4	8.4	14.2	2.8	209.7
Victoria	3.5	48.6	16.9	46.9	50.1	22.8	1.8	35.9	5.7	13.5	245.8
Queensland	11.1	33.8	5.3	15.3	9.9	5.2	1.7	2.7	2.6	5.2	92.8
South Australia	0.3	20.4	0.9	3.5	3.3	2.3	0.1	6.5	0.0	1.3	38.6
Western Australia	0.7	14.8	6.3	26.1	8.9	12.3	0.3	1.3	5.1	3.7	79.6
Tasmania	0.2	2.2	1.3	0.9	1.8	0.0	0.0	2.5	0.7	0.4	10.0
Northern Territory	0.5	0.8	0.0	0.9	0.7	0.0	0.0	1.0	0.0	3.7	7.6
Australian Capital Territory	0.0	0.7	0.0	0.8	0.7	2.8	0.0	0.0	2.6	0.0	7.7
Australia	22.2	175.5	70.2	148.8	92.1	55.6	7.4	58.3	30.9	30.6	691.8
PUBLIC SECTOR											
New South Wales	0.0	0.5	0.0	4.9	10.0	49.0	0.0	49.5	3.3	20.1	137.3
Victoria	0.0	3.1	0.1	15.1	1.0	24.1	0.0	3.0	5.3	1.2	53.1
Queensland	0.2	0.2	0.3	3.8	2.1	38.7	0.0	2.2	0.7	3.6	51.7
South Australia	0.0	0.0	0.0	2.6	0.1	0.0	0.0	60.0	16.1	1.0	79.8
Western Australia	0.0	0.0	0.0	1.2	0.0	8.2	0.0	1.4	0.7	2.4	13.9
Tasmania	0.0	0.2	0.0	0.1	0.2	0.4	0.0	0.0	0.4	0.0	1.3
Northern Territory	0.0	0.0	0.0	0.6	0.0	1.2	0.0	0.7	0.0	0.0	2.4
Australian Capital Territory	0.0	0.0	0.0	0.0	0.0	0.3	0.0	0.0	0.0	0.0	0.3
Australia	0.2	4.0	0.3	28.2	13.5	121.9	0.0	116.7	26.6	28.2	339.7
TOTAL											
New South Wales	5.9	54.7	39.5	59.1	26.7	59.3	3.4	57.8	17.6	22.9	347.0
Victoria	3.5	51.8	17.0	62.1	51.2	46.9	1.8	38.9	11.0	14.7	298.9
Queensland	11.3	34.0	5.6	19.1	12.0	43.8	1.7	4.9	3.3	8.8	144.5
South Australia	0.3	20.4	0.9	6.1	3.5	2.3	0.1	66.5	16.1	2.3	118.4
Western Australia	0.7	14.8	6.3	27.4	8.9	20.5	0.3	2.6	5.9	6.1	93.5
Tasmania	0.2	2.5	1.3	1.0	2.0	0.4	0.0	2.5	1.1	0.4	11.3
Northern Territory	0.5	0.8	0.0	1.5	0.7	1.2	0.0	1.7	0.0	3.7	10.0
Australian Capital Territory	0.0	0.7	0.0	0.8	0.7	3.1	0.0	0.0	2.6	0.0	7.9
Australia	22.4	179.5	70.6	177.0	105.7	177.5	7.4	175.1	57.6	58.8	1 031.4

(a) Refer to Explanatory Notes paragraphs 8–9.

NON-RESIDENTIAL BUILDING APPROVED, Jobs By Value Range: **Original(a)**

Period	<i>Hotels, motels and other short term accommodation....</i>		<i>Shops.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<i>Other business premises.....</i>		<i>Educational.....</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999												
2001												
June	23	2.1	262	24.2	48	4.6	154	15.0	116	10.4	65	7.1
July	34	3.1	282	26.4	68	7.2	160	15.3	98	9.2	70	7.1
August	16	1.8	331	31.2	53	5.8	199	19.8	133	13.6	51	5.6
Value—\$200,000–\$499,999												
2001												
June	8	2.6	66	19.3	56	17.4	67	21.2	36	11.2	31	9.2
July	10	3.0	74	21.4	42	12.8	59	17.9	57	17.3	25	7.1
August	13	4.2	105	31.2	46	14.0	92	27.2	65	21.2	39	12.3
Value—\$500,000–\$999,999												
2001												
June	6	4.2	24	15.6	17	11.3	18	11.8	32	20.9	14	10.4
July	3	2.2	31	22.6	13	8.8	17	11.7	24	16.5	31	22.3
August	3	2.0	40	27.8	16	10.3	33	23.9	31	20.2	34	24.2
Value—\$1,000,000–\$4,999,999												
2001												
June	5	6.3	24	48.2	10	21.4	32	68.4	30	61.6	18	30.8
July	4	12.9	31	57.9	10	17.4	25	48.4	28	60.3	35	74.2
August	2	4.5	29	65.4	16	25.5	29	70.6	9	19.4	29	61.9
Value—\$5,000,000 and over												
2001												
June	1	5.0	4	27.4	1	7.4	6	107.1	6	40.7	4	53.9
July	4	75.3	8	73.7	5	69.7	6	115.2	4	29.1	4	39.0
August	1	10.0	4	24.0	2	15.0	5	35.6	3	31.2	6	73.6
Value—Total												
1998-1999	638	831.5	4 671	2 455.8	2 066	949.9	3 214	1 779.0	2 957	2 046.3	1 389	1 412.1
1999-2000	767	753.4	5 340	2 360.0	2 144	978.3	3 636	1 933.7	3 389	1 782.4	1 550	1 492.3
2000-2001	501	472.0	4 740	2 124.4	1 681	788.2	3 641	2 619.1	2 752	1 663.0	1 737	1 999.8
2001												
June	43	20.2	380	134.7	132	62.1	277	223.5	220	144.7	132	111.3
July	55	96.5	426	201.9	138	116.0	267	208.5	211	132.4	165	149.6
August	35	22.4	509	179.5	133	70.6	358	177.0	241	105.7	159	177.5

(a) Refer to Explanatory Notes paragraphs 8–9.

NON-RESIDENTIAL BUILDING APPROVED, Jobs By Value Range: **Original(a)** *continued*

Period	Religious.....		Health.....		Entertainment and recreational....		Miscellaneous.....		Total non- residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999										
2001										
June	9	0.7	25	2.7	42	4.0	66	6.1	810	76.9
July	8	0.9	38	3.7	42	4.1	65	5.7	865	82.7
August	3	0.2	33	3.5	37	3.9	64	6.6	920	92.0
Value—\$200,000–\$499,999										
2001										
June	5	1.4	20	6.6	11	3.6	15	4.8	315	97.2
July	8	2.2	17	5.7	25	7.9	23	7.3	340	102.7
August	6	1.5	18	6.0	21	7.1	20	5.8	425	130.5
Value—\$500,000–\$999,999										
2001										
June	4	2.8	13	8.7	4	2.7	8	5.5	140	93.7
July	3	2.4	6	4.2	19	12.6	4	2.7	151	106.0
August	1	1.0	9	6.4	9	5.4	14	9.3	190	130.4
Value—\$1,000,000–\$4,999,999										
2001										
June	1	2.0	12	26.2	15	28.9	7	15.7	154	309.6
July	3	8.8	8	22.2	20	38.1	11	29.2	175	369.5
August	2	4.6	16	30.8	6	16.3	14	26.8	152	325.8
Value—\$5,000,000 and over										
2001										
June	0	0.0	5	80.0	1	14.0	1	5.9	29	341.4
July	0	0.0	2	10.5	6	52.7	1	5.0	40	470.1
August	0	0.0	5	128.3	2	24.9	1	10.2	29	352.7
Value—Total										
1998-1999	232	93.5	799	1 313.5	994	1 199.5	1 075	517.4	18 035	12 598.3
1999-2000	245	128.7	798	1 098.7	1 022	803.0	1 114	848.3	20 005	12 178.8
2000-2001	219	104.8	733	1 315.1	942	917.8	1 078	803.5	18 024	12 808.5
2001										
June	19	6.9	75	124.2	73	53.2	97	37.9	1 448	918.8
July	22	14.3	71	46.4	112	115.4	104	50.0	1 571	1 131.0
August	12	7.4	81	175.1	75	57.6	113	58.8	1 716	1 031.4

(a) Refer to Explanatory Notes paragraphs 8–9.

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

- permits issued by local government authorities and other principal certifying authorities;
- contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities;
- major building approvals in areas not subject to normal administrative approval e.g. building on remote mine sites.

3 The scope of the survey comprises the following:

- construction of new buildings;
- alterations and additions to existing buildings;
- approved non-structural renovation and refurbishment work;
- approved installation of integral building fixtures.

4 Excluded from the statistics is construction activity not defined as building (e.g. roads, bridges, railways, earthworks, etc.). Statistics for this activity can be found in *Engineering Construction Activity, Australia* (Cat. no. 8762.0).

5 From July 1990, the statistics include:

- all approved new residential building valued at \$10,000 or more;
- approved alterations and additions to residential building valued at \$10,000 or more;
- all approved non-residential building jobs valued at \$50,000 or more.

VALUE DATA

6 Statistics on the value of building work approved are derived by aggregating the estimated 'value of building work when completed' as reported on building approval documents provided to local councils or other building approval authorities. Conceptually these value data should exclude the value of land and landscaping but include site preparation costs. These estimates are usually a reliable indicator of the completed value of 'houses'. However, for 'other residential buildings' and 'non-residential buildings', they can differ significantly from the completed value of the building as final costs and contracts have not been established before council approval is sought and gained.

7 The ABS generally accepts values provided by approving bodies. Every effort is made to ensure data are provided on a consistent basis, however, there may be instances where value reported does not reflect the building completion value. For example, the reported value for most project homes is the contract price, which may include the cost of site preparation and landscaping. In other cases where a builder is contracted to construct a dwelling based on the owner's plans, the value may only be the builder's costs. Some councils do not use the value on approval documents, instead deriving a value based on floor area and type of structure.

8 From July 2000, value data includes the Goods and Services Tax (GST) for residential and non-residential building approvals. The ABS has consulted with councils and other approving authorities to ensure that approval values are reported inclusive of the GST. Where it was identified by a council or other approving authority that approvals submitted from its jurisdiction were on a GST-exclusive basis, the ABS made adjustments to the data to ensure that values were consistent with other data collected and were inclusive of GST.

EXPLANATORY NOTES

VALUE DATA

continued

9 As building work approved before 1 July 2000 attracted GST on that portion of the work not completed by 30 June it is likely, but not certain, that the value reported on approvals documents submitted before 30 June included the GST.

OWNERSHIP

10 Building ownership is classified as either public or private sector and is based on the sector of intended owner of the completed building at the time of approval. Residential buildings constructed by private sector builders under government housing authority schemes are classified as public sector when the authority has contracted, or intends to contract, to purchase the building on or before completion.

BUILDING CLASSIFICATION

11 Building approvals are classified both by the Type of Building (e.g. 'house', 'factory') and by the Type of Work involved (e.g. 'new', 'alterations and additions' and 'conversions'). These classifications are often used in conjunction with each other in this publication and are defined in the Glossary.

12 The Type of Building classification refers to the intended major function of a building. 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 specific building, not to the function of the group as a whole.

13 An example is the treatment of building work approved for a factory complex. For instance, a detached administration building would be classified to Offices, a detached cafeteria building to Shops, while the factory buildings would be classified to Factories. An exception to this rule is the treatment of group accommodation buildings. For example, a student accommodation building on a university campus would be classified to Education.

14 In the case of a large multi-function building which, at the time of approval is intended to have more than one purpose (e.g. a hotel/shops/casino project), the ABS endeavours to split the approval details according to each main function. Where this is not possible because separate details cannot be obtained, the building is classified to the predominant function of the building on the basis of the function which represents the highest proportion of the total value of the project.

15 The Type of Work classification refers to the building activity carried out. Conversion jobs are shown separately in tables 5, 6, 12 and 15. However, in other tables they are included within existing categories, as follows: in tables 1 and 2 they are included in the appropriate Type of Building category, and in tables 3, 4 and 14 they are included in the 'Alterations and additions to residential buildings' category.

SEASONAL ADJUSTMENT

16 Seasonal adjustment is a means of removing the estimated effects of seasonal variation from the series so that the effects of other influences can be more clearly recognised.

17 In the seasonal adjustment of series, account has been taken of both normal seasonal factors and 'trading day' effects arising from the varying numbers of Sundays, Mondays, Tuesdays, etc. in the month. Adjustment has also been made for the influence of Easter which may affect the March and April estimates differently.

18 Seasonal adjustment does not remove from the series the effect of irregular or non-seasonal influences (e.g. the approval of large projects or a change in the administrative arrangements of approving authorities).

EXPLANATORY NOTES

19 Some of the component series have been seasonally adjusted independently. Therefore, the adjusted components may not add to the adjusted totals.

20 As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. The timing of this review may vary and when appropriate will be notified in the 'Data Notes' section of this publication.

TREND ESTIMATES

21 Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. For monthly series, these trend estimates are derived by applying a 13-term Henderson-weighted moving average to all months of the seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted series. For the quarterly chain volume measures (table 14), the trend estimates are derived by applying a 7-term Henderson-weighted moving average to all quarters of the respective seasonally adjusted series except the last three quarters. Trend series are created for these last three quarters by applying surrogates of the Henderson moving average seasonally adjusted series. For further information, see *Information Paper: A Guide to Interpreting Time Series—Monitoring 'Trends': an Overview* (Cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on Canberra 02 6252 6076.

22 While the smoothing techniques described in paragraph 21 enable trend estimates to be produced for the latest few periods, they do result in revisions to the trend estimates as new data becomes available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

23 The ABS considered whether the introduction of the GST would cause a break in the trend series between June and July 2000 for building and construction value data. The ABS concluded that the data were unlikely to experience a significant one-off impact between June and July because values inclusive of GST had been gradually included in the series over that period. Therefore the trend value series was continued to be published as in the past. Users should, however, be cautious when analysing the most recent trend estimates as these are subject to revisions as new monthly data becomes available.

CHAIN VOLUME MEASURES

24 The chain volume measures appearing in this publication are annually reweighted chain Laspeyres indexes referenced to current price values in a chosen reference year. The reference year is updated annually in the July issue of this publication. While current price estimates reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and hence only reflect volume changes. The direct impact of the GST is a price change, and hence is removed from chain volume estimates. Further information on the nature and concepts of chain volume measures is contained in the ABS publication *Information Paper: Introduction of Chain Volume Measures in the Australian National Accounts* (Cat. no. 5248.0).

ABS DATA AVAILABLE ON REQUEST

25 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.

EXPLANATORY NOTES

RELATED PUBLICATIONS

26 Users may also wish to refer to the following publications:

- *Building Activity, Australia* (Cat. no. 8752.0–8752.7)
- *Building Activity, Australia: Dwelling Unit Commencements* (Cat. no. 8750.0)
- *Building Approvals* (Cat. no. 8731.1–8731.7)
- *Construction Work Done, Australia, Preliminary* (Cat. no. 8755.0)
- *Engineering Construction Activity, Australia* (Cat. no. 8762.0)
- *House Price Indexes: Eight Capital Cities* (Cat. no. 6416.0)
- *Housing Finance for Owner Occupation, Australia* (Cat. no. 5609.0)
- *Producer Price Indexes, Australia* (Cat. no. 6427.0)

27 While building approvals value series are shown inclusive of GST, this is different to building activity — *Building Activity, Australia* (Cat. no. 8752.0) and *Construction Work Done, Australia, Preliminary* (Cat. no. 8755.0) — in which residential work will be published inclusive of GST and non-residential work exclusive of GST. In the Engineering Construction Survey — *Engineering Construction Activity, Australia* (Cat. no. 8762.0) all values will exclude GST.

ROUNDING

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

G L O S S A R Y

Alterations and additions	Building activity carried out on existing buildings. Includes adding to or diminishing floor area, altering the structural design of a building and affixing rigid components which are integral to the functioning of the building.
Alterations and additions to residential buildings	Alterations and additions carried out on existing residential buildings, which may result in the creation of new dwelling units. See also Explanatory Notes paragraph 15.
Building	A building is 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 is the provision for regular access by persons in order to satisfy its intended use.
Conversion	Building activity which converts a non-residential building to a residential building, e.g. conversion of a warehouse to residential apartments. Conversion is considered to be a special type of alteration, and these jobs have been separately identified as such from the July 1996 reference month, though they have only appeared separately in this publication from the January 1998 issue. Prior to that issue, conversions were published as part of the 'Conversions, etc.' category or included elsewhere within a table. See also Explanatory Notes paragraph 15.
Dwelling unit	A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Regardless of whether they are self-contained or not, units within buildings offering institutional care (e.g. hospitals) or temporary accommodation (e.g. motels, hostels and holiday apartments) are not defined as dwelling units. Such units are included in the appropriate category of non-residential building approvals. Dwelling units can be created in one of four ways: through new work to create a residential building; through alteration/addition work to an existing residential building; through either new or alteration/addition work on non-residential building or through conversion of a non-residential building to a residential building.
Educational	Includes schools, colleges, kindergartens, libraries, museums and universities.
Entertainment and recreational	Includes clubs, cinemas, sport and recreation centres.
Factories	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
Flats, units or apartments	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
Health	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
Hotels, motels and other short term accommodation	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
House	A house is a detached building primarily used for long term residential purposes. It consists of one dwelling unit. For instance, detached 'granny flats' and detached dwelling units (e.g. caretaker's residences) associated with a non-residential building are defined as houses.
Miscellaneous	Includes justice and defence buildings, welfare and charitable homes, prisons and reformatories, maintenance camps, farming and livestock buildings, veterinary clinics, child-minding centres, police stations and public toilets.

G L O S S A R Y

New building work	Building activity which will result in the creation of a building which previously did not exist.
New other residential buildings	Building activity which will result in the creation of a residential building other than a house, which previously did not exist.
New residential	Building activity which will result in the creation of any residential building (house or other residential) which previously did not exist.
Non-residential building	A non-residential building is primarily intended for purposes other than long term residential purposes. Note that, on occasions, one or more dwelling units may be created through non-residential building activity. Prior to the January 1998 issue of this publication, they have been included in the 'Conversions, etc.' column in tables showing dwelling units approved. They are now identified separately (e.g. see table 5). However, the value of these dwelling units cannot be separated out from that of the non-residential building which they are part of, therefore the value associated with these remain in the appropriate Non-residential category.
Offices	Includes banks, post offices and council chambers.
Other business premises	Includes warehouses, service stations, transport depots and terminals, electricity substation buildings, telephone exchanges, broadcasting and film studios.
Other dwellings	Includes all dwellings other than houses. They can be created by: the creation of new other residential buildings (e.g. flats); alteration/addition work to an existing residential building; either new or alteration/addition work on a non-residential building; conversion of a non-residential building to a residential building creating more than one dwelling unit.
Other residential building	An other residential building is a building other than a house primarily used for long-term residential purposes. An other residential building contains more than one dwelling unit. Other residential buildings are coded to the following categories: semi-detached, row or terrace house or townhouse with one storey; semi-detached, row or terrace house or townhouse with two or more storeys; flat, unit or apartment in a building of one or two storeys; flat, unit or apartment in a building of three storeys; flat, unit or apartment in a building of four or more storeys; flat, unit or apartment attached to a house; other/number of storeys unknown. The latter two categories are included with the semi-detached, row or terrace house or townhouse with one storey category in table 13 of this publication.
Religious	Includes convents, churches, temples, mosques, monasteries and noviciates.
Residential building	A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.
Semi-detached, row or terrace houses, townhouses	Dwellings having their own private grounds with no other dwellings above or below.
Shops	Includes retail shops, restaurants, taverns and shopping arcades.

FUNCTIONAL CLASSIFICATION OF BUILDING

INTRODUCTION

From the 1st of July 2000, the Australian Bureau of Statistics commenced coding building approvals using a revised Functional Classification of Building (FCB) (ABS Cat 1268.0.55.001). The FCB classifies buildings to the stated predominant function or purpose of the building, according to the description as described on the approval documentation. The revised FCB takes into account new and emerging trends within the building industry and provides further dissection on types of buildings.

The revised FCB has resulted in changes to the classifications within the non-residential sector, whereas the residential sector is unchanged. The following tables present data on the value of non-residential building approved in the financial year 2000–01 using the revised FCB.

RESULTS

VALUE OF NON-RESIDENTIAL BUILDING APPROVED: Original, Australia—2000–01

	<i>Private sector</i>	<i>Public sector</i>	<i>Total</i>
2000 FCB categories	\$m	\$m	\$m
Commercial			
Retail/wholesale trade	2 104.7	29.1	2 133.7
Transport	197.0	70.9	267.7
Offices	2 317.4	293.7	2 611.1
Other commercial n.e.c.	91.1	125.9	217.1
<i>Total commercial</i>	<i>4 710.2</i>	<i>519.6</i>	<i>5 229.6</i>
Industrial			
Factories	771.1	17.6	788.6
Warehouses	1 002.5	49.9	1 052.4
Agriculture/aquaculture	109.7	14.0	123.7
Other industrial n.e.c.	41.4	5.3	46.7
<i>Total industrial</i>	<i>1 924.7</i>	<i>86.8</i>	<i>2 011.4</i>
Other non-residential			
Education	579.8	1 248.2	1 828.0
Religion	104.9	—	104.9
Aged care	467.0	18.6	485.5
Health	304.1	739.0	1 043.3
Entertainment/recreation	683.6	409.9	1 093.5
Short-term accommodation	455.2	17.0	472.0
Other non-residential n.e.c.	216.3	323.6	539.9
<i>Total other non-residential</i>	<i>2 810.9</i>	<i>2 756.3</i>	<i>5 567.1</i>
Total non-residential	9 445.9	3 362.6	12 808.4

FUNCTIONAL CLASSIFICATION OF BUILDING *continued*

VALUE OF NON-RESIDENTIAL BUILDING APPROVED: Original, State—2000–01

2000 FCB categories	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Commercial									
Retail/wholesale trade	571.0	775.3	430.1	94.2	206.5	13.9	25.3	17.4	2 133.7
Transport	87.2	61.5	80.9	7.3	15.1	6.3	4.1	5.1	267.7
Offices	1 057.8	663.3	356.2	88.6	347.9	16.4	12.7	68.0	2 611.1
Other commercial n.e.c.	150.5	22.9	27.3	5.5	7.3	0.9	2.1	0.5	217.1
<i>Total commercial</i>	1 866.5	1 523.2	894.5	195.6	576.8	37.5	44.2	91.0	5 229.6
Industrial									
Factories	237.4	236.6	167.2	60.3	76.2	8.7	0.6	1.6	788.6
Warehouses	278.4	365.9	267.8	44.7	72.7	4.6	11.1	7.2	1 052.4
Agriculture/aquaculture	39.5	20.3	28.2	13.6	16.2	2.2	3.8	—	123.7
Other industrial n.e.c.	20.2	3.2	14.8	1.2	5.2	0.2	1.9	—	46.7
<i>Total industrial</i>	575.5	626.0	478.0	119.8	170.3	15.7	17.4	8.8	2 011.4
Other non-residential									
Education	345.5	720.4	403.6	145.1	150.2	25.7	13.2	24.4	1 828.0
Religion	51.6	22.2	17.8	3.5	5.3	2.8	0.4	1.3	104.9
Aged care	131.3	182.0	68.1	45.7	35.1	16.0	6.0	1.5	485.5
Health	150.0	356.9	308.6	106.2	41.2	5.4	65.0	9.9	1 043.3
Entertainment/recreation	328.6	348.7	185.0	30.2	153.5	25.7	12.4	9.4	1 093.5
Short-term accommodation	94.1	94.9	103.8	32.8	94.9	15.8	25.6	10.2	472.0
Other non-residential n.e.c.	95.1	186.4	124.6	49.5	61.6	7.9	12.1	2.7	539.8
<i>Total other non-residential</i>	1 196.1	1 911.5	1 211.5	413.0	541.8	99.3	134.7	59.4	5 567.1
Total non-residential	3 638.0	4 060.6	2 584.0	728.5	1 289.0	152.5	196.6	159.2	12 808.4

ADDITIONAL INFORMATION

The value of non-residential building will continue to be published under the previous FCB (see table 21 on page 28). Data will be presented on the new FCB once a sufficient time series becomes available. Some further breakdown of the transport, health and accommodation categories will also be able to be released.

A concordance between the previous FCB classification (1986 FCB) and the new FCB (2000 FCB) for non-residential building is outlined on the next page. The footnotes explain the major differences between the classifications.

For further information on the FCB classifications, please contact Roger Mables on Adelaide 08 8237 7494.

CLASSIFICATION CONCORDANCE TABLE: 1986 FCB to 2000 FCB

1986 FCB

2000 FCB

030	Hotels, motels, etc.	461	Self contained, short-term apartments
		462	Hotels (predominantly accommodation), motels, boarding houses, cabins
		463	Other short term accommodation n.e.c.
040	Shops	211	Retail and wholesale trade buildings
050	Factories	311	Factories and other secondary production buildings
060	Offices	231	Offices
070	Other business premises	221	Passenger transport buildings
		222	Non-passenger transport buildings
		223	Commercial carparks
		224	Other transport buildings n.e.c.
		291	Other commercial buildings n.e.c.
		321	Warehouses (excluding produce storage)
		331	Agricultural and aquacultural buildings(a)
		391	Other industrial buildings n.e.c.
		491	Other non-residential buildings n.e.c.(b)
080	Educational	411	Education buildings
		451	Entertainment and recreation buildings(c)
090	Religious	421	Religion buildings
100	Health	431	Aged care facilities(d)
		441	Hospitals
		442	Other health buildings n.e.c.
110	Entertainment and recreational	451	Entertainment and recreation buildings(c)
120	Miscellaneous	331	Agricultural and aquacultural buildings(a)
		431	Aged care facilities(d)
		491	Other non-residential buildings n.e.c.(b)

(a) In the 1986 FCB Farm sheds, Grain storage etc. were included under Other business premises and buildings for animal production (e.g. dairy, shearers sheds) under Miscellaneous. These are all coded under 331 Agricultural and aquacultural buildings in the 2000 FCB.

(b) The 1986 FCB included items not allocated to a specific category under Miscellaneous. A small number were also allocated to Other business premises. These are all coded to Other non-residential buildings in 2000 FCB.

(c) Museums, Art galleries and Libraries in the 1986 FCB were coded under Education and animal enclosures (e.g. wildlife parks) under Miscellaneous. These are all coded under 451 Entertainment and recreation buildings in the 2000 FCB.

(d) The 1986 FCB included Aged care facilities with medical care under Health and those without medical care under Miscellaneous. These are all coded to 431 Aged care facilities in the 2000 FCB.

GLOSSARY

Aged care	Building used in the provision or support of aged care facilities, excluding dwellings (e.g. retirement villages). Includes aged care facilities with and without medical care.
Agriculture/aquaculture	Buildings housing, or associated with, agricultural and aquacultural activities, including bulk storage of produce (e.g. shearing shed, grain silo, shearers' quarters).
Commercial	Buildings primarily occupied with or engaged in commercial trade or work intended for commercial trade, including buildings used primarily in wholesale and retail trades, office and transport activities.
Education	Buildings used in the provision or support of educational services, including group accommodation buildings (e.g. classrooms, school canteens, dormitories).
Entertainment and recreation	Buildings used in the provision of entertainment and recreational facilities or services (e.g. libraries, museums, casinos, sporting facilities).
Factories	Buildings housing, or associated with, production and assembly processes of intermediate and final goods.
Health	Buildings used in the provision of non-aged care medical services, and includes categories on Hospitals and Other health buildings n.e.c. (e.g. nurses quarters, laboratories, clinics).
Industrial	Buildings used for warehousing and the production and assembly activities of industrial establishments, including factories and plants.
Offices	Buildings primarily used in the provision of professional services or public administration (e.g. offices, insurance or finance buildings).
Religion	Buildings used for or associated with worship, or in support of programs sponsored by religious bodies (e.g. church, temple, church hall, dormitories).
Retail/wholesale trade	Buildings primarily used in the sale of goods to intermediate and end users.
Short-term accommodation	Buildings primarily providing short-term or temporary accommodation, and includes the following categories. <ul style="list-style-type: none"> ▪ Self contained, short term apartments (e.g. serviced apartments) ▪ Hotels (predominantly accommodation), motels, boarding houses, cabins ▪ Other short term accommodation n.e.c. (e.g. migrant hostels, youth hostels, lodges)
Transport	Buildings primarily used in the provision of transport services, and includes the following categories. <ul style="list-style-type: none"> ▪ Passenger transport buildings (e.g. passenger terminals) ▪ Non-passenger transport buildings (e.g. freight terminals) ▪ Commercial car parks (excluded are those built as part of, and intended to service, other distinct building developments) ▪ Other transport buildings n.e.c.
Warehouses	Buildings primarily used for storage of goods, excluding produce storage.

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