



# BUILDING APPROVALS

AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) TUES 1 APR 2003

## FEBRUARY KEY FIGURES

### TREND ESTIMATES

	Feb 2003	% change Jan 2003 to Feb 2003	% change Feb 2002 to Feb 2003
Dwelling units approved			
Private sector houses	8 637	-1.8	-11.9
Total dwelling units	12 726	-4.6	-8.5

### SEASONALLY ADJUSTED

	Feb 2003	% change Jan 2003 to Feb 2003	% change Feb 2002 to Feb 2003
Dwelling units approved			
Private sector houses	8 825	-0.9	-11.2
Total dwelling units	12 743	-4.0	-3.1

## FEBRUARY KEY POINTS

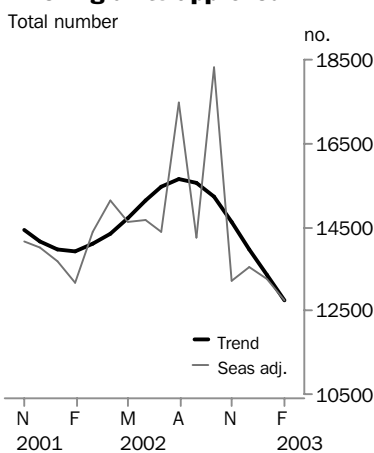
### TREND ESTIMATES

- The trend estimate for total dwelling units approved fell 4.6% in February 2003. This is the sixth consecutive monthly fall in the trend.
- The trend estimate for private sector houses approved fell 1.8% in February 2003, the seventh consecutive monthly fall.
- The trend estimate for other dwellings approved fell 10.3% in February 2003, following an 8.6% fall in January.

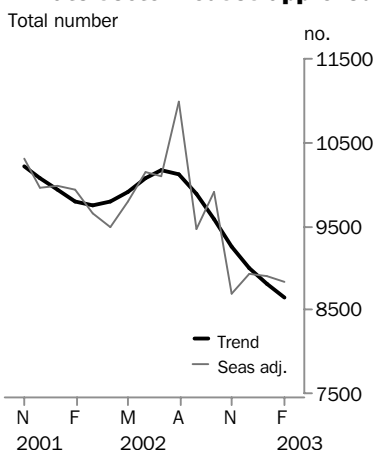
### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units approved fell 4.0% to 12,743 in February 2003.
- The seasonally adjusted estimate for private sector houses approved fell 0.9% to 8,825 in February 2003, following a 0.2% fall in January.
- The seasonally adjusted estimate for other dwellings approved fell 12.0% to 3,749 in February 2003.

### Dwelling units approved



### Private sector houses approved



- 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	<i>ISSUE</i>	<i>RELEASE DATE</i>
	March 2003	5 May 2003
	April 2003	2 June 2003
	May 2003	2 July 2003



CHANGES IN THIS ISSUE      There are no changes in this issue.



DATA NOTES      Building Approvals data now includes approvals in the External Territories of Australia (Jervis Bay, Christmas Island and Cocos-Keeling Islands). This has resulted in some minor revisions to data from July 2002. See paragraph 25 of the Explanatory Notes.



REVISIONS THIS MONTH      Revisions have been made to total dwelling units in this issue.

	2001-2	2002-3
New South Wales	+179	-
Victoria	-28	+295
Queensland	-9	-3
South Australia	+22	-3
Western Australia	-2	-30
TOTAL	+162	+259



SYMBOLS AND OTHER      n.a. not available  
USAGES      n.y.a. not yet available

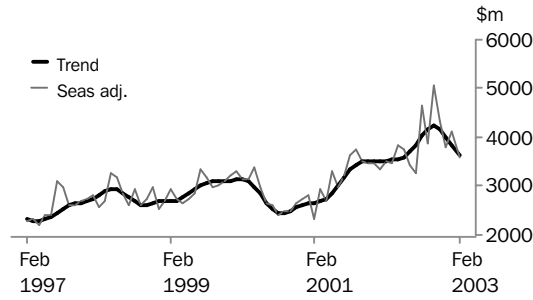
Dennis Trewin  
Australian Statistician



# VALUE OF BUILDING APPROVED

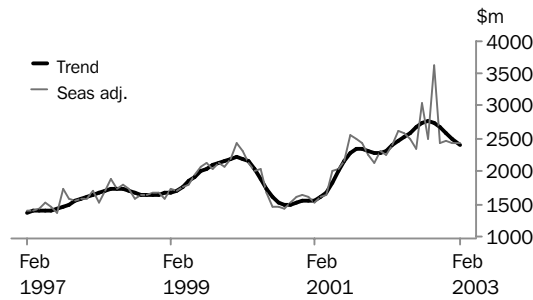
## VALUE OF TOTAL BUILDING

The trend estimate of the value of total building approved has fallen for the last four months, following ten months of growth. The trend estimate fell 5.3% in February 2003.



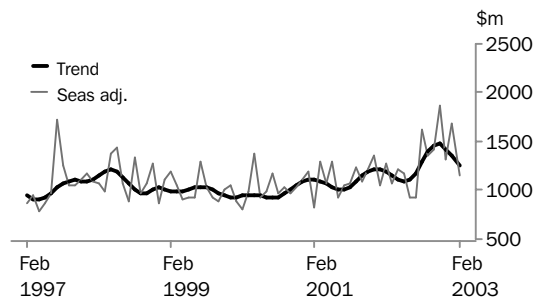
## VALUE OF RESIDENTIAL BUILDING

The trend estimate of the value of residential building approved has fallen for the last five months, following nine months of growth. The trend estimate fell 4.3% in February 2003.



## VALUE OF NON-RESIDENTIAL BUILDING

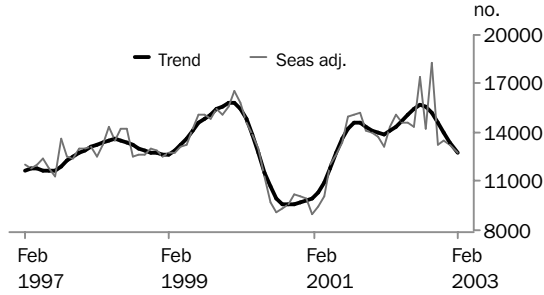
The trend estimate of the value of non-residential building approved has fallen for the last three months, following six months of growth. The trend estimate fell 7.2% in February 2003.



# DWELLINGS APPROVED

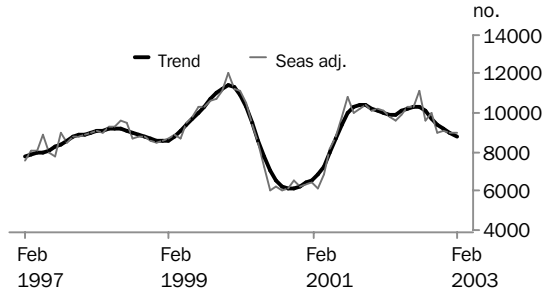
## TOTAL DWELLING UNITS

The trend estimate for total dwelling units approved has fallen for the last six months, following six months of growth.



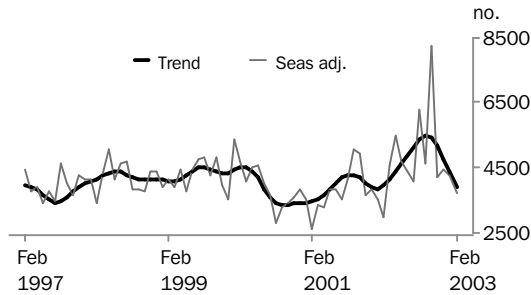
## PRIVATE SECTOR HOUSES

The trend estimate for private sector houses approved has fallen in the last seven months.



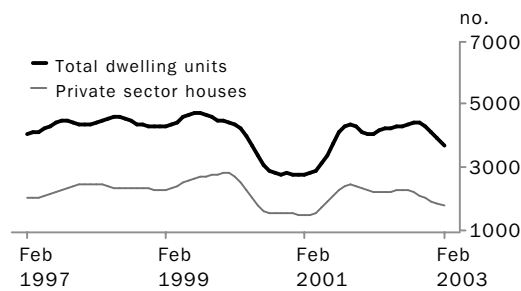
## OTHER DWELLINGS

The trend estimate for other dwellings approved has fallen at an increasing rate for the last five months, following eight months of growth.



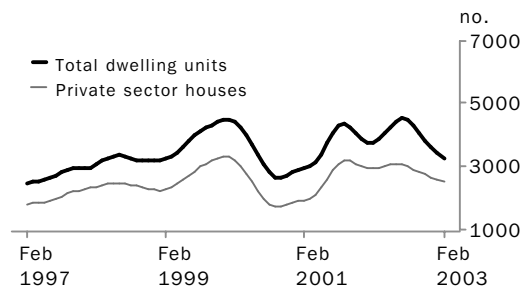
# DWELLING UNITS APPROVED: State Trends

## NEW SOUTH WALES



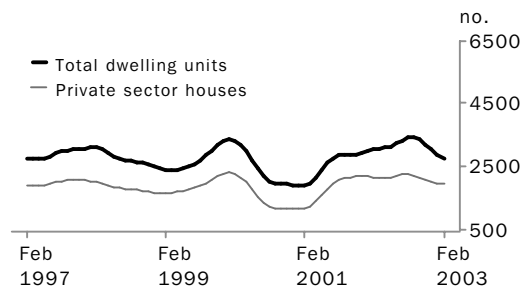
The trend estimate for total dwelling units approved in New South Wales has fallen for the last four months, following nine months of growth. The trend for private sector houses has fallen for the last seven months.

## VICTORIA



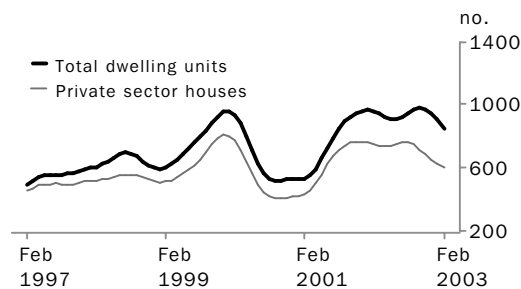
The trend estimate for total dwelling units approved in Victoria has fallen for the last seven months, following five months of growth. The trend for private sector houses has fallen for the last eight months.

## QUEENSLAND



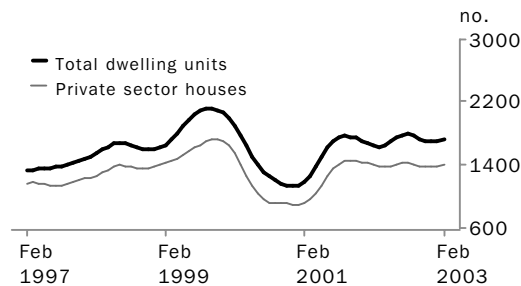
The trend estimate for total dwelling units approved in Queensland has fallen for the last five months, following eleven months of growth. The trend for private sector houses has fallen for the last six months.

## SOUTH AUSTRALIA



The trend estimate for total dwelling units approved in South Australia has fallen for the last four months, following four months of growth. The trend for private sector houses has fallen for the last six months.

## WESTERN AUSTRALIA



The trend estimate for total dwelling units approved in Western Australia is now showing a small rise (+1.4% in February 2003). The trend for private sector houses also rose in February, by 1.3%.

# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

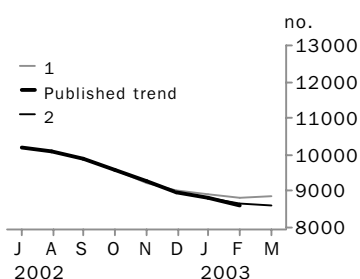
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

### 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.

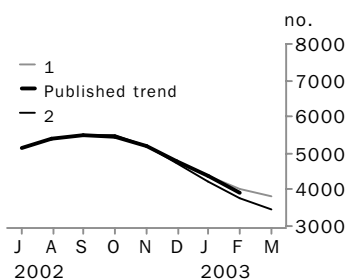
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the March seasonally adjusted estimate is higher than the February estimate by 4% for the number of private sector houses approved and 13% for other dwelling units approved; and that the March seasonally adjusted estimate is lower than the February estimate by 4% for the number of private sector houses approved and 13% 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:			
	no.	% change	<b>1</b> <i>rises by 4% on Feb 2003</i>	% change	<b>2</b> <i>falls by 4% on Feb 2003</i>	% change
October 2002	9 574	-3.2	9 564	-3.3	9 586	-3.2
November 2002	9 254	-3.3	9 246	-3.3	9 257	-3.4
December 2002	8 994	-2.8	9 020	-2.4	8 992	-2.9
January 2003	8 799	-2.2	8 893	-1.4	8 799	-2.1
February 2003	8 637	-1.8	8 825	-0.8	8 647	-1.7
March 2003	n.y.a.	n.y.a.	8 866	0.5	8 599	-0.6

### OTHER DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b> <i>rises by 13% on Feb 2003</i>	% change	<b>2</b> <i>falls by 13% on Feb 2003</i>	% change
October 2002	5 453	-0.8	5 463	-0.8	5 494	-0.6
November 2002	5 186	-4.9	5 192	-5.0	5 207	-5.2
December 2002	4 787	-7.7	4 776	-8.0	4 736	-9.0
January 2003	4 375	-8.6	4 373	-8.4	4 240	-10.5
February 2003	3 924	-10.3	4 032	-7.8	3 781	-10.8
March 2003	n.y.a.	n.y.a.	3 838	-4.8	3 459	-8.5

## LIST OF TABLES

		page
1	Dwelling units approved: All series	8
2	Dwelling units approved: All series – Percentage change	9
3	Value of building approved: All series	10
4	Value of building approved: All series – Percentage change	11
5	Dwelling units approved, private and public sector: Original	12
6	Value of building approved, private and public sector: Original	13
7	Dwelling units approved, by State: All series	14
8	Dwelling units approved, by State: All series – Percentage change	15
9	Private sector houses approved, by State: All series	16
10	Private sector houses approved, by State: All series – Percentage change	17
11	Total dwellings approved, by capital city statistical division	18
12	Dwelling units approved, by State, private and public sector: Original	19
13	Dwelling units approved in new residential buildings, number and value: Original	20
14	Value of building approved, Chain Volume Measures	21
15	Value of total building approved, by State: All series	22
16	Value of total building approved, by State: All series – Percentage change	23
17	Value of non–residential building approved, by State: Original and trend series	24
18	Value of non–residential building approved, By State: Original and trend series – Percentage change	25
19	Value of building approved, by State, private and public sector: Original	26
20	Value of non–residential building approved, by State, private and public sector: Original	27
21	Non–residential building approved, jobs by value range: Original	28

## DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS..		TOTAL DWELLING UNITS..		
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Public sector</i>	<i>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL							
<b>2001</b>							
December	9 022	9 145	3 491	3 684	12 513	316	12 829
<b>2002</b>							
January	8 590	8 787	3 508	3 599	12 098	288	12 386
February	9 888	10 075	2 763	2 966	12 651	390	13 041
March	9 341	9 478	3 897	4 018	13 238	258	13 496
April	9 797	9 943	5 302	5 447	15 099	291	15 390
May	11 085	11 212	4 735	4 932	15 820	324	16 144
June	9 543	9 712	3 725	4 028	13 268	472	13 740
July	10 557	10 786	4 034	4 284	14 591	479	15 070
August	10 972	11 124	6 915	6 949	17 887	186	18 073
September	9 517	9 643	3 979	4 084	13 496	231	13 727
October	10 246	10 435	8 752	8 930	18 998	367	19 365
November	8 971	9 246	4 469	4 534	13 440	340	13 780
December	8 259	8 397	4 458	4 519	12 717	199	12 916
<b>2003</b>							
January	7 644	7 745	3 920	3 969	11 564	150	11 714
February	8 783	8 938	3 481	3 689	12 264	363	12 627
SEASONALLY ADJUSTED							
<b>2001</b>							
December	9 960	10 126	3 654	3 865	13 614	377	13 991
<b>2002</b>							
January	9 974	10 177	3 411	3 520	13 385	312	13 697
February	9 940	10 144	2 812	3 012	12 752	404	13 156
March	9 655	9 805	4 455	4 599	14 110	294	14 404
April	9 483	9 629	5 357	5 486	14 840	275	15 115
May	9 801	9 929	4 543	4 694	14 344	279	14 623
June	10 151	10 290	4 239	4 383	14 390	283	14 673
July	10 091	10 295	3 790	4 069	13 881	483	14 364
August	10 982	11 172	6 253	6 297	17 235	234	17 469
September	9 464	9 584	4 498	4 662	13 962	284	14 246
October	9 899	10 047	8 046	8 273	17 945	375	18 320
November	8 701	8 993	4 145	4 232	12 846	379	13 225
December	8 918	9 079	4 400	4 471	13 318	232	13 550
<b>2003</b>							
January	8 901	9 020	4 200	4 259	13 101	178	13 279
February	8 825	8 994	3 546	3 749	12 371	372	12 743
TREND ESTIMATES							
<b>2001</b>							
December	10 062	10 243	3 712	3 883	13 774	352	14 126
<b>2002</b>							
January	9 922	10 102	3 682	3 847	13 604	345	13 949
February	9 801	9 974	3 782	3 941	13 583	332	13 915
March	9 751	9 915	4 020	4 175	13 771	319	14 090
April	9 783	9 941	4 265	4 418	14 049	310	14 359
May	9 920	10 072	4 496	4 652	14 416	308	14 724
June	10 083	10 234	4 734	4 896	14 817	313	15 130
July	10 170	10 329	4 986	5 152	15 156	325	15 481
August	10 114	10 284	5 217	5 379	15 331	332	15 663
September	9 896	10 075	5 348	5 499	15 244	330	15 574
October	9 574	9 756	5 318	5 453	14 892	317	15 209
November	9 254	9 434	5 064	5 186	14 318	302	14 620
December	8 994	9 170	4 672	4 787	13 666	291	13 957
<b>2003</b>							
January	8 799	8 969	4 263	4 375	13 062	282	13 344
February	8 637	8 802	3 801	3 924	12 438	288	12 726



## 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)							
<b>2001</b>							
December	-17.4	-17.5	-13.5	-11.7	-16.3	6.4	-15.9
<b>2002</b>							
January	-4.8	-3.9	0.5	-2.3	-3.3	-8.9	-3.5
February	15.1	14.7	-21.2	-17.6	4.6	35.4	5.3
March	-5.5	-5.9	41.0	35.5	4.6	-33.8	3.5
April	4.9	4.9	36.1	35.6	14.1	12.8	14.0
May	13.1	12.8	-10.7	-9.5	4.8	11.3	4.9
June	-13.9	-13.4	-21.3	-18.3	-16.1	45.7	-14.9
July	10.6	11.1	8.3	6.4	10.0	1.5	9.7
August	3.9	3.1	71.4	62.2	22.6	-61.2	19.9
September	-13.3	-13.3	-42.5	-41.2	-24.5	24.2	-24.0
October	7.7	8.2	120.0	118.7	40.8	58.9	41.1
November	-12.4	-11.4	-48.9	-49.2	-29.3	-7.4	-28.8
December	-7.9	-9.2	-0.2	-0.3	-5.4	-41.5	-6.3
<b>2003</b>							
January	-7.4	-7.8	-12.1	-12.2	-9.1	-24.6	-9.3
February	14.9	15.4	-11.2	-7.1	6.1	142.0	7.8
SEASONALLY ADJUSTED (% change from preceding month)							
<b>2001</b>							
December	-3.4	-3.4	4.9	5.3	-1.3	7.7	-1.1
<b>2002</b>							
January	0.1	0.5	-6.7	-8.9	-1.7	-17.2	-2.1
February	-0.3	-0.3	-17.6	-14.4	-4.7	29.5	-4.0
March	-2.9	-3.3	58.4	52.7	10.6	-27.2	9.5
April	-1.8	-1.8	20.2	19.3	5.2	-6.5	4.9
May	3.4	3.1	-15.2	-14.4	-3.3	1.5	-3.3
June	3.6	3.6	-6.7	-6.6	0.3	1.4	0.3
July	-0.6	0.0	-10.6	-7.2	-3.5	70.7	-2.1
August	8.8	8.5	65.0	54.8	24.2	-51.6	21.6
September	-13.8	-14.2	-28.1	-26.0	-19.0	21.4	-18.5
October	4.6	4.8	78.9	77.5	28.5	32.0	28.6
November	-12.1	-10.5	-48.5	-48.8	-28.4	1.1	-27.8
December	2.5	1.0	6.2	5.6	3.7	-38.8	2.5
<b>2003</b>							
January	-0.2	-0.6	-4.5	-4.7	-1.6	-23.3	-2.0
February	-0.9	-0.3	-15.6	-12.0	-5.6	109.0	-4.0
TREND ESTIMATES (% change from preceding month)							
<b>2001</b>							
December	-1.5	-1.5	-3.5	-3.4	-2.1	1.4	-2.0
<b>2002</b>							
January	-1.4	-1.4	-0.8	-0.9	-1.2	-2.0	-1.3
February	-1.2	-1.3	2.7	2.4	-0.2	-3.8	-0.2
March	-0.5	-0.6	6.3	5.9	1.4	-3.9	1.3
April	0.3	0.3	6.1	5.8	2.0	-2.8	1.9
May	1.4	1.3	5.4	5.3	2.6	-0.6	2.5
June	1.6	1.6	5.3	5.2	2.8	1.6	2.8
July	0.9	0.9	5.3	5.2	2.3	3.8	2.3
August	-0.5	-0.4	4.6	4.4	1.2	2.2	1.2
September	-2.2	-2.0	2.5	2.2	-0.6	-0.6	-0.6
October	-3.2	-3.2	-0.6	-0.8	-2.3	-3.9	-2.3
November	-3.3	-3.3	-4.8	-4.9	-3.9	-4.7	-3.9
December	-2.8	-2.8	-7.7	-7.7	-4.6	-3.6	-4.5
<b>2003</b>							
January	-2.2	-2.2	-8.8	-8.6	-4.4	-3.1	-4.4
February	-1.8	-1.9	-10.8	-10.3	-4.8	2.1	-4.6

## VALUE OF BUILDING APPROVED

Month	New residential building \$m	Alterations and additions to residential buildings(a) \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
ORIGINAL					
<b>2001</b>					
December	1 763.4	259.9	2 023.3	1 143.0	3 166.4
<b>2002</b>					
January	1 734.7	289.3	2 024.1	984.9	3 009.0
February	1 909.2	307.1	2 216.3	1 385.3	3 601.6
March	1 924.5	315.9	2 240.4	977.8	3 218.2
April	2 288.7	320.7	2 609.5	1 479.9	4 089.4
May	2 312.4	437.0	2 749.4	1 219.8	3 969.2
June	2 029.5	331.4	2 360.8	853.2	3 214.1
July	2 184.5	354.4	2 538.9	1 052.3	3 591.2
August	2 730.8	452.3	3 183.1	1 535.6	4 718.7
September	2 041.0	404.1	2 445.1	1 384.5	3 829.6
October	3 386.5	379.3	3 765.8	1 358.0	5 123.8
November	2 241.9	341.3	2 583.1	1 834.4	4 417.6
December	2 078.5	311.9	2 390.4	1 172.8	3 563.2
<b>2003</b>					
January	1 844.5	294.1	2 138.6	1 537.8	3 676.4
February	2 025.2	378.5	2 403.7	1 285.4	3 689.1
SEASONALLY ADJUSTED					
<b>2001</b>					
December	1 802.1	315.7	2 117.8	1 348.7	3 466.5
<b>2002</b>					
January	1 979.2	336.4	2 315.6	1 048.2	3 363.8
February	1 930.1	314.2	2 244.2	1 266.4	3 510.7
March	2 083.6	312.6	2 396.2	1 077.5	3 473.7
April	2 306.1	316.5	2 622.5	1 219.7	3 842.2
May	2 196.4	383.4	2 579.9	1 172.6	3 752.5
June	2 156.3	354.7	2 511.0	929.0	3 440.0
July	2 014.3	332.6	2 346.9	932.4	3 279.3
August	2 612.8	429.6	3 042.4	1 622.8	4 665.1
September	2 081.2	417.8	2 499.0	1 364.4	3 863.4
October	3 287.4	346.4	3 633.8	1 420.1	5 053.9
November	2 103.4	330.6	2 434.0	1 873.4	4 307.4
December	2 102.5	366.4	2 468.9	1 317.8	3 786.7
<b>2003</b>					
January	2 078.5	351.9	2 430.4	1 678.2	4 108.6
February	2 051.1	386.7	2 437.7	1 156.6	3 594.4
TREND ESTIMATES					
<b>2001</b>					
December	1 954.9	324.9	2 279.9	1 210.9	3 490.8
<b>2002</b>					
January	1 964.8	321.6	2 286.4	1 213.8	3 500.2
February	2 004.8	320.7	2 325.5	1 188.2	3 513.7
March	2 070.0	323.8	2 393.8	1 144.8	3 538.6
April	2 122.8	333.4	2 456.2	1 107.7	3 564.0
May	2 170.8	348.7	2 519.4	1 083.3	3 602.8
June	2 228.4	364.6	2 593.0	1 103.6	3 696.6
July	2 297.6	377.1	2 674.7	1 178.1	3 852.8
August	2 364.4	382.0	2 746.4	1 290.3	4 036.7
September	2 399.5	378.6	2 778.1	1 401.5	4 179.6
October	2 388.8	371.2	2 760.0	1 467.4	4 227.4
November	2 327.7	364.6	2 692.3	1 470.9	4 163.1
December	2 236.3	360.2	2 596.6	1 423.0	4 019.5
<b>2003</b>					
January	2 143.0	359.1	2 502.0	1 352.1	3 854.1
February	2 038.5	356.5	2 395.0	1 255.3	3 650.2

(a) Refer to Explanatory Notes paragraph 14.

## VALUE OF BUILDING APPROVED, Percentage Change

Month	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non-residential building	Total building
ORIGINAL (% change from preceding month)					
<b>2001</b>					
December	-16.7	-21.1	-17.3	0.3	-11.7
<b>2002</b>					
January	-1.6	11.3	0.0	-13.8	-5.0
February	10.1	6.2	9.5	40.7	19.7
March	0.8	2.9	1.1	-29.4	-10.6
April	18.9	1.5	16.5	51.4	27.1
May	1.0	36.3	5.4	-17.6	-2.9
June	-12.2	-24.2	-14.1	-30.1	-19.0
July	7.6	6.9	7.5	23.3	11.7
August	25.0	27.6	25.4	45.9	31.4
September	-25.3	-10.7	-23.2	-9.8	-18.8
October	65.9	-6.1	54.0	-1.9	33.8
November	-33.8	-10.0	-31.4	35.1	-13.8
December	-7.3	-8.6	-7.5	-36.1	-19.3
<b>2003</b>					
January	-11.3	-5.7	-10.5	31.1	3.2
February	9.8	28.7	12.4	-16.4	0.3
SEASONALLY ADJUSTED (% change from preceding month)					
<b>2001</b>					
December	-7.6	-0.7	-6.7	11.2	-0.4
<b>2002</b>					
January	9.8	6.6	9.3	-22.3	-3.0
February	-2.5	-6.6	-3.1	20.8	4.4
March	8.0	-0.5	6.8	-14.9	-1.1
April	10.7	1.2	9.4	13.2	10.6
May	-4.8	21.2	-1.6	-3.9	-2.3
June	-1.8	-7.5	-2.7	-20.8	-8.3
July	-6.6	-6.2	-6.5	0.4	-4.7
August	29.7	29.2	29.6	74.0	42.3
September	-20.3	-2.7	-17.9	-15.9	-17.2
October	58.0	-17.1	45.4	4.1	30.8
November	-36.0	-4.6	-33.0	31.9	-14.8
December	0.0	10.8	1.4	-29.7	-12.1
<b>2003</b>					
January	-1.1	-4.0	-1.6	27.4	8.5
February	-1.3	9.9	0.3	-31.1	-12.5
TREND ESTIMATES (% change from preceding month)					
<b>2001</b>					
December	-1.5	-1.4	-1.5	1.9	-0.4
<b>2002</b>					
January	0.5	-1.0	0.3	0.2	0.3
February	2.0	-0.3	1.7	-2.1	0.4
March	3.3	1.0	2.9	-3.7	0.7
April	2.5	3.0	2.6	-3.2	0.7
May	2.3	4.6	2.6	-2.2	1.1
June	2.7	4.6	2.9	1.9	2.6
July	3.1	3.4	3.1	6.8	4.2
August	2.9	1.3	2.7	9.5	4.8
September	1.5	-0.9	1.2	8.6	3.5
October	-0.4	-1.9	-0.6	4.7	1.1
November	-2.6	-1.8	-2.5	0.2	-1.5
December	-3.9	-1.2	-3.6	-3.3	-3.4
<b>2003</b>					
January	-4.2	-0.3	-3.6	-5.0	-4.1
February	-4.9	-0.7	-4.3	-7.2	-5.3

(a) Refer to Explanatory Notes paragraph 14.

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

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion	Non-residential building	Total dwelling units
PRIVATE SECTOR (Number)						
<b>1999-2000</b>	121 422	47 711	825	1 905	522	172 385
<b>2000-01</b>	78 727	35 326	763	2 120	155	117 091
<b>2001-02</b>	118 795	46 411	586	1 896	257	167 945
<b>2002</b>						
February	9 876	2 622	44	100	9	12 651
March	9 329	3 698	39	150	22	13 238
April	9 789	5 154	78	64	14	15 099
May	11 075	4 234	70	359	82	15 820
June	9 522	3 546	44	144	12	13 268
July	10 541	3 906	63	53	28	14 591
August	10 961	6 329	67	511	19	17 887
September	9 506	3 648	82	227	33	13 496
October	10 233	8 632	54	43	36	18 998
November	8 954	4 315	81	86	4	13 440
December	8 247	4 259	49	91	71	12 717
<b>2003</b>						
January	7 626	3 828	58	41	11	11 564
February	8 772	3 300	31	129	32	12 264
PUBLIC SECTOR (Number)						
<b>1999-2000</b>	1 754	2 517	56	6	9	4 342
<b>2000-01</b>	1 110	2 498	105	105	2	3 820
<b>2001-02</b>	1 919	1 917	7	1	3	3 847
<b>2002</b>						
February	187	199	4	0	0	390
March	137	119	1	0	1	258
April	146	144	0	0	1	291
May	127	197	0	0	0	324
June	169	303	0	0	0	472
July	229	250	0	0	0	479
August	152	34	0	0	0	186
September	126	105	0	0	0	231
October	189	178	0	0	0	367
November	275	64	0	0	1	340
December	138	61	0	0	0	199
<b>2003</b>						
January	101	49	0	0	0	150
February	155	208	0	0	0	363
TOTAL (Number)						
<b>1999-2000</b>	123 176	50 228	881	1 911	531	176 727
<b>2000-01</b>	79 837	37 824	868	2 225	157	120 911
<b>2001-02</b>	120 714	48 328	593	1 897	260	171 792
<b>2002</b>						
February	10 063	2 821	48	100	9	13 041
March	9 466	3 817	40	150	23	13 496
April	9 935	5 298	78	64	15	15 390
May	11 202	4 431	70	359	82	16 144
June	9 691	3 849	44	144	12	13 740
July	10 770	4 156	63	53	28	15 070
August	11 113	6 363	67	511	19	18 073
September	9 632	3 753	82	227	33	13 727
October	10 422	8 810	54	43	36	19 365
November	9 229	4 379	81	86	5	13 780
December	8 385	4 320	49	91	71	12 916
<b>2003</b>						
January	7 727	3 877	58	41	11	11 714
February	8 927	3 508	31	129	32	12 627

## VALUE OF BUILDING APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion	Total residential building	Non-residential building	Total building
PRIVATE SECTOR (\$ million)								
<b>1999-2000</b>	15 500.1	5 781.6	95.0	3 105.2	234.5	24 716.5	9 043.5	<b>33 760.0</b>
<b>2000-01</b>	10 940.6	4 820.5	76.9	2 751.6	277.9	18 867.6	9 497.8	<b>28 365.5</b>
<b>2001-02</b>	17 310.3	6 855.5	65.5	3 457.3	275.6	27 964.3	9 916.5	<b>37 880.5</b>
<b>2002</b>								
February	1 448.5	417.1	5.5	273.2	12.2	2 156.5	1 091.1	<b>3 247.6</b>
March	1 375.6	522.1	3.3	270.4	18.8	2 190.2	734.5	<b>2 924.6</b>
April	1 470.4	780.6	9.3	297.1	6.0	2 563.5	836.0	<b>3 399.5</b>
May	1 659.4	607.9	6.2	346.3	72.6	2 692.4	861.1	<b>3 553.5</b>
June	1 475.1	494.9	5.5	292.4	22.0	2 290.0	665.3	<b>2 955.2</b>
July	1 623.1	498.5	10.5	327.8	5.8	2 465.7	860.5	<b>3 326.2</b>
August	1 685.1	1 022.0	7.0	353.6	74.0	3 141.8	1 229.9	<b>4 371.7</b>
September	1 478.1	530.1	10.3	343.4	33.1	2 395.1	1 148.0	<b>3 543.1</b>
October	1 610.4	1 728.5	5.1	356.0	5.3	3 705.4	1 018.1	<b>4 723.5</b>
November	1 419.6	779.4	10.1	297.8	12.5	2 519.5	1 413.0	<b>3 932.4</b>
December	1 327.9	725.4	6.0	275.6	14.4	2 349.3	844.1	<b>3 193.4</b>
<b>2003</b>								
January	1 225.7	599.4	6.6	273.4	3.6	2 108.6	1 213.9	<b>3 322.5</b>
February	1 430.6	537.1	3.0	334.4	20.8	2 326.0	993.9	<b>3 319.8</b>
PUBLIC SECTOR (\$ million)								
<b>1999-2000</b>	202.1	241.9	3.7	101.9	0.9	550.7	3 149.9	<b>3 700.7</b>
<b>2000-01</b>	147.2	282.1	7.6	157.7	13.7	608.1	3 376.4	<b>3 984.7</b>
<b>2001-02</b>	251.9	213.4	0.4	156.4	0.1	622.3	3 790.0	<b>4 412.5</b>
<b>2002</b>								
February	22.6	21.0	0.0	16.2	0.0	59.8	294.2	<b>354.0</b>
March	14.5	12.3	0.1	23.3	0.0	50.2	243.3	<b>293.5</b>
April	19.8	17.9	0.0	8.3	0.0	46.0	643.9	<b>689.9</b>
May	18.4	26.7	0.0	11.9	0.0	57.0	358.7	<b>415.7</b>
June	23.1	36.3	0.0	11.4	0.0	70.9	188.0	<b>258.9</b>
July	33.5	29.4	0.0	10.3	0.0	73.2	191.7	<b>264.9</b>
August	20.1	3.6	0.0	17.6	0.0	41.3	305.7	<b>347.0</b>
September	20.1	12.7	0.0	17.3	0.0	50.1	236.5	<b>286.6</b>
October	26.2	21.4	0.0	12.9	0.0	60.4	339.9	<b>400.3</b>
November	35.1	7.8	0.0	20.8	0.0	63.7	421.5	<b>485.1</b>
December	17.9	7.2	0.0	16.0	0.0	41.1	328.7	<b>369.9</b>
<b>2003</b>								
January	13.7	5.8	0.0	10.5	0.0	30.0	323.8	<b>353.8</b>
February	23.1	34.4	0.0	20.2	0.0	77.7	291.5	<b>369.3</b>
TOTAL (\$ million)								
<b>1999-2000</b>	15 702.4	6 023.6	98.7	3 207.2	235.4	25 267.2	12 193.4	<b>37 460.6</b>
<b>2000-01</b>	11 088.1	5 102.6	84.7	2 909.2	291.6	19 475.8	12 874.0	<b>32 350.0</b>
<b>2001-02</b>	17 562.0	7 069.0	65.9	3 613.9	275.7	28 586.5	13 706.4	<b>42 293.4</b>
<b>2002</b>								
February	1 471.1	438.1	5.5	289.4	12.2	2 216.3	1 385.3	<b>3 601.6</b>
March	1 390.1	534.4	3.4	293.8	18.8	2 240.4	977.8	<b>3 218.2</b>
April	1 490.2	798.5	9.3	305.4	6.0	2 609.5	1 479.9	<b>4 089.4</b>
May	1 677.7	634.6	6.2	358.2	72.6	2 749.4	1 219.8	<b>3 969.2</b>
June	1 498.2	531.3	5.5	303.8	22.0	2 360.8	853.2	<b>3 214.1</b>
July	1 656.6	527.9	10.5	338.0	5.8	2 538.9	1 052.3	<b>3 591.2</b>
August	1 705.2	1 025.6	7.0	371.3	74.0	3 183.1	1 535.6	<b>4 718.7</b>
September	1 498.2	542.8	10.3	360.7	33.1	2 445.1	1 384.5	<b>3 829.6</b>
October	1 636.6	1 749.9	5.1	368.9	5.3	3 765.8	1 358.0	<b>5 123.8</b>
November	1 454.7	787.2	10.1	318.6	12.5	2 583.1	1 834.4	<b>4 417.6</b>
December	1 345.8	732.7	6.0	291.5	14.4	2 390.4	1 172.8	<b>3 563.2</b>
<b>2003</b>								
January	1 239.4	605.1	6.6	283.9	3.6	2 138.6	1 537.8	<b>3 676.4</b>
February	1 453.8	571.5	3.0	354.6	20.8	2 403.7	1 285.4	<b>3 689.1</b>

## DWELLING UNITS APPROVED, States and Australia

	<i>New South Wales</i>	<i>Victoria</i>	<i>Queensland</i>	<i>South Australia</i>	<i>Western Australia</i>	<i>Tasmania</i>	<i>Northern Territory</i>	<i>Australian Capital Territory</i>	<i>Australia</i>
<i>Month</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL									
<b>2001</b>									
December	3 596	3 904	2 463	970	1 520	160	36	180	12 829
<b>2002</b>									
January	3 691	3 501	2 463	764	1 535	284	69	79	12 386
February	3 281	3 808	3 114	971	1 548	147	75	97	13 041
March	3 644	3 530	3 598	904	1 372	163	118	167	13 496
April	5 060	4 376	2 855	987	1 718	144	84	166	15 390
May	5 144	4 462	3 157	981	1 937	165	49	249	16 144
June	3 718	3 993	3 113	826	1 701	172	122	95	13 740
July	3 867	4 174	3 339	935	2 119	180	128	328	15 070
August	4 696	5 766	4 245	1 072	1 841	177	84	192	18 073
September	3 794	3 846	2 733	860	1 641	178	108	567	13 727
October	6 143	4 753	4 993	1 125	1 759	173	101	318	19 365
November	4 468	3 266	2 825	930	1 793	146	60	292	13 780
December	3 534	3 507	2 866	882	1 531	200	80	316	12 916
<b>2003</b>									
January	3 536	3 062	2 363	784	1 659	141	30	139	11 714
February	3 516	3 512	2 808	745	1 587	152	83	224	12 627
SEASONALLY ADJUSTED									
<b>2001</b>									
December	3 859	3 938	2 977	1 068	1 714	162	n.a.	n.a.	13 991
<b>2002</b>									
January	3 979	3 966	2 718	931	1 684	264	n.a.	n.a.	13 697
February	3 458	3 596	3 161	938	1 695	148	n.a.	n.a.	13 156
March	4 072	3 644	3 734	877	1 577	169	n.a.	n.a.	14 404
April	5 168	3 984	2 916	1 056	1 611	133	n.a.	n.a.	15 115
May	4 485	4 437	2 664	953	1 663	153	n.a.	n.a.	14 623
June	4 116	4 442	3 230	824	1 633	255	n.a.	n.a.	14 673
July	3 229	4 437	3 233	744	2 023	207	n.a.	n.a.	14 364
August	4 827	4 971	4 202	1 156	1 819	192	n.a.	n.a.	17 469
September	4 050	3 864	2 763	809	1 751	162	n.a.	n.a.	14 246
October	5 779	4 765	4 470	1 130	1 671	150	n.a.	n.a.	18 320
November	4 082	3 257	2 759	978	1 670	130	n.a.	n.a.	13 225
December	3 574	3 518	3 323	914	1 578	192	n.a.	n.a.	13 550
<b>2003</b>									
January	3 942	3 538	2 658	983	1 857	127	n.a.	n.a.	13 279
February	3 703	3 313	2 838	719	1 737	153	n.a.	n.a.	12 743
TREND ESTIMATES									
<b>2001</b>									
December	4 147	3 893	2 955	958	1 713	178	70	212	14 126
<b>2002</b>									
January	4 073	3 773	3 024	967	1 677	177	73	184	13 949
February	4 076	3 755	3 066	963	1 646	175	75	158	13 915
March	4 156	3 861	3 098	950	1 634	174	78	139	14 090
April	4 221	4 036	3 116	928	1 651	177	82	147	14 359
May	4 254	4 248	3 161	910	1 694	183	87	187	14 724
June	4 278	4 434	3 239	906	1 748	190	93	242	15 130
July	4 317	4 535	3 336	917	1 784	193	100	301	15 481
August	4 376	4 499	3 418	941	1 788	189	104	351	15 663
September	4 424	4 326	3 439	968	1 765	177	103	377	15 574
October	4 433	4 083	3 358	983	1 729	163	96	370	15 209
November	4 334	3 834	3 206	975	1 703	154	86	333	14 620
December	4 147	3 612	3 053	945	1 696	149	77	283	13 957
<b>2003</b>									
January	3 949	3 426	2 916	906	1 700	147	69	233	13 344
February	3 703	3 269	2 776	850	1 724	147	64	194	12 726

## 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)									
<b>2001</b>									
December	-24.6	2.7	-21.5	4.2	-24.7	-5.9	-28.0	-52.4	-15.9
<b>2002</b>									
January	2.6	-10.3	0.0	-21.2	1.0	77.5	91.7	-56.1	-3.5
February	-11.1	8.8	26.4	27.1	0.8	-48.2	8.7	22.8	5.3
March	11.1	-7.3	15.5	-6.9	-11.4	10.9	57.3	72.2	3.5
April	38.9	24.0	-20.7	9.2	25.2	-11.7	-28.8	-0.6	14.0
May	1.7	2.0	10.6	-0.6	12.7	14.6	-41.7	50.0	4.9
June	-27.7	-10.5	-1.4	-15.8	-12.2	4.2	149.0	-61.8	-14.9
July	4.0	4.5	7.3	13.2	24.6	4.7	4.9	245.3	9.7
August	21.4	38.1	27.1	14.7	-13.1	-1.7	-34.4	-41.5	19.9
September	-19.2	-33.3	-35.6	-19.8	-10.9	0.6	28.6	195.3	-24.0
October	61.9	23.6	82.7	30.8	7.2	-2.8	-6.5	-43.9	41.1
November	-27.3	-31.3	-43.4	-17.3	1.9	-15.6	-40.6	-8.2	-28.8
December	-20.9	7.4	1.5	-5.2	-14.6	37.0	33.3	8.2	-6.3
<b>2003</b>									
January	0.1	-12.7	-17.6	-11.1	8.4	-29.5	-62.5	-56.0	-9.3
February	-0.6	14.7	18.8	-5.0	-4.3	7.8	176.7	61.2	7.8
SEASONALLY ADJUSTED (% change from preceding month)									
<b>2001</b>									
December	-10.7	9.6	0.6	16.1	-4.2	5.4	n.a.	n.a.	-1.1
<b>2002</b>									
January	3.1	0.7	-8.7	-12.9	-1.8	62.8	n.a.	n.a.	-2.1
February	-13.1	-9.3	16.3	0.8	0.7	-43.8	n.a.	n.a.	-4.0
March	17.8	1.3	18.2	-6.5	-7.0	14.2	n.a.	n.a.	9.5
April	26.9	9.3	-21.9	20.5	2.1	-21.4	n.a.	n.a.	4.9
May	-13.2	11.4	-8.6	-9.7	3.3	14.6	n.a.	n.a.	-3.3
June	-8.2	0.1	21.2	-13.6	-1.8	67.0	n.a.	n.a.	0.3
July	-21.5	-0.1	0.1	-9.8	23.9	-18.7	n.a.	n.a.	-2.1
August	49.5	12.0	30.0	55.4	-10.1	-7.5	n.a.	n.a.	21.6
September	-16.1	-22.3	-34.2	-30.0	-3.7	-15.6	n.a.	n.a.	-18.5
October	42.7	23.3	61.8	39.8	-4.6	-6.9	n.a.	n.a.	28.6
November	-29.4	-31.7	-38.3	-13.5	-0.1	-13.4	n.a.	n.a.	-27.8
December	-12.5	8.0	20.4	-6.5	-5.5	47.5	n.a.	n.a.	2.5
<b>2003</b>									
January	10.3	0.6	-20.0	7.5	17.6	-34.0	n.a.	n.a.	-2.0
February	-6.1	-6.3	6.8	-26.9	-6.4	20.7	n.a.	n.a.	-4.0
TREND ESTIMATES (% change from preceding month)									
<b>2001</b>									
December	-3.2	-4.4	2.1	1.3	-1.6	2.3	0.7	-8.4	-2.0
<b>2002</b>									
January	-1.8	-3.1	2.3	1.0	-2.1	-0.3	3.0	-13.4	-1.3
February	0.1	-0.5	1.4	-0.4	-1.8	-1.6	3.6	-14.1	-0.2
March	1.9	2.8	1.0	-1.4	-0.7	-0.4	3.9	-12.0	1.3
April	1.6	4.5	0.6	-2.3	1.0	1.7	5.0	6.0	1.9
May	0.8	5.2	1.5	-2.0	2.6	3.7	6.5	26.8	2.5
June	0.6	4.4	2.5	-0.4	3.2	3.6	6.4	29.6	2.8
July	0.9	2.3	3.0	1.2	2.0	1.7	7.2	24.5	2.3
August	1.4	-0.8	2.4	2.6	0.3	-2.1	4.6	16.7	1.2
September	1.1	-3.8	0.6	2.9	-1.3	-6.5	-0.7	7.4	-0.6
October	0.2	-5.6	-2.3	1.6	-2.0	-7.7	-6.7	-2.0	-2.3
November	-2.2	-6.1	-4.5	-0.8	-1.5	-5.9	-11.0	-10.0	-3.9
December	-4.3	-5.8	-4.8	-3.1	-0.4	-2.9	-10.8	-14.9	-4.5
<b>2003</b>									
January	-4.8	-5.1	-4.5	-4.2	0.2	-1.3	-9.9	-17.8	-4.4
February	-6.2	-4.6	-4.8	-6.1	1.4	-0.6	-6.8	-16.6	-4.6

## 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									
<b>2001</b>									
December	2 175	2 784	1 813	699	1 259	157	28	107	9 022
<b>2002</b>									
January	2 064	2 346	1 928	667	1 307	180	41	57	8 590
February	2 147	3 051	2 332	769	1 341	136	44	68	9 888
March	1 988	2 955	2 115	756	1 173	162	47	145	9 341
April	2 231	3 216	2 010	701	1 367	136	38	98	9 797
May	2 562	3 436	2 419	795	1 562	155	30	126	11 085
June	2 210	2 927	2 073	716	1 330	158	49	80	9 543
July	2 391	2 970	2 335	795	1 677	176	49	164	10 557
August	2 332	3 130	2 858	807	1 474	172	39	160	10 972
September	2 066	2 892	2 060	762	1 430	172	36	99	9 517
October	2 242	3 128	2 337	729	1 442	151	24	193	10 246
November	2 230	2 407	1 754	720	1 454	143	41	222	8 971
December	1 678	2 682	1 775	570	1 198	191	34	131	8 259
<b>2003</b>									
January	1 719	2 078	1 750	494	1 356	137	23	87	7 644
February	1 778	2 757	2 013	633	1 269	147	30	156	8 783
SEASONALLY ADJUSTED									
<b>2001</b>									
December	2 311	2 981	2 241	780	1 345	n.a.	n.a.	n.a.	9 960
<b>2002</b>									
January	2 271	2 888	2 240	783	1 494	n.a.	n.a.	n.a.	9 974
February	2 249	2 877	2 284	775	1 494	n.a.	n.a.	n.a.	9 940
March	2 159	2 916	2 130	728	1 400	n.a.	n.a.	n.a.	9 655
April	2 162	3 055	1 989	717	1 289	n.a.	n.a.	n.a.	9 483
May	2 121	3 205	2 106	738	1 356	n.a.	n.a.	n.a.	9 801
June	2 537	3 079	2 083	729	1 377	n.a.	n.a.	n.a.	10 151
July	2 196	2 910	2 369	716	1 509	n.a.	n.a.	n.a.	10 091
August	2 397	3 160	2 791	861	1 404	n.a.	n.a.	n.a.	10 982
September	2 101	2 757	2 000	747	1 520	n.a.	n.a.	n.a.	9 464
October	2 134	3 204	2 119	689	1 387	n.a.	n.a.	n.a.	9 899
November	2 136	2 360	1 806	726	1 276	n.a.	n.a.	n.a.	8 701
December	1 736	2 841	2 146	595	1 236	n.a.	n.a.	n.a.	8 918
<b>2003</b>									
January	1 883	2 509	2 056	615	1 552	n.a.	n.a.	n.a.	8 901
February	1 859	2 605	1 971	640	1 417	n.a.	n.a.	n.a.	8 825
TREND ESTIMATES									
<b>2001</b>									
December	2 372	2 993	2 205	764	1 443	n.a.	n.a.	n.a.	10 062
<b>2002</b>									
January	2 301	2 939	2 203	763	1 430	n.a.	n.a.	n.a.	9 922
February	2 237	2 938	2 173	755	1 413	n.a.	n.a.	n.a.	9 801
March	2 208	2 976	2 140	744	1 395	n.a.	n.a.	n.a.	9 751
April	2 215	3 017	2 133	737	1 383	n.a.	n.a.	n.a.	9 783
May	2 247	3 061	2 174	738	1 386	n.a.	n.a.	n.a.	9 920
June	2 284	3 078	2 237	747	1 406	n.a.	n.a.	n.a.	10 083
July	2 297	3 060	2 281	758	1 422	n.a.	n.a.	n.a.	10 170
August	2 272	3 006	2 283	760	1 427	n.a.	n.a.	n.a.	10 114
September	2 204	2 926	2 234	746	1 415	n.a.	n.a.	n.a.	9 896
October	2 109	2 838	2 149	719	1 392	n.a.	n.a.	n.a.	9 574
November	2 015	2 753	2 067	685	1 375	n.a.	n.a.	n.a.	9 254
December	1 934	2 674	2 011	654	1 373	n.a.	n.a.	n.a.	8 994
<b>2003</b>									
January	1 870	2 608	1 975	629	1 380	n.a.	n.a.	n.a.	8 799
February	1 810	2 547	1 949	604	1 399	n.a.	n.a.	n.a.	8 637

n.a. not available



## 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)									
<b>2001</b>									
December	-21.6	-10.4	-22.2	-8.5	-23.5	-7.6	-6.7	7.0	-17.4
<b>2002</b>									
January	-5.1	-15.7	6.3	-4.6	3.8	14.6	46.4	-46.7	-4.8
February	4.0	30.1	21.0	15.3	2.6	-24.4	7.3	19.3	15.1
March	-7.4	-3.1	-9.3	-1.7	-12.5	19.1	6.8	113.2	-5.5
April	12.2	8.8	-5.0	-7.3	16.5	-16.0	-19.1	-32.4	4.9
May	14.8	6.8	20.3	13.4	14.3	14.0	-21.1	28.6	13.1
June	-13.7	-14.8	-14.3	-9.9	-14.9	1.9	63.3	-36.5	-13.9
July	8.2	1.5	12.6	11.0	26.1	11.4	0.0	105.0	10.6
August	-2.5	5.4	22.4	1.5	-12.1	-2.3	-20.4	-2.4	3.9
September	-11.4	-7.6	-27.9	-5.6	-3.0	0.0	-7.7	-38.1	-13.3
October	8.5	8.2	13.4	-4.3	0.8	-12.2	-33.3	94.9	7.7
November	-0.5	-23.0	-24.9	-1.2	0.8	-5.3	70.8	15.0	-12.4
December	-24.8	11.4	1.2	-20.8	-17.6	33.6	-17.1	-41.0	-7.9
<b>2003</b>									
January	2.4	-22.5	-1.4	-13.3	13.2	-28.3	-32.4	-33.6	-7.4
February	3.4	32.7	15.0	28.1	-6.4	7.3	30.4	79.3	14.9
SEASONALLY ADJUSTED (% change from preceding month)									
<b>2001</b>									
December	-10.3	-1.4	0.3	6.1	-8.4	n.a.	n.a.	n.a.	-3.4
<b>2002</b>									
January	-1.7	-3.1	0.0	0.5	11.1	n.a.	n.a.	n.a.	0.1
February	-1.0	-0.4	1.9	-1.1	0.0	n.a.	n.a.	n.a.	-0.3
March	-4.0	1.4	-6.7	-6.1	-6.3	n.a.	n.a.	n.a.	-2.9
April	0.2	4.7	-6.6	-1.5	-7.9	n.a.	n.a.	n.a.	-1.8
May	-1.9	4.9	5.9	2.8	5.2	n.a.	n.a.	n.a.	3.4
June	19.6	-3.9	-1.1	-1.1	1.5	n.a.	n.a.	n.a.	3.6
July	-13.4	-5.5	13.7	-1.9	9.6	n.a.	n.a.	n.a.	-0.6
August	9.1	8.6	17.8	20.3	-6.9	n.a.	n.a.	n.a.	8.8
September	-12.3	-12.8	-28.3	-13.2	8.2	n.a.	n.a.	n.a.	-13.8
October	1.6	16.2	6.0	-7.8	-8.7	n.a.	n.a.	n.a.	4.6
November	0.1	-26.3	-14.8	5.4	-8.0	n.a.	n.a.	n.a.	-12.1
December	-18.7	20.4	18.8	-18.1	-3.1	n.a.	n.a.	n.a.	2.5
<b>2003</b>									
January	8.4	-11.7	-4.2	3.5	25.5	n.a.	n.a.	n.a.	-0.2
February	-1.3	3.8	-4.1	3.9	-8.7	n.a.	n.a.	n.a.	-0.9
TREND ESTIMATES (% change from preceding month)									
<b>2001</b>									
December	-2.5	-3.2	0.5	0.0	-0.5	n.a.	n.a.	n.a.	-1.5
<b>2002</b>									
January	-3.0	-1.8	-0.1	-0.1	-0.9	n.a.	n.a.	n.a.	-1.4
February	-2.8	-0.1	-1.4	-1.0	-1.2	n.a.	n.a.	n.a.	-1.2
March	-1.3	1.3	-1.5	-1.4	-1.3	n.a.	n.a.	n.a.	-0.5
April	0.4	1.4	-0.3	-0.9	-0.9	n.a.	n.a.	n.a.	0.3
May	1.4	1.5	1.9	0.1	0.2	n.a.	n.a.	n.a.	1.4
June	1.6	0.5	2.9	1.3	1.4	n.a.	n.a.	n.a.	1.6
July	0.6	-0.6	2.0	1.5	1.2	n.a.	n.a.	n.a.	0.9
August	-1.1	-1.8	0.1	0.3	0.4	n.a.	n.a.	n.a.	-0.5
September	-3.0	-2.7	-2.2	-1.8	-0.9	n.a.	n.a.	n.a.	-2.2
October	-4.3	-3.0	-3.8	-3.7	-1.6	n.a.	n.a.	n.a.	-3.2
November	-4.5	-3.0	-3.8	-4.6	-1.2	n.a.	n.a.	n.a.	-3.3
December	-4.0	-2.9	-2.7	-4.6	-0.2	n.a.	n.a.	n.a.	-2.8
<b>2003</b>									
January	-3.3	-2.5	-1.8	-3.9	0.5	n.a.	n.a.	n.a.	-2.2
February	-3.2	-2.3	-1.3	-3.8	1.3	n.a.	n.a.	n.a.	-1.8

## TOTAL DWELLINGS APPROVED, By Capital City Statistical Division(a)

	Sydney	Melbourne	Brisbane	Adelaide	Perth	Greater Hobart	Darwin(a)	Canberra
Period	no.	no.	no.	no.	no.	no.	no.	no.
PRIVATE SECTOR								
<b>1999-2000</b>	33 020	38 611	15 582	6 847	16 052	813	932	2 317
<b>2000-01</b>	21 881	27 528	11 942	4 792	10 700	490	436	1 640
<b>2001-02</b>	31 634	36 723	16 390	6 920	14 515	814	607	2 155
<b>2002</b>								
February	1 893	2 772	1 270	550	1 135	76	43	97
March	2 309	2 528	2 085	512	965	76	89	163
April	3 249	3 387	1 202	697	1 163	74	49	166
May	3 366	3 152	1 357	636	1 410	79	32	248
June	2 091	2 953	1 545	477	1 169	60	77	95
July	2 126	3 146	1 697	571	1 385	89	97	308
August	2 863	4 733	1 998	693	1 338	95	37	188
September	2 205	2 783	1 245	507	1 249	84	85	540
October	4 525	3 540	1 743	783	1 304	87	70	245
November	2 793	2 386	1 309	597	1 190	71	42	265
December	2 255	2 575	1 560	615	1 102	103	72	316
<b>2003</b>								
January	2 361	2 299	1 148	555	1 251	65	12	136
February	2 201	2 424	1 430	457	1 150	70	65	221
PUBLIC SECTOR								
<b>1999-2000</b>	647	629	256	87	777	21	119	55
<b>2000-01</b>	701	374	326	75	689	16	228	107
<b>2001-02</b>	482	635	243	302	557	53	20	75
<b>2002</b>								
February	90	23	13	36	58	0	0	0
March	52	33	15	17	60	0	0	4
April	18	35	18	17	25	1	0	0
May	14	66	61	27	47	5	0	0
June	48	28	52	26	79	5	0	0
July	31	48	7	45	122	0	0	20
August	4	36	7	35	33	0	7	4
September	14	56	5	32	22	0	0	27
October	4	70	35	40	27	0	2	73
November	0	17	52	49	47	0	0	27
December	0	13	11	60	18	0	0	0
<b>2003</b>								
January	8	2	5	27	28	0	0	3
February	84	105	22	27	15	0	1	3
TOTAL								
<b>1999-2000</b>	33 667	39 240	15 838	6 934	16 829	834	1 051	2 372
<b>2000-01</b>	22 582	27 902	12 268	4 867	11 389	506	664	1 747
<b>2001-02</b>	32 116	37 358	16 633	7 222	15 072	867	627	2 230
<b>2002</b>								
February	1 983	2 795	1 283	586	1 193	76	43	97
March	2 361	2 561	2 100	529	1 025	76	89	167
April	3 267	3 422	1 220	714	1 188	75	49	166
May	3 380	3 218	1 418	663	1 457	84	32	248
June	2 139	2 981	1 597	503	1 248	65	77	95
July	2 157	3 194	1 704	616	1 507	89	97	328
August	2 867	4 769	2 005	728	1 371	95	44	192
September	2 219	2 839	1 250	539	1 271	84	85	567
October	4 529	3 610	1 778	823	1 331	87	72	318
November	2 793	2 403	1 361	646	1 237	71	42	292
December	2 255	2 588	1 571	675	1 120	103	72	316
<b>2003</b>								
January	2 369	2 301	1 153	582	1 279	65	12	139
February	2 285	2 529	1 452	484	1 165	70	66	224

(a) Refer to Explanatory Notes paragraph 24.

## 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>
<b>PRIVATE SECTOR</b>						
New South Wales	1 775	1 548	15	58	19	3 415
Victoria	2 755	561	5	69	12	3 402
Queensland	2 009	749	6	1	1	2 766
South Australia	633	82	0	0	0	715
Western Australia	1 269	249	4	0	0	1 522
Tasmania	145	4	1	1	0	151
Northern Territory	30	42	0	0	0	72
Australian Capital Territory	156	65	0	0	0	221
<b>Australia</b>	<b>8 772</b>	<b>3 300</b>	<b>31</b>	<b>129</b>	<b>32</b>	<b>12 264</b>
<b>PUBLIC SECTOR</b>						
New South Wales	22	79	0	0	0	101
Victoria	27	83	0	0	0	110
Queensland	42	0	0	0	0	42
South Australia	18	12	0	0	0	30
Western Australia	39	26	0	0	0	65
Tasmania	1	0	0	0	0	1
Northern Territory	5	6	0	0	0	11
Australian Capital Territory	1	2	0	0	0	3
<b>Australia</b>	<b>155</b>	<b>208</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>363</b>
<b>TOTAL</b>						
New South Wales	1 797	1 627	15	58	19	3 516
Victoria	2 782	644	5	69	12	3 512
Queensland	2 051	749	6	1	1	2 808
South Australia	651	94	0	0	0	745
Western Australia	1 308	275	4	0	0	1 587
Tasmania	146	4	1	1	0	152
Northern Territory	35	48	0	0	0	83
Australian Capital Territory	157	67	0	0	0	224
<b>Australia</b>	<b>8 927</b>	<b>3 508</b>	<b>31</b>	<b>129</b>	<b>32</b>	<b>12 627</b>

(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										
<b>1999-2000</b>	123 176	10 445	12 910	23 355	5 400	4 846	16 627	26 873	50 228	173 404
<b>2000-01</b>	79 837	7 381	8 506	15 887	2 864	4 184	14 889	21 937	37 824	117 661
<b>2001-02</b>	120 714	9 034	10 520	19 554	3 352	4 974	20 448	28 774	48 328	169 042
<b>2001</b>										
December	9 131	647	934	1 581	292	312	1 297	1 901	3 482	12 613
<b>2002</b>										
January	8 776	716	710	1 426	201	329	1 376	1 906	3 332	12 108
February	10 063	491	660	1 151	296	465	909	1 670	2 821	12 884
March	9 466	653	762	1 415	217	429	1 756	2 402	3 817	13 283
April	9 935	877	1 073	1 950	210	515	2 623	3 348	5 298	15 233
May	11 202	927	866	1 793	250	522	1 866	2 638	4 431	15 633
June	9 691	812	934	1 746	426	207	1 470	2 103	3 849	13 540
July	10 770	999	1 313	2 312	369	392	1 083	1 844	4 156	14 926
August	11 113	797	970	1 767	300	721	3 575	4 596	6 363	17 476
September	9 632	766	779	1 545	232	273	1 703	2 208	3 753	13 385
October	10 422	1 101	1 062	2 163	488	705	5 454	6 647	8 810	19 232
November	9 229	626	822	1 448	257	270	2 404	2 931	4 379	13 608
December	8 385	682	826	1 508	181	194	2 437	2 812	4 320	12 705
<b>2003</b>										
January	7 727	553	880	1 433	286	328	1 830	2 444	3 877	11 604
February	8 927	666	862	1 528	176	491	1 313	1 980	3 508	12 435

## VALUE (\$ million)

<b>1999-2000</b>	15 702.4	872.2	1 347.0	2 219.1	500.0	506.8	2 798.0	3 804.7	6 023.6	21 725.9
<b>2000-01</b>	11 088.1	640.3	1 003.0	1 643.3	301.7	509.8	2 647.6	3 458.9	5 102.6	16 190.7
<b>2001-02</b>	17 562.0	864.0	1 386.7	2 250.6	357.3	699.1	3 761.8	4 818.3	7 069.0	24 631.2
<b>2001</b>										
December	1 288.5	59.6	118.8	178.4	28.0	51.6	216.8	296.5	474.9	1 763.4
<b>2002</b>										
January	1 266.9	62.8	96.1	158.8	27.8	35.3	245.9	309.0	467.9	1 734.7
February	1 471.1	44.5	91.5	136.1	29.6	55.9	216.6	302.1	438.1	1 909.2
March	1 390.1	60.8	96.0	156.9	23.0	63.7	290.8	377.5	534.4	1 924.5
April	1 490.2	95.3	150.9	246.2	21.1	77.7	453.4	552.2	798.5	2 288.7
May	1 677.7	94.9	123.4	218.3	20.0	78.7	317.6	416.3	634.6	2 312.4
June	1 498.2	73.8	121.8	195.6	50.5	33.5	251.7	335.7	531.3	2 029.5
July	1 656.6	97.9	167.2	265.1	43.5	53.7	165.6	262.8	527.9	2 184.5
August	1 705.2	76.0	128.7	204.7	28.5	113.1	679.3	820.8	1 025.6	2 730.8
September	1 498.2	72.3	107.7	180.1	33.9	35.5	293.3	362.7	542.8	2 041.0
October	1 636.6	121.1	157.0	278.1	37.2	103.3	1 331.3	1 471.8	1 749.9	3 386.5
November	1 454.7	62.3	120.4	182.7	30.0	36.0	538.5	604.5	787.2	2 241.9
December	1 345.8	76.2	120.0	196.2	18.4	24.7	493.3	536.5	732.7	2 078.5
<b>2003</b>										
January	1 239.4	59.1	116.3	175.4	39.6	52.0	338.1	429.8	605.1	1 844.5
February	1 453.8	71.8	123.9	195.7	20.7	61.1	293.9	375.7	571.5	2 025.2

(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)							
<b>1999-2000</b>	17 803.3	6 462.6	24 199.7	4 019.8	28 233.4	12 259.7	40 082.1
<b>2000-01</b>	11 088.0	5 102.6	16 190.6	3 285.3	19 475.9	12 874.0	32 350.0
<b>2001-02</b>	17 121.5	6 887.8	24 009.2	3 849.9	27 859.2	13 436.7	41 295.8
<b>2001</b>							
September	4 335.5	1 953.0	6 288.5	965.6	7 254.1	3 277.5	10 531.7
December	4 277.8	1 668.1	5 945.9	949.7	6 895.6	3 427.2	10 322.8
<b>2002</b>							
March	4 015.8	1 399.4	5 415.2	886.7	6 302.0	3 303.9	9 605.8
June	4 492.3	1 867.3	6 359.6	1 047.9	7 407.5	3 428.1	10 835.6
September	4 638.0	2 005.6	6 643.7	1 155.2	7 798.9	3 801.8	11 600.7
December	4 200.6	3 003.5	7 204.0	977.9	8 181.9	4 105.6	12 287.5
SEASONALLY ADJUSTED (\$ million)							
<b>2001</b>							
September	4 208.2	1 963.5	6 171.7	940.4	7 112.1	3 316.9	10 429.0
December	4 244.1	1 430.5	5 674.5	962.3	6 636.9	3 582.6	10 219.5
<b>2002</b>							
March	4 293.6	1 509.2	5 802.8	934.2	6 737.0	3 340.3	10 077.3
June	4 375.6	1 984.6	6 360.2	1 012.9	7 373.1	3 196.9	10 570.0
September	4 457.5	1 936.7	6 394.2	1 121.4	7 515.6	3 733.3	11 249.0
December	4 171.3	2 819.2	6 990.5	984.3	7 974.8	4 317.0	12 291.8
TREND ESTIMATES (\$ million)							
<b>2001</b>							
September	3 955.0	1 628.5	5 581.4	922.4	6 504.0	3 402.8	9 903.8
December	4 278.8	1 629.1	5 907.6	945.2	6 852.9	3 399.6	10 250.0
<b>2002</b>							
March	4 372.6	1 602.9	5 975.8	977.2	6 953.0	3 337.6	10 291.7
June	4 367.5	1 820.0	6 182.9	1 018.2	7 202.4	3 432.3	10 635.5
September	4 352.2	2 200.3	6 548.9	1 046.4	7 596.3	3 726.2	11 323.7
December	4 287.7	2 526.7	6 891.7	1 051.9	7 920.9	4 045.3	11 952.6
TREND ESTIMATES (% change from preceding quarter)							
<b>2001</b>							
September	16.1	6.0	13.0	4.0	11.6	2.9	8.4
December	8.2	0.0	5.8	2.5	5.4	-0.1	3.5
<b>2002</b>							
March	2.2	-1.6	1.2	3.4	1.5	-1.8	0.4
June	-0.1	13.5	3.5	4.2	3.6	2.8	3.3
September	-0.4	20.9	5.9	2.8	5.5	8.6	6.5
December	-1.5	14.8	5.2	0.5	4.3	8.6	5.6

(a) Reference year for chain volume measures is 2000–2001.  
Refer to Explanatory Notes paragraph 23.

(b) Refer to Explanatory Notes paragraph 14.

## VALUE OF TOTAL BUILDING APPROVED, States and Australia

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (\$ million)									
<b>2001</b>									
December	984.8	1 100.9	538.6	163.7	254.6	46.6	23.7	53.5	3 166.4
<b>2002</b>									
January	1 011.8	894.8	523.8	193.9	302.6	42.0	18.2	21.9	3 009.0
February	1 039.5	1 266.1	698.1	182.2	285.2	31.5	66.8	32.3	3 601.6
March	849.0	1 018.0	752.7	186.2	256.8	39.1	30.6	85.6	3 218.2
April	1 378.7	1 314.2	765.6	183.3	352.2	25.7	24.3	45.2	4 089.4
May	1 342.8	1 210.7	724.0	191.4	398.3	36.0	15.1	50.9	3 969.2
June	882.0	1 041.8	676.8	182.1	329.4	35.7	31.9	34.4	3 214.1
July	970.9	1 069.9	712.8	187.2	462.6	54.7	36.2	96.9	3 591.2
August	1 254.0	1 519.2	923.0	253.2	624.0	36.1	44.7	64.4	4 718.7
September	1 215.0	1 203.7	683.6	195.1	318.6	35.1	51.6	127.0	3 829.6
October	1 725.5	1 284.9	1 328.8	274.6	357.3	35.4	34.5	82.7	5 123.8
November	1 867.7	1 121.2	681.7	289.1	339.7	30.5	20.7	67.1	4 417.6
December	1 223.5	1 048.7	629.8	195.8	298.0	39.6	21.8	105.9	3 563.2
<b>2003</b>									
January	1 068.3	1 285.2	600.3	150.2	483.0	39.4	9.2	40.7	3 676.4
February	1 359.2	1 018.6	679.8	179.4	299.7	40.4	20.5	91.6	3 689.1
SEASONALLY ADJUSTED (\$ million)									
<b>2001</b>									
December	1 094.8	1 035.3	712.7	177.1	310.8	n.a.	n.a.	n.a.	3 466.5
<b>2002</b>									
January	1 099.2	1 024.9	572.0	242.1	330.8	n.a.	n.a.	n.a.	3 363.8
February	1 018.0	1 114.2	751.7	179.1	314.3	n.a.	n.a.	n.a.	3 510.7
March	1 045.6	1 033.1	716.5	183.9	298.1	n.a.	n.a.	n.a.	3 473.7
April	1 351.5	1 192.1	701.0	195.7	317.6	n.a.	n.a.	n.a.	3 842.2
May	1 274.9	1 203.4	662.2	182.1	335.0	n.a.	n.a.	n.a.	3 752.5
June	910.6	1 186.9	705.9	192.5	346.6	n.a.	n.a.	n.a.	3 440.0
July	755.3	1 127.1	676.2	149.8	417.3	n.a.	n.a.	n.a.	3 279.3
August	1 257.3	1 467.8	930.1	229.0	607.5	n.a.	n.a.	n.a.	4 665.1
September	1 179.4	1 228.5	708.7	198.6	335.6	n.a.	n.a.	n.a.	3 863.4
October	1 695.2	1 262.7	1 366.7	273.4	314.3	n.a.	n.a.	n.a.	5 053.9
November	1 926.4	1 114.4	546.6	289.8	316.9	n.a.	n.a.	n.a.	4 307.4
December	1 308.6	1 007.3	757.7	212.2	335.0	n.a.	n.a.	n.a.	3 786.7
<b>2003</b>									
January	1 154.5	1 480.7	634.9	190.9	531.8	n.a.	n.a.	n.a.	4 108.6
February	1 316.5	892.5	728.4	175.7	328.5	n.a.	n.a.	n.a.	3 594.4
TREND (\$ million)									
<b>2001</b>									
December	1 126.7	1 060.2	658.8	195.6	321.4	n.a.	n.a.	n.a.	3 490.8
<b>2002</b>									
January	1 126.1	1 065.0	663.4	197.7	316.4	n.a.	n.a.	n.a.	3 500.2
February	1 129.6	1 077.1	670.9	196.3	310.8	n.a.	n.a.	n.a.	3 513.7
March	1 127.5	1 099.3	684.1	192.4	312.9	n.a.	n.a.	n.a.	3 538.6
April	1 105.9	1 134.9	691.5	186.2	327.3	n.a.	n.a.	n.a.	3 564.0
May	1 066.4	1 180.3	702.8	181.1	351.4	n.a.	n.a.	n.a.	3 602.8
June	1 053.1	1 225.4	730.4	182.6	375.9	n.a.	n.a.	n.a.	3 696.6
July	1 098.7	1 260.7	770.4	193.8	387.1	n.a.	n.a.	n.a.	3 852.8
August	1 203.7	1 275.0	805.5	211.9	386.0	n.a.	n.a.	n.a.	4 036.7
September	1 333.6	1 256.1	822.3	228.4	376.5	n.a.	n.a.	n.a.	4 179.6
October	1 445.1	1 205.3	810.6	238.1	366.5	n.a.	n.a.	n.a.	4 227.4
November	1 495.3	1 134.7	777.8	237.9	363.0	n.a.	n.a.	n.a.	4 163.1
December	1 479.0	1 057.2	738.9	229.1	367.7	n.a.	n.a.	n.a.	4 019.5
<b>2003</b>									
January	1 429.7	985.4	704.4	216.2	376.0	n.a.	n.a.	n.a.	3 854.1
February	1 348.4	911.9	668.4	198.6	384.2	n.a.	n.a.	n.a.	3 650.2

## VALUE OF TOTAL BUILDING 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)									
<b>2001</b>									
December	-19.2	6.9	-20.3	-5.8	-30.8	29.7	39.6	-22.9	-11.7
<b>2002</b>									
January	2.7	-18.7	-2.7	18.4	18.9	-9.8	-23.3	-59.0	-5.0
February	2.7	41.5	33.3	-6.0	-5.7	-25.1	268.2	47.1	19.7
March	-18.3	-19.6	7.8	2.2	-10.0	24.3	-54.2	165.2	-10.6
April	62.4	29.1	1.7	-1.5	37.1	-34.4	-20.7	-47.1	27.1
May	-2.6	-7.9	-5.4	4.4	13.1	40.1	-37.7	12.6	-2.9
June	-34.3	-13.9	-6.5	-4.8	-17.3	-0.7	110.9	-32.5	-19.0
July	10.1	2.7	5.3	2.8	40.5	53.1	13.3	182.0	11.7
August	29.2	42.0	29.5	35.3	34.9	-33.9	23.5	-33.5	31.4
September	-3.1	-20.8	-25.9	-22.9	-48.9	-2.9	15.4	97.2	-18.8
October	42.0	6.7	94.4	40.8	12.2	1.0	-33.1	-34.9	33.8
November	8.2	-12.7	-48.7	5.3	-4.9	-14.1	-40.0	-18.8	-13.8
December	-34.5	-6.5	-7.6	-32.2	-12.3	30.2	5.5	57.8	-19.3
<b>2003</b>									
January	-12.7	22.6	-4.7	-23.3	62.1	-0.5	-57.6	-61.6	3.2
February	27.2	-20.7	13.2	19.4	-37.9	2.4	121.9	125.1	0.3
SEASONALLY ADJUSTED (% change from preceding month)									
<b>2001</b>									
December	-11.3	-1.3	28.1	-2.7	-8.6	n.a.	n.a.	n.a.	-0.4
<b>2002</b>									
January	0.4	-1.0	-19.7	36.7	6.4	n.a.	n.a.	n.a.	-3.0
February	-7.4	8.7	31.4	-26.0	-5.0	n.a.	n.a.	n.a.	4.4
March	2.7	-7.3	-4.7	2.7	-5.2	n.a.	n.a.	n.a.	-1.1
April	29.2	15.4	-2.2	6.4	6.6	n.a.	n.a.	n.a.	10.6
May	-5.7	0.9	-5.5	-7.0	5.5	n.a.	n.a.	n.a.	-2.3
June	-28.6	-1.4	6.6	5.7	3.5	n.a.	n.a.	n.a.	-8.3
July	-17.1	-5.0	-4.2	-22.2	20.4	n.a.	n.a.	n.a.	-4.7
August	66.5	30.2	37.6	52.9	45.6	n.a.	n.a.	n.a.	42.3
September	-6.2	-16.3	-23.8	-13.3	-44.8	n.a.	n.a.	n.a.	-17.2
October	43.7	2.8	92.8	37.7	-6.3	n.a.	n.a.	n.a.	30.8
November	13.6	-11.7	-60.0	6.0	0.8	n.a.	n.a.	n.a.	-14.8
December	-32.1	-9.6	38.6	-26.8	5.7	n.a.	n.a.	n.a.	-12.1
<b>2003</b>									
January	-11.8	47.0	-16.2	-10.1	58.7	n.a.	n.a.	n.a.	8.5
February	14.0	-39.7	14.7	-7.9	-38.2	n.a.	n.a.	n.a.	-12.5
TREND ESTIMATES (% change from preceding month)									
<b>2001</b>									
December	-1.5	-0.4	-0.4	2.4	-0.7	n.a.	n.a.	n.a.	-0.4
<b>2002</b>									
January	-0.1	0.4	0.7	1.1	-1.5	n.a.	n.a.	n.a.	0.3
February	0.3	1.1	1.1	-0.7	-1.8	n.a.	n.a.	n.a.	0.4
March	-0.2	2.1	2.0	-2.0	0.7	n.a.	n.a.	n.a.	0.7
April	-1.9	3.2	1.1	-3.2	4.6	n.a.	n.a.	n.a.	0.7
May	-3.6	4.0	1.6	-2.7	7.4	n.a.	n.a.	n.a.	1.1
June	-1.2	3.8	3.9	0.8	7.0	n.a.	n.a.	n.a.	2.6
July	4.3	2.9	5.5	6.1	3.0	n.a.	n.a.	n.a.	4.2
August	9.6	1.1	4.6	9.3	-0.3	n.a.	n.a.	n.a.	4.8
September	10.8	-1.5	2.1	7.8	-2.5	n.a.	n.a.	n.a.	3.5
October	8.4	-4.0	-1.4	4.3	-2.7	n.a.	n.a.	n.a.	1.1
November	3.5	-5.9	-4.0	-0.1	-1.0	n.a.	n.a.	n.a.	-1.5
December	-1.1	-6.8	-5.0	-3.7	1.3	n.a.	n.a.	n.a.	-3.4
<b>2003</b>									
January	-3.3	-6.8	-4.7	-5.6	2.3	n.a.	n.a.	n.a.	-4.1
February	-5.7	-7.5	-5.1	-8.1	2.2	n.a.	n.a.	n.a.	-5.3

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

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (\$ million)									
<b>2001</b>									
December	379.4	439.9	157.0	42.9	56.8	27.4	16.2	23.6	1 143.0
<b>2002</b>									
January	363.9	248.7	171.6	94.0	88.2	8.2	5.7	4.5	984.9
February	445.0	543.6	199.3	59.6	62.5	11.8	52.7	10.6	1 385.3
March	202.2	373.8	197.3	74.9	47.6	15.2	12.4	54.3	977.8
April	464.7	529.0	302.5	55.8	95.2	7.0	9.6	16.2	1 479.9
May	398.1	427.4	184.9	55.5	125.9	11.6	5.8	10.5	1 219.8
June	197.9	305.9	164.0	68.3	78.6	14.0	11.1	13.5	853.2
July	285.4	290.0	191.7	53.3	152.6	27.7	14.6	37.0	1 052.3
August	382.5	386.8	229.4	121.0	346.9	9.1	29.1	30.7	1 535.6
September	502.5	404.1	243.1	75.1	71.5	9.9	28.9	49.3	1 384.5
October	434.8	332.5	386.3	56.1	94.6	10.3	16.0	27.4	1 358.0
November	965.1	401.4	200.9	152.2	79.8	10.2	7.7	17.2	1 834.4
December	475.7	364.2	140.5	64.6	65.8	9.8	5.1	47.0	1 172.8
<b>2003</b>									
January	394.4	660.0	186.5	39.8	220.5	15.9	2.9	17.8	1 537.8
February	579.0	311.2	198.4	62.8	60.0	17.0	5.0	52.0	1 285.4
TREND (\$ million)									
<b>2001</b>									
December	414.6	374.3	207.9	74.3	85.9	n.a.	n.a.	n.a.	1 210.9
<b>2002</b>									
January	410.5	388.0	197.4	73.0	84.0	n.a.	n.a.	n.a.	1 213.8
February	394.4	391.7	191.5	69.6	78.7	n.a.	n.a.	n.a.	1 188.2
March	363.9	388.9	190.3	65.2	77.3	n.a.	n.a.	n.a.	1 144.8
April	329.1	392.2	185.5	62.2	84.6	n.a.	n.a.	n.a.	1 107.7
May	291.0	398.9	183.3	60.6	99.4	n.a.	n.a.	n.a.	1 083.3
June	277.8	403.2	196.5	62.2	114.9	n.a.	n.a.	n.a.	1 103.6
July	309.6	404.1	224.1	68.5	121.2	n.a.	n.a.	n.a.	1 178.1
August	386.5	402.6	250.6	77.7	119.6	n.a.	n.a.	n.a.	1 290.3
September	485.1	395.3	266.5	84.7	113.2	n.a.	n.a.	n.a.	1 401.5
October	572.2	377.5	264.7	88.0	107.6	n.a.	n.a.	n.a.	1 467.4
November	622.0	350.8	247.1	86.5	107.6	n.a.	n.a.	n.a.	1 470.9
December	627.8	319.4	222.6	81.7	113.3	n.a.	n.a.	n.a.	1 423.0
<b>2003</b>									
January	606.2	288.3	200.2	75.1	121.2	n.a.	n.a.	n.a.	1 352.1
February	564.7	254.4	179.5	66.0	127.6	n.a.	n.a.	n.a.	1 255.3

(a) Seasonally adjusted data is not available due to the volatility of the data.



Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
<b>2001</b>									
December	-8.1	18.4	-5.7	-25.2	-42.8	127.2	111.4	78.1	0.3
<b>2002</b>									
January	-4.1	-43.5	9.3	119.4	55.3	-70.1	-64.5	-80.8	-13.8
February	22.3	118.6	16.2	-36.6	-29.1	43.9	818.2	134.3	40.7
March	-54.6	-31.2	-1.0	25.6	-23.9	29.2	-76.4	411.3	-29.4
April	129.8	41.5	53.3	-25.5	100.0	-54.3	-22.4	-70.2	51.4
May	-14.3	-19.2	-38.9	-0.6	32.3	66.5	-39.3	-35.2	-17.6
June	-50.3	-28.4	-11.3	23.0	-37.5	20.6	89.5	28.7	-30.1
July	44.2	-5.2	16.9	-21.9	94.1	98.2	31.9	173.5	23.3
August	34.0	33.4	19.7	127.0	127.3	-67.3	99.1	-17.1	45.9
September	31.4	4.5	6.0	-37.9	-79.4	9.7	-0.7	60.4	-9.8
October	-13.5	-17.7	58.9	-25.4	32.3	3.9	-44.8	-44.3	-1.9
November	121.9	20.7	-48.0	171.4	-15.6	-1.6	-51.6	-37.2	35.1
December	-50.7	-9.3	-30.1	-57.5	-17.5	-3.2	-33.5	172.7	-36.1
<b>2003</b>									
January	-17.1	81.2	32.8	-38.4	234.8	62.1	-43.1	-62.1	31.1
February	46.8	-52.8	6.4	57.6	-72.8	6.7	72.7	191.7	-16.4
TREND ESTIMATES (% change from preceding month)									
<b>2001</b>									
December	0.5	6.2	-6.4	1.4	1.2	n.a.	n.a.	n.a.	1.9
<b>2002</b>									
January	-1.0	3.7	-5.1	-1.7	-2.2	n.a.	n.a.	n.a.	0.2
February	-3.9	1.0	-3.0	-4.6	-6.4	n.a.	n.a.	n.a.	-2.1
March	-7.7	-0.7	-0.6	-6.4	-1.7	n.a.	n.a.	n.a.	-3.7
April	-9.6	0.9	-2.5	-4.7	9.4	n.a.	n.a.	n.a.	-3.2
May	-11.6	1.7	-1.2	-2.4	17.5	n.a.	n.a.	n.a.	-2.2
June	-4.5	1.1	7.2	2.6	15.5	n.a.	n.a.	n.a.	1.9
July	11.4	0.2	14.1	10.2	5.5	n.a.	n.a.	n.a.	6.8
August	24.8	-0.4	11.8	13.3	-1.3	n.a.	n.a.	n.a.	9.5
September	25.5	-1.8	6.4	9.1	-5.4	n.a.	n.a.	n.a.	8.6
October	18.0	-4.5	-0.7	3.8	-5.0	n.a.	n.a.	n.a.	4.7
November	8.7	-7.1	-6.7	-1.7	0.0	n.a.	n.a.	n.a.	0.2
December	0.9	-8.9	-9.9	-5.5	5.4	n.a.	n.a.	n.a.	-3.3
<b>2003</b>									
January	-3.4	-9.7	-10.1	-8.0	7.0	n.a.	n.a.	n.a.	-5.0
February	-6.8	-11.8	-10.3	-12.2	5.2	n.a.	n.a.	n.a.	-7.2

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

## VALUE OF BUILDING APPROVED, By State: Original

<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</i>	<i>Total residential building</i>	<i>Non-residential building</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>
<b>PRIVATE SECTOR</b>								
New South Wales	327.6	305.1	1.5	112.2	15.7	762.1	469.5	<b>1 231.5</b>
Victoria	465.9	89.1	0.5	114.0	5.0	674.6	234.9	<b>909.5</b>
Queensland	325.4	87.9	0.5	55.3	0.0	469.1	152.7	<b>621.8</b>
South Australia	83.9	8.6	0.0	20.1	0.0	112.6	59.9	<b>172.5</b>
Western Australia	179.5	31.0	0.5	20.1	0.0	231.1	50.9	<b>282.1</b>
Tasmania	17.8	0.3	0.1	4.9	0.1	23.3	9.5	<b>32.7</b>
Northern Territory	5.5	7.0	0.0	1.3	0.0	13.8	3.4	<b>17.2</b>
Australian Capital Territory	24.9	7.9	0.0	6.6	0.0	39.4	13.2	<b>52.6</b>
Australia	1 430.6	537.1	3.0	334.4	20.8	2 326.0	993.9	<b>3 319.8</b>
<b>PUBLIC SECTOR</b>								
New South Wales	3.5	10.9	0.0	3.7	0.0	18.1	109.5	<b>127.7</b>
Victoria	3.7	18.6	0.0	10.4	0.0	32.8	76.3	<b>109.1</b>
Queensland	6.6	0.0	0.0	5.6	0.0	12.2	45.8	<b>58.0</b>
South Australia	2.3	1.5	0.0	0.2	0.0	4.0	2.9	<b>6.9</b>
Western Australia	5.7	2.5	0.0	0.3	0.0	8.5	9.1	<b>17.6</b>
Tasmania	0.1	0.0	0.0	0.0	0.0	0.1	7.5	<b>7.7</b>
Northern Territory	1.0	0.6	0.0	0.0	0.0	1.7	1.7	<b>3.4</b>
Australian Capital Territory	0.1	0.1	0.0	0.0	0.0	0.2	38.8	<b>39.0</b>
Australia	23.1	34.4	0.0	20.2	0.0	77.7	291.5	<b>369.3</b>
<b>TOTAL</b>								
New South Wales	331.1	316.0	1.5	115.9	15.7	780.2	579.0	<b>1 359.2</b>
Victoria	469.7	107.8	0.5	124.5	5.0	707.4	311.2	<b>1 018.6</b>
Queensland	332.0	87.9	0.5	60.9	0.0	481.3	198.4	<b>679.8</b>
South Australia	86.3	10.1	0.0	20.3	0.0	116.6	62.8	<b>179.4</b>
Western Australia	185.2	33.6	0.5	20.3	0.0	239.6	60.0	<b>299.7</b>
Tasmania	18.0	0.3	0.1	4.9	0.1	23.4	17.0	<b>40.4</b>
Northern Territory	6.5	7.7	0.0	1.3	0.0	15.5	5.0	<b>20.5</b>
Australian Capital Territory	24.9	8.1	0.0	6.6	0.0	39.6	52.0	<b>91.6</b>
Australia	1 453.8	571.5	3.0	354.6	20.8	2 403.7	1 285.4	<b>3 689.1</b>

VALUE OF NON-RESIDENTIAL BUILDING APPROVED, By State: **Original**

State/Territory	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscell- aneous	Total non- residential building
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
<b>PRIVATE SECTOR</b>											
New South Wales	40.1	128.4	38.2	170.7	32.7	2.9	0.0	30.7	21.3	4.5	<b>469.5</b>
Victoria	2.0	33.0	21.2	86.6	37.9	26.0	1.0	12.4	11.5	3.3	<b>234.9</b>
Queensland	5.9	17.0	6.3	20.9	83.6	5.7	2.7	1.3	3.2	5.9	<b>152.7</b>
South Australia	1.0	19.1	12.1	2.3	5.5	0.2	0.0	1.2	17.7	0.8	<b>59.9</b>
Western Australia	0.3	10.3	11.3	3.9	9.0	2.2	0.1	11.2	1.1	1.4	<b>50.9</b>
Tasmania	0.0	0.1	7.7	0.3	0.9	0.0	0.0	0.2	0.0	0.4	<b>9.5</b>
Northern Territory	0.2	0.6	0.0	0.3	0.8	0.1	0.1	0.1	0.2	1.1	<b>3.4</b>
Australian Capital Territory	0.0	0.9	0.1	5.1	1.6	5.3	0.0	0.0	0.0	0.1	<b>13.2</b>
Australia	49.4	209.5	97.0	290.1	172.1	42.4	3.9	57.0	55.0	17.5	<b>993.9</b>
<b>PUBLIC SECTOR</b>											
New South Wales	0.0	3.6	0.0	4.7	25.9	30.1	0.0	33.7	5.9	5.6	<b>109.5</b>
Victoria	0.0	14.5	0.0	1.5	9.2	30.0	0.0	10.1	5.3	5.7	<b>76.3</b>
Queensland	0.0	0.1	0.0	5.1	3.1	13.9	0.0	3.1	2.9	17.5	<b>45.8</b>
South Australia	0.0	0.0	0.5	1.1	0.0	0.5	0.0	0.3	0.4	0.2	<b>2.9</b>
Western Australia	0.0	0.1	0.0	2.2	0.1	0.1	0.0	0.1	5.8	0.7	<b>9.1</b>
Tasmania	0.0	0.1	0.0	0.0	0.0	4.4	0.0	0.0	3.0	0.1	<b>7.5</b>
Northern Territory	0.0	0.0	0.0	0.0	0.0	1.4	0.0	0.2	0.0	0.1	<b>1.7</b>
Australian Capital Territory	0.0	0.0	0.0	11.2	0.0	27.3	0.0	0.1	0.0	0.1	<b>38.8</b>
Australia	0.0	18.3	0.5	25.8	38.4	107.6	0.0	47.6	23.3	30.1	<b>291.5</b>
<b>TOTAL</b>											
New South Wales	40.1	132.0	38.2	175.4	58.6	33.0	0.0	64.3	27.1	10.2	<b>579.0</b>
Victoria	2.0	47.4	21.2	88.1	47.1	56.0	1.0	22.5	16.9	9.0	<b>311.2</b>
Queensland	5.9	17.1	6.3	26.1	86.7	19.7	2.7	4.4	6.2	23.4	<b>198.4</b>
South Australia	1.0	19.1	12.7	3.4	5.5	0.6	0.0	1.5	18.0	1.0	<b>62.8</b>
Western Australia	0.3	10.4	11.3	6.2	9.1	2.3	0.1	11.3	6.9	2.1	<b>60.0</b>
Tasmania	0.0	0.1	7.7	0.3	0.9	4.4	0.0	0.2	3.0	0.5	<b>17.0</b>
Northern Territory	0.2	0.6	0.0	0.3	0.8	1.5	0.1	0.3	0.2	1.2	<b>5.0</b>
Australian Capital Territory	0.0	0.9	0.1	16.3	1.6	32.7	0.0	0.1	0.0	0.3	<b>52.0</b>
Australia	49.4	227.7	97.5	315.9	210.4	150.0	3.9	104.6	78.3	47.6	<b>1 285.4</b>

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

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												
<b>2002</b>												
December	27	2.7	271	25.1	51	5.3	148	14.6	120	10.9	120	12.1
<b>2003</b>												
January	18	1.8	219	19.7	42	4.8	129	12.2	116	10.7	140	13.7
February	17	1.7	257	23.8	52	5.7	169	17.2	119	11.7	73	7.5
Value—\$200,000–\$499,999												
<b>2002</b>												
December	8	2.5	72	21.3	29	9.2	63	17.3	71	19.7	69	21.4
<b>2003</b>												
January	8	2.6	60	16.6	42	12.8	66	20.4	42	12.5	48	14.1
February	10	2.8	68	18.6	45	13.7	74	23.7	57	17.9	37	11.7
Value—\$500,000–\$999,999												
<b>2002</b>												
December	5	3.1	17	12.2	17	11.7	27	19.7	31	21.4	23	16.1
<b>2003</b>												
January	7	4.8	25	16.7	13	8.7	15	9.8	22	14.8	25	16.8
February	2	1.4	25	16.9	25	16.6	26	16.4	26	19.2	19	13.5
Value—\$1,000,000–\$4,999,999												
<b>2002</b>												
December	6	10.8	18	35.0	17	28.8	28	68.7	26	53.2	46	97.8
<b>2003</b>												
January	10	25.9	18	34.9	7	13.3	29	60.5	27	57.3	39	90.9
February	8	15.6	22	43.8	13	28.9	22	47.8	28	60.2	30	62.0
Value—\$5,000,000 and over												
<b>2002</b>												
December	1	12.0	1	6.0	1	53.0	2	28.2	9	124.5	5	47.2
<b>2003</b>												
January	0	0.0	6	87.1	3	44.7	8	148.0	7	73.3	8	58.8
February	2	28.0	6	124.6	4	32.7	5	210.6	5	101.5	6	55.3
Value—Total												
<b>1999-2000</b>	767	753.4	5 342	2 360.2	2 149	983.8	3 643	1 935.2	3 392	1 783.6	1 553	1 492.7
<b>2000-01</b>	501	459.9	4 750	2 139.5	1 685	790.5	3 656	2 674.8	2 758	1 663.5	1 744	1 995.4
<b>2001-02</b>	594	587.7	4 767	2 013.9	1 474	777.9	3 308	2 983.5	2 867	1 946.2	2 099	2 006.2
<b>2002</b>												
December	47	31.2	379	99.7	115	108.0	268	148.5	257	229.6	263	194.6
<b>2003</b>												
January	43	35.0	328	175.1	107	84.3	247	250.9	214	168.6	260	194.2
February	39	49.4	378	227.7	139	97.5	296	315.9	235	210.4	165	150.0

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										
<b>2002</b>										
December	5	0.6	34	3.4	28	2.7	51	4.9	855	82.4
<b>2003</b>										
January	8	0.8	24	2.9	26	2.5	42	3.8	764	72.8
February	6	0.6	35	3.5	15	1.5	49	5.3	792	78.3
Value—\$200,000–\$499,999										
<b>2002</b>										
December	6	2.2	17	5.6	27	8.4	31	10.0	393	117.5
<b>2003</b>										
January	2	0.7	18	5.7	19	5.9	21	6.8	326	98.1
February	1	0.3	9	3.1	26	8.0	21	6.9	348	106.6
Value—\$500,000–\$999,999										
<b>2002</b>										
December	2	1.4	3	2.3	9	6.2	9	5.6	143	99.7
<b>2003</b>										
January	5	3.2	7	5.4	7	4.6	7	4.3	133	89.2
February	2	1.1	3	2.1	12	8.9	13	8.5	153	104.7
Value—\$1,000,000–\$4,999,999										
<b>2002</b>										
December	2	5.4	10	23.0	5	10.1	12	29.1	170	361.8
<b>2003</b>										
January	2	2.2	14	34.5	6	8.7	12	23.6	164	351.8
February	1	2.0	10	26.5	13	28.5	7	10.9	154	326.2
Value—\$5,000,000 and over										
<b>2002</b>										
December	0	0.0	6	197.0	2	13.0	3	30.5	30	511.4
<b>2003</b>										
January	0	0.0	4	34.0	3	449.6	3	30.5	42	926.0
February	0	0.0	6	69.4	3	31.5	2	16.1	39	669.7
Value—Total										
<b>1999-2000</b>	245	128.7	799	1 098.8	1 023	803.8	1 116	853.1	20 029	12 193.4
<b>2000-01</b>	219	105.0	733	1 315.8	945	922.4	1 080	807.2	18 071	12 874.0
<b>2001-02</b>	195	137.4	863	1 421.7	970	1 032.1	1 190	799.8	18 327	13 706.4
<b>2002</b>										
December	15	9.5	70	231.3	71	40.3	106	80.0	1 591	1 172.8
<b>2003</b>										
January	17	6.9	67	82.4	61	471.2	85	69.1	1 429	1 537.8
February	10	3.9	63	104.6	69	78.3	92	47.6	1 486	1 285.4

(a) Refer to Explanatory Notes paragraph 8.

## 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

### OWNERSHIP

**9** 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

**10** 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.

**11** 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.

**12** 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.

**13** 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.

**14** 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

**15** 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.

**16** 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.

**17** 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

### SEASONAL ADJUSTMENT *continued*

**18** The state/territory series have been seasonally adjusted independently. However, a further adjustment has been made to these series to provide coherence between the state/territory estimates and the Australian total estimates.

**19** 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

**20** 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.

**21** While the smoothing techniques described in paragraph 20 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.

**22** 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

**23** 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).



## EXPLANATORY NOTES

AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)	<p><b>24</b> Area statistics are now being classified to the <i>Australian Standard Geographical Classification (ASGC), 2002 Edition</i> (cat. no 1216.0), effective from July 2002. Building work approved before July 2002 was classified according to the current edition of the ASGC at that time, and is presented in this publication unrevised, in the original geographical area that applied at the time of approval. From July 2001, the Statistical Division of Darwin includes Litchfield Shire, previously in the Statistical Division of Northern Territory Balance.</p> <p><b>25</b> From 1 July 2002, approvals in the External Territories of Australia are included in these statistics. Jervis Bay is included in New South Wales, while Christmas Island and Cocos-Keeling Islands are included in Western Australia.</p>
ABS DATA AVAILABLE ON REQUEST	<p><b>26</b> 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.</p>
RELATED PUBLICATIONS	<p><b>27</b> Users may also wish to refer to the following publications:</p> <ul style="list-style-type: none"><li>▪ <i>Building Activity, Australia</i>, (cat. no. 8752.0–8752.7)</li><li>▪ <i>Building Activity, Australia: Dwelling Unit Commencements</i>, (cat. no. 8750.0)</li><li>▪ <i>Building Approvals</i>, (cat. no. 8731.1–8731.7)</li><li>▪ <i>Construction Work Done, Australia, Preliminary</i>, (cat. no. 8755.0)</li><li>▪ <i>Engineering Construction Activity, Australia</i>, (cat. no. 8762.0)</li><li>▪ <i>House Price Indexes: Eight Capital Cities</i>, (cat. no. 6416.0)</li><li>▪ <i>Housing Finance for Owner Occupation, Australia</i>, (cat. no. 5609.0)</li><li>▪ <i>Producer Price Indexes, Australia</i>, (cat. no. 6427.0)</li></ul> <p><b>28</b> While building approvals value series are shown inclusive of GST, this is different to building activity — <i>Building Activity, Australia</i> (cat. no. 8752.0) and <i>Construction Work Done, Australia, Preliminary</i> (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 — <i>Engineering Construction Activity, Australia</i> (cat. no. 8762.0) all values will exclude GST.</p>
ROUNDING	<p><b>29</b> When figures have been rounded, discrepancies may occur between sums of the component items and totals.</p>

## G L O S S A R Y

<b>Alterations and additions</b>	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.
<b>Alterations and additions to residential buildings</b>	Alterations and additions carried out on existing residential buildings, which may result in the creation of new dwelling units. See also Explanatory Notes paragraph 14.
<b>Building</b>	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.
<b>Conversion</b>	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 14.
<b>Dwelling unit</b>	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.
<b>Educational</b>	Includes schools, colleges, kindergartens, libraries, museums and universities.
<b>Entertainment and recreational</b>	Includes clubs, cinemas, sport and recreation centres.
<b>Factories</b>	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
<b>Flats, units or apartments</b>	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
<b>Health</b>	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
<b>Hotels, motels and other short term accommodation</b>	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
<b>House</b>	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.
<b>Miscellaneous</b>	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.

## GLOSSARY

---

<b>New building work</b>	Building activity which will result in the creation of a building which previously did not exist.
<b>New other residential buildings</b>	Building activity which will result in the creation of a residential building other than a house, which previously did not exist.
<b>New residential</b>	Building activity which will result in the creation of any residential building (house or other residential) which previously did not exist.
<b>Non-residential building</b>	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.
<b>Offices</b>	Includes banks, post offices and council chambers.
<b>Other business premises</b>	Includes warehouses, service stations, transport depots and terminals, electricity substation buildings, telephone exchanges, broadcasting and film studios.
<b>Other dwellings</b>	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.
<b>Other residential building</b>	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.
<b>Religious</b>	Includes convents, churches, temples, mosques, monasteries and noviciates.
<b>Residential building</b>	A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.
<b>Semi-detached, row or terrace houses, townhouses</b>	Dwellings having their own private grounds with no other dwellings above or below.
<b>Shops</b>	Includes retail shops, restaurants, taverns and shopping arcades.

## FOR MORE INFORMATION...

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

## INFORMATION SERVICE

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

- PHONE* **1300 135 070**
- EMAIL* **client.services@abs.gov.au**
- FAX* 1300 135 211
- POST* Client Services, ABS, GPO Box 796, Sydney 2001

## WHY NOT SUBSCRIBE?

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

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



2873100002032  
ISSN 1031-0177

RRP \$22.00