

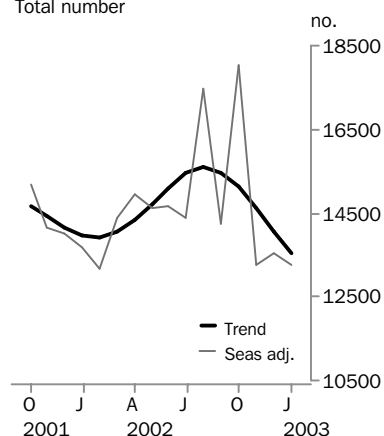
BUILDING APPROVALS

AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) TUES 4 MAR 2003

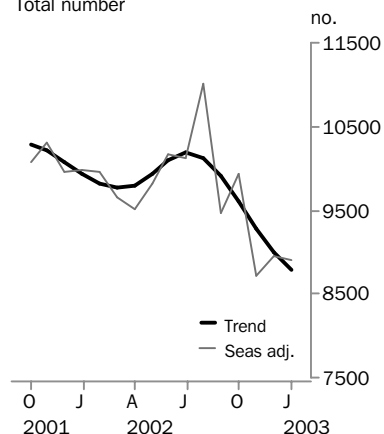
Dwelling units approved

Total number



Private sector houses approved

Total number



JANUARY KEY FIGURES

TREND ESTIMATES

	<i>Jan 2003</i>	<i>% change Dec 2002 to Jan 2003</i>	<i>% change Jan 2002 to Jan 2003</i>
Dwelling units approved			
Private sector houses	8 775	-2.5	-11.6
Total dwelling units	13 544	-3.8	-2.9

SEASONALLY ADJUSTED

	<i>Jan 2003</i>	<i>% change Dec 2002 to Jan 2003</i>	<i>% change Jan 2002 to Jan 2003</i>
Dwelling units approved			
Private sector houses	8 910	-0.5	-10.7
Total dwelling units	13 283	-2.1	-3.0

JANUARY KEY POINTS

TREND ESTIMATES

- The trend estimate for total dwelling units approved fell 3.8% in January 2003. This is the fifth consecutive monthly fall in the trend.
- The trend estimate for private sector houses approved fell 2.5% in January 2003, the sixth consecutive monthly fall.
- The trend estimate for other dwellings approved fell 6.0% in January 2003.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units approved fell 2.1% to 13,283 in January 2003.
- The seasonally adjusted estimate for private sector houses approved fell 0.5% to 8,910 in January 2003, following a 2.6% rise in December.
- The seasonally adjusted estimate for other dwellings approved fell 4.8% to 4,259 in January 2003.

- For further information about these and related statistics, contact Graeme Thomas on 08 8237 7415, or the National Information and Referral Service on 1300 135 070.

NOTES

FORTHCOMING ISSUES

ISSUE

RELEASE DATE

February 2003

1 April 2003

March 2003

5 May 2003

April 2003

2 June 2003

CHANGES IN THIS ISSUE

There are no changes in this issue.

DATA NOTES

There are no notes about the data.

REVISIONS THIS MONTH

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

	2001-2	2002-3
New South Wales		+118
Victoria	+24	
Queensland	+19	+180
South Australia		-9
Western Australia		-3
TOTAL	+43	+286

SYMBOLS AND OTHER USAGES

n.a. not available

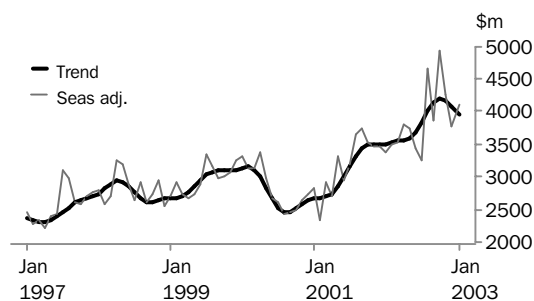
n.y.a. not yet available

Susan Linacre
Acting Australian Statistician

VALUE OF BUILDING APPROVED

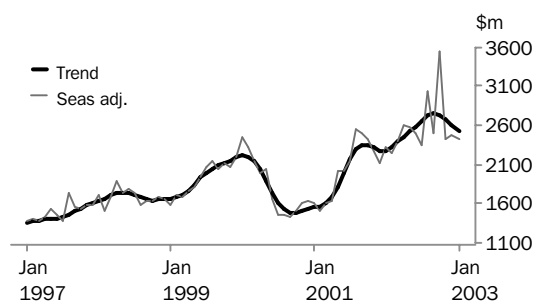
VALUE OF TOTAL BUILDING

The trend estimate of the value of total building approved is now showing a fall for the last three months, following ten months of growth. The trend estimate fell 2.9% in January 2003.



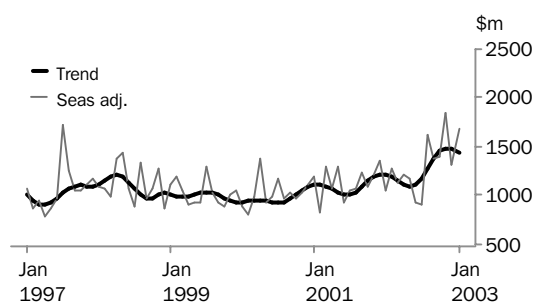
VALUE OF RESIDENTIAL BUILDING

The trend estimate of the value of residential building approved has fallen for the last four months, following nine months of growth. The trend estimate fell 3.1% in January 2003.



VALUE OF NON-RESIDENTIAL BUILDING

The trend estimate of the value of non-residential building approved is now showing a fall for the last two months, following six months of growth. The trend estimate fell 2.6% in January 2003.



VALUE OF BUILDING APPROVED

CHAIN VOLUME MEASURES

DECEMBER QTR 2003

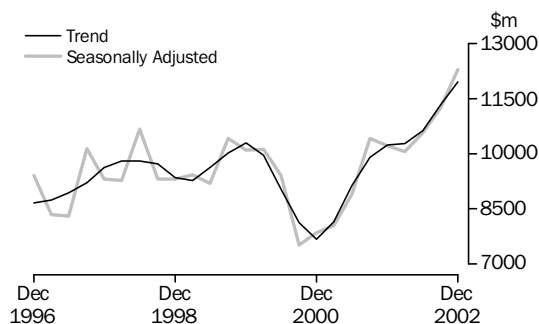
Changes in the trend estimates of value of building approvals in the December Quarter 2002 in chain volume measures are summarised below.

TREND ESTIMATES

	<i>Dec Qtr 2002</i>	<i>Sep Qtr 2002 to Dec Qtr 2002</i>	<i>Dec Qtr 2001 to Dec Qtr 2002</i>
	\$m	% change	% change
New residential building	6 891.7	5.2	16.7
Alterations and additions to residential buildings	1 051.9	0.5	11.3
Non-residential building	4 045.3	8.6	19.0
Total building	11 952.6	5.6	16.6

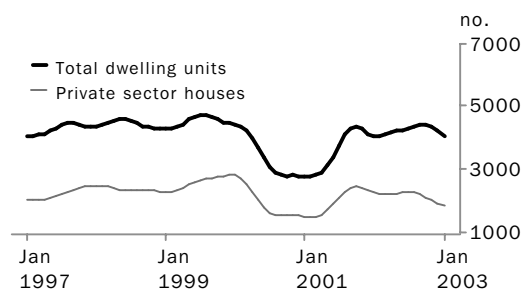
The trend estimate of the value of total building approved in chain volume terms rose 5.6% in the December quarter 2002. There was strong growth in non-residential building (+8.6%) and in new residential building (+5.2%).

QUARTERLY VALUE OF BUILDING APPROVED (CHAIN VOLUME MEASURES)



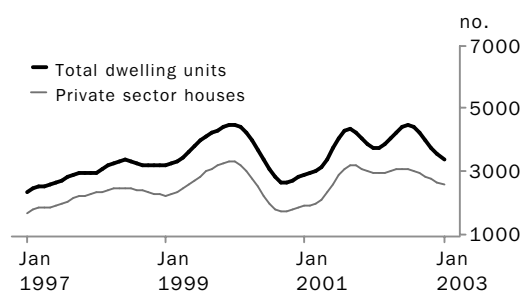
DWELLING UNITS APPROVED: State Trends

NEW SOUTH WALES



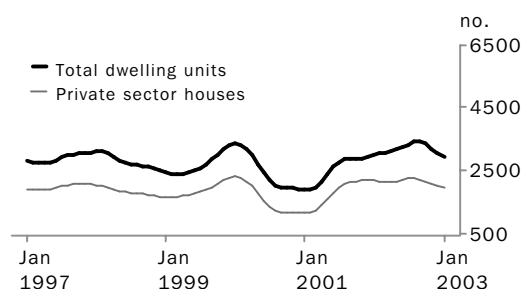
The trend estimate for total dwelling units approved in New South Wales has fallen for the last three months, following eight months of growth. The trend for private sector houses has fallen for the last six months.

VICTORIA



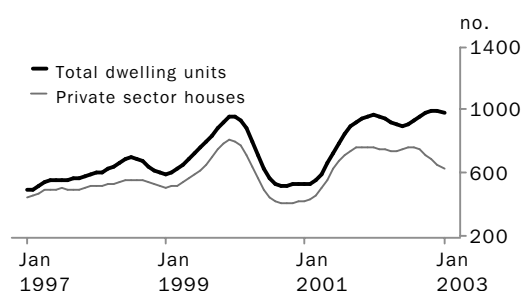
The trend estimate for total dwelling units approved in Victoria has fallen for the last six months, following five months of growth. The trend for private sector houses has fallen for the last seven months.

QUEENSLAND



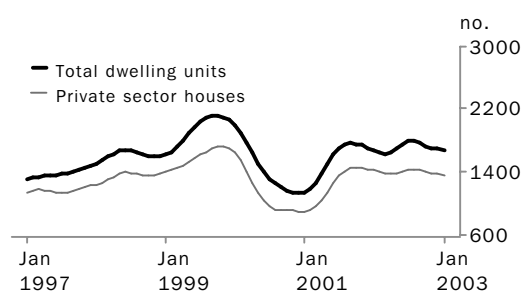
The trend estimate for total dwelling units approved in Queensland has fallen for the last four months, following eleven months of growth. The trend for private sector houses has fallen for the last five months.

SOUTH AUSTRALIA



The trend estimate for total dwelling units approved in South Australia fell in January 2003, following six months of growth. The trend in private sector houses has fallen for the last five months.

WESTERN AUSTRALIA



The trend estimate for total dwelling units approved in Western Australia has fallen for the last five months, following five months of growth. The trend for private sector houses has also fallen for the last five months.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

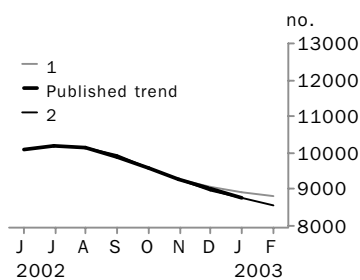
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

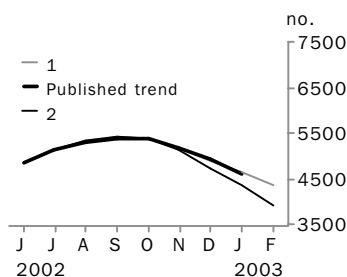
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the February seasonally adjusted estimate is higher than the January estimate by 4% for the number of private sector houses approved and 13% for other dwelling units approved; and that the February seasonally adjusted estimate is lower than the January 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:			
			1 rises by 4% on Jan 2003		2 falls by 4% on Jan 2003	
	no.	% change	no.	% change	no.	% change
September 2002	9 908	-2.2	9 905	-2.2	9 927	-2.1
October 2002	9 594	-3.2	9 591	-3.2	9 602	-3.3
November 2002	9 278	-3.3	9 294	-3.1	9 265	-3.5
December 2002	9 001	-3.0	9 073	-2.4	8 978	-3.1
January 2003	8 775	-2.5	8 928	-1.6	8 748	-2.6
February 2003	n.y.a.	n.y.a.	8 819	-1.2	8 549	-2.3

OTHER DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
			1 rises by 13% on Jan 2003		2 falls by 13% on Jan 2003	
	no.	% change	no.	% change	no.	% change
September 2002	5 397	1.8	5 403	1.7	5 438	2.0
October 2002	5 364	-0.6	5 366	-0.7	5 383	-1.0
November 2002	5 176	-3.5	5 168	-3.7	5 122	-4.8
December 2002	4 909	-5.2	4 893	-5.3	4 741	-7.4
January 2003	4 613	-6.0	4 636	-5.3	4 350	-8.2
February 2003	n.y.a.	n.y.a.	4 350	-6.2	3 920	-9.9

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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							
2001							
November	10 921	11 081	4 034	4 171	14 955	297	15 252
December	9 022	9 145	3 491	3 684	12 513	316	12 829
2002							
January	8 590	8 787	3 508	3 599	12 098	288	12 386
February	9 900	10 081	2 767	2 972	12 667	386	13 053
March	9 341	9 478	3 897	4 018	13 238	258	13 496
April	9 826	9 956	5 126	5 269	14 952	273	15 225
May	11 104	11 223	4 740	4 934	15 844	313	16 157
June	9 553	9 712	3 703	4 006	13 256	462	13 718
July	10 578	10 795	4 038	4 288	14 616	467	15 083
August	11 006	11 140	6 923	6 949	17 929	160	18 089
September	9 528	9 648	3 981	4 086	13 509	225	13 734
October	10 272	10 450	8 413	8 591	18 685	356	19 041
November	8 994	9 258	4 469	4 534	13 463	329	13 792
December	8 291	8 410	4 472	4 519	12 763	166	12 929
2003							
January	7 652	7 749	3 920	3 969	11 572	146	11 718
.....							
SEASONALLY ADJUSTED							
2001							
November	10 315	10 479	3 483	3 669	13 798	350	14 148
December	9 960	10 126	3 654	3 865	13 614	377	13 991
2002							
January	9 974	10 177	3 411	3 520	13 385	312	13 697
February	9 952	10 149	2 817	3 019	12 769	399	13 168
March	9 655	9 805	4 455	4 599	14 110	294	14 404
April	9 511	9 641	5 185	5 312	14 696	257	14 953
May	9 818	9 938	4 548	4 697	14 366	269	14 635
June	10 162	10 293	4 213	4 357	14 375	275	14 650
July	10 111	10 304	3 794	4 073	13 905	472	14 377
August	11 016	11 184	6 266	6 300	17 282	202	17 484
September	9 475	9 589	4 500	4 664	13 975	278	14 253
October	9 924	10 064	7 723	7 950	17 647	367	18 014
November	8 723	9 003	4 147	4 234	12 870	367	13 237
December	8 953	9 092	4 418	4 472	13 371	193	13 564
2003							
January	8 910	9 024	4 200	4 259	13 110	173	13 283
.....							
TREND ESTIMATES							
2001							
November	10 218	10 396	3 852	4 022	14 071	347	14 418
December	10 063	10 244	3 713	3 884	13 776	352	14 128
2002							
January	9 926	10 104	3 671	3 837	13 598	343	13 941
February	9 808	9 977	3 758	3 917	13 566	328	13 894
March	9 761	9 919	3 983	4 138	13 744	313	14 057
April	9 798	9 948	4 227	4 379	14 025	302	14 327
May	9 937	10 079	4 466	4 620	14 403	296	14 699
June	10 102	10 242	4 706	4 866	14 808	300	15 108
July	10 190	10 337	4 954	5 118	15 144	311	15 455
August	10 129	10 287	5 140	5 302	15 269	320	15 589
September	9 908	10 074	5 245	5 397	15 153	318	15 471
October	9 594	9 763	5 231	5 364	14 824	303	15 127
November	9 278	9 446	5 064	5 176	14 342	280	14 622
December	9 001	9 165	4 819	4 909	13 820	254	14 074
2003							
January	8 775	8 931	4 546	4 613	13 321	223	13 544

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)							
2001							
November	3.1	2.6	-19.8	-19.5	-4.3	-15.1	-4.6
December	-17.4	-17.5	-13.5	-11.7	-16.3	6.4	-15.9
2002							
January	-4.8	-3.9	0.5	-2.3	-3.3	-8.9	-3.5
February	15.3	14.7	-21.1	-17.4	4.7	34.0	5.4
March	-5.6	-6.0	40.8	35.2	4.5	-33.2	3.4
April	5.2	5.0	31.5	31.1	12.9	5.8	12.8
May	13.0	12.7	-7.5	-6.4	6.0	14.7	6.1
June	-14.0	-13.5	-21.9	-18.8	-16.3	47.6	-15.1
July	10.7	11.2	9.0	7.0	10.3	1.1	10.0
August	4.0	3.2	71.4	62.1	22.7	-65.7	19.9
September	-13.4	-13.4	-42.5	-41.2	-24.7	40.6	-24.1
October	7.8	8.3	111.3	110.3	38.3	58.2	38.6
November	-12.4	-11.4	-46.9	-47.2	-27.9	-7.6	-27.6
December	-7.8	-9.2	0.1	-0.3	-5.2	-49.5	-6.3
2003							
January	-7.7	-7.9	-12.3	-12.2	-9.3	-12.0	-9.4
SEASONALLY ADJUSTED (% change from preceding month)							
2001							
November	2.3	2.3	-26.6	-25.5	-6.9	0.6	-6.8
December	-3.4	-3.4	4.9	5.3	-1.3	7.7	-1.1
2002							
January	0.1	0.5	-6.7	-8.9	-1.7	-17.2	-2.1
February	-0.2	-0.3	-17.4	-14.2	-4.6	27.9	-3.9
March	-3.0	-3.4	58.1	52.3	10.5	-26.3	9.4
April	-1.5	-1.7	16.4	15.5	4.2	-12.6	3.8
May	3.2	3.1	-12.3	-11.6	-2.2	4.7	-2.1
June	3.5	3.6	-7.4	-7.2	0.1	2.2	0.1
July	-0.5	0.1	-9.9	-6.5	-3.3	71.6	-1.9
August	9.0	8.5	65.2	54.7	24.3	-57.2	21.6
September	-14.0	-14.3	-28.2	-26.0	-19.1	37.6	-18.5
October	4.7	5.0	71.6	70.5	26.3	32.0	26.4
November	-12.1	-10.5	-46.3	-46.7	-27.1	0.0	-26.5
December	2.6	1.0	6.5	5.6	3.9	-47.4	2.5
2003							
January	-0.5	-0.7	-4.9	-4.8	-2.0	-10.4	-2.1
TREND ESTIMATES (% change from preceding month)							
2001							
November	-0.7	-0.6	-4.2	-4.0	-1.7	3.3	-1.6
December	-1.5	-1.5	-3.6	-3.4	-2.1	1.4	-2.0
2002							
January	-1.4	-1.4	-1.1	-1.2	-1.3	-2.6	-1.3
February	-1.2	-1.3	2.4	2.1	-0.2	-4.4	-0.3
March	-0.5	-0.6	6.0	5.6	1.3	-4.6	1.2
April	0.4	0.3	6.1	5.8	2.0	-3.5	1.9
May	1.4	1.3	5.7	5.5	2.7	-2.0	2.6
June	1.7	1.6	5.4	5.3	2.8	1.4	2.8
July	0.9	0.9	5.3	5.2	2.3	3.7	2.3
August	-0.6	-0.5	3.8	3.6	0.8	2.9	0.9
September	-2.2	-2.1	2.0	1.8	-0.8	-0.6	-0.8
October	-3.2	-3.1	-0.3	-0.6	-2.2	-4.7	-2.2
November	-3.3	-3.2	-3.2	-3.5	-3.3	-7.6	-3.3
December	-3.0	-3.0	-4.8	-5.2	-3.6	-9.3	-3.7
2003							
January	-2.5	-2.6	-5.7	-6.0	-3.6	-12.2	-3.8

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					
2001					
November	2 118.2	329.2	2 447.3	1 140.1	3 587.5
December	1 763.4	259.9	2 023.3	1 143.0	3 166.4
2002					
January	1 734.7	289.3	2 024.1	984.9	3 009.0
February	1 910.6	307.2	2 217.9	1 385.3	3 603.2
March	1 924.5	316.0	2 240.4	1 026.8	3 267.2
April	2 264.8	320.5	2 585.2	1 479.9	4 065.1
May	2 313.5	436.9	2 750.3	1 219.8	3 970.2
June	2 028.2	331.4	2 359.6	851.1	3 210.7
July	2 184.7	354.2	2 538.9	1 031.7	3 570.5
August	2 732.5	452.3	3 184.8	1 535.6	4 720.4
September	2 041.7	403.7	2 445.3	1 402.1	3 847.4
October	3 291.1	379.3	3 670.4	1 344.4	5 014.8
November	2 243.2	341.3	2 584.4	1 800.1	4 384.6
December	2 080.1	312.0	2 392.1	1 172.8	3 564.9
2003					
January	1 844.6	294.0	2 138.6	1 537.8	3 676.4
SEASONALLY ADJUSTED					
2001					
November	1 950.9	318.0	2 268.9	1 213.2	3 482.0
December	1 802.1	315.7	2 117.8	1 348.7	3 466.5
2002					
January	1 979.2	336.4	2 315.6	1 048.2	3 363.8
February	1 931.5	314.3	2 245.8	1 266.4	3 512.2
March	2 083.6	312.7	2 396.3	1 130.4	3 526.6
April	2 281.9	316.2	2 598.1	1 221.3	3 819.5
May	2 197.5	383.3	2 580.8	1 172.6	3 753.4
June	2 154.9	354.8	2 509.7	926.8	3 436.4
July	2 014.4	332.4	2 346.8	913.6	3 260.4
August	2 614.3	429.6	3 044.0	1 622.8	4 666.8
September	2 081.9	417.3	2 499.2	1 382.1	3 881.4
October	3 194.8	346.4	3 541.3	1 405.1	4 946.4
November	2 104.6	330.6	2 435.2	1 840.0	4 275.3
December	2 104.1	366.4	2 470.6	1 317.9	3 788.4
2003					
January	2 078.6	351.8	2 430.4	1 678.2	4 108.6
TREND ESTIMATES					
2001					
November	1 986.3	329.7	2 316.0	1 188.7	3 504.7
December	1 955.1	325.0	2 280.1	1 214.4	3 494.5
2002					
January	1 963.6	321.6	2 285.2	1 222.1	3 507.3
February	2 001.6	320.7	2 322.3	1 200.3	3 522.6
March	2 065.2	323.8	2 388.9	1 157.3	3 546.3
April	2 118.9	333.4	2 452.3	1 117.7	3 570.0
May	2 168.2	348.6	2 516.7	1 089.3	3 606.1
June	2 225.0	364.5	2 589.5	1 104.8	3 694.3
July	2 290.6	377.0	2 667.6	1 174.8	3 842.3
August	2 346.8	382.0	2 728.8	1 277.9	4 006.8
September	2 374.7	378.9	2 753.5	1 382.6	4 136.1
October	2 366.3	371.4	2 737.8	1 453.5	4 191.3
November	2 319.7	363.1	2 682.8	1 478.3	4 161.1
December	2 251.6	355.7	2 607.4	1 469.8	4 077.2
2003					
January	2 177.7	349.2	2 526.8	1 432.0	3 958.8

(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)					
2001					
November	-3.4	-14.6	-5.0	-5.6	-5.2
December	-16.7	-21.1	-17.3	0.3	-11.7
2002					
January	-1.6	11.3	0.0	-13.8	-5.0
February	10.1	6.2	9.6	40.7	19.7
March	0.7	2.8	1.0	-25.9	-9.3
April	17.7	1.4	15.4	44.1	24.4
May	2.2	36.3	6.4	-17.6	-2.3
June	-12.3	-24.1	-14.2	-30.2	-19.1
July	7.7	6.9	7.6	21.2	11.2
August	25.1	27.7	25.4	48.8	32.2
September	-25.3	-10.8	-23.2	-8.7	-18.5
October	61.2	-6.0	50.1	-4.1	30.3
November	-31.8	-10.0	-29.6	33.9	-12.6
December	-7.3	-8.6	-7.4	-34.8	-18.7
2003					
January	-11.3	-5.8	-10.6	31.1	3.1
SEASONALLY ADJUSTED (% change from preceding month)					
2001					
November	-5.7	-10.7	-6.4	10.2	-1.2
December	-7.6	-0.7	-6.7	11.2	-0.4
2002					
January	9.8	6.6	9.3	-22.3	-3.0
February	-2.4	-6.6	-3.0	20.8	4.4
March	7.9	-0.5	6.7	-10.7	0.4
April	9.5	1.1	8.4	8.0	8.3
May	-3.7	21.2	-0.7	-4.0	-1.7
June	-1.9	-7.4	-2.8	-21.0	-8.4
July	-6.5	-6.3	-6.5	-1.4	-5.1
August	29.8	29.3	29.7	77.6	43.1
September	-20.4	-2.9	-17.9	-14.8	-16.8
October	53.5	-17.0	41.7	1.7	27.4
November	-34.1	-4.6	-31.2	31.0	-13.6
December	0.0	10.8	1.5	-28.4	-11.4
2003					
January	-1.2	-4.0	-1.6	27.3	8.5
TREND ESTIMATES (% change from preceding month)					
2001					
November	-1.9	-0.7	-1.8	3.8	0.0
December	-1.6	-1.4	-1.5	2.2	-0.3
2002					
January	0.4	-1.0	0.2	0.6	0.4
February	1.9	-0.3	1.6	-1.8	0.4
March	3.2	1.0	2.9	-3.6	0.7
April	2.6	3.0	2.7	-3.4	0.7
May	2.3	4.6	2.6	-2.5	1.0
June	2.6	4.6	2.9	1.4	2.4
July	2.9	3.4	3.0	6.3	4.0
August	2.5	1.3	2.3	8.8	4.3
September	1.2	-0.8	0.9	8.2	3.2
October	-0.4	-2.0	-0.6	5.1	1.3
November	-2.0	-2.2	-2.0	1.7	-0.7
December	-2.9	-2.0	-2.8	-0.6	-2.0
2003					
January	-3.3	-1.8	-3.1	-2.6	-2.9

(a) Refer to Explanatory Notes paragraph 14

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</i>	<i>Non-residential building</i>	<i>Total dwelling units</i>
PRIVATE SECTOR (Number)						
1999-2000	121 422	47 711	825	1 905	522	172 385
2000-01	78 727	35 326	763	2 120	155	117 091
2001-02	118 865	46 222	586	1 896	257	167 826
2002						
January	8 579	3 241	38	228	12	12 098
February	9 888	2 626	44	100	9	12 667
March	9 329	3 698	39	150	22	13 238
April	9 818	4 978	78	64	14	14 952
May	11 094	4 239	70	359	82	15 844
June	9 532	3 524	44	144	12	13 256
July	10 562	3 910	63	53	28	14 616
August	10 995	6 337	67	511	19	17 929
September	9 517	3 650	82	227	33	13 509
October	10 259	8 293	54	43	36	18 685
November	8 977	4 315	81	86	4	13 463
December	8 279	4 273	49	91	71	12 763
2003						
January	7 634	3 828	58	41	11	11 572
PUBLIC SECTOR (Number)						
1999-2000	1 754	2 517	56	6	9	4 342
2000-01	1 110	2 498	105	105	2	3 820
2001-02	1 879	1 914	7	1	3	3 804
2002						
January	197	91	0	0	0	288
February	181	201	4	0	0	386
March	137	119	1	0	1	258
April	130	142	0	0	1	273
May	119	194	0	0	0	313
June	159	303	0	0	0	462
July	217	250	0	0	0	467
August	134	26	0	0	0	160
September	120	105	0	0	0	225
October	178	178	0	0	0	356
November	264	64	0	0	1	329
December	119	47	0	0	0	166
2003						
January	97	49	0	0	0	146
TOTAL (Number)						
1999-2000	123 176	50 228	881	1 911	531	176 727
2000-01	79 837	37 824	868	2 225	157	120 911
2001-02	120 744	48 136	593	1 897	260	171 630
2002						
January	8 776	3 332	38	228	12	12 386
February	10 069	2 827	48	100	9	13 053
March	9 466	3 817	40	150	23	13 496
April	9 948	5 120	78	64	15	15 225
May	11 213	4 433	70	359	82	16 157
June	9 691	3 827	44	144	12	13 718
July	10 779	4 160	63	53	28	15 083
August	11 129	6 363	67	511	19	18 089
September	9 637	3 755	82	227	33	13 734
October	10 437	8 471	54	43	36	19 041
November	9 241	4 379	81	86	5	13 792
December	8 398	4 320	49	91	71	12 929
2003						
January	7 731	3 877	58	41	11	11 718

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)								
1999-2000	15 500.1	5 781.6	95.0	3 105.2	234.5	24 716.5	9 043.5	33 760.0
2000-01	10 940.6	4 820.5	76.9	2 751.6	277.9	18 867.6	9 497.8	28 365.5
2001-02	17 318.1	6 830.1	65.5	3 457.6	275.6	27 946.7	9 963.5	37 910.2
2002								
January	1 238.6	457.7	4.6	229.8	43.6	1 974.3	749.0	2 723.3
February	1 450.3	417.5	5.5	273.3	12.2	2 158.8	1 091.1	3 249.9
March	1 375.6	522.1	3.3	270.5	18.8	2 190.2	783.5	2 973.7
April	1 473.6	755.8	9.3	296.9	6.0	2 541.6	836.0	3 377.6
May	1 661.3	608.2	6.2	346.2	72.6	2 694.5	861.2	3 555.8
June	1 476.0	493.6	5.5	292.6	22.0	2 289.7	663.2	2 952.9
July	1 625.2	499.1	10.5	327.7	5.8	2 468.3	860.7	3 329.0
August	1 689.5	1 023.0	7.0	353.8	74.0	3 147.4	1 229.9	4 377.3
September	1 479.2	530.3	10.3	343.7	33.1	2 396.5	1 165.6	3 562.1
October	1 613.4	1 631.5	5.1	356.1	5.3	3 611.4	1 004.5	4 615.9
November	1 422.4	779.4	10.1	298.0	12.5	2 522.4	1 378.7	3 901.0
December	1 332.0	726.8	6.0	275.7	14.4	2 355.0	844.1	3 199.0
2003								
January	1 226.1	599.4	6.6	273.3	3.6	2 108.9	1 214.1	3 323.0
PUBLIC SECTOR (\$ million)								
1999-2000	202.1	241.9	3.7	101.9	0.9	550.7	3 149.9	3 700.7
2000-01	147.2	282.1	7.6	157.7	13.7	608.1	3 376.4	3 984.7
2001-02	246.9	213.2	0.4	156.0	0.1	616.7	3 789.9	4 406.8
2002								
January	28.3	10.2	0.0	11.3	0.0	49.8	235.9	285.7
February	21.7	21.2	0.0	16.2	0.0	59.0	294.2	353.2
March	14.5	12.3	0.1	23.3	0.0	50.2	243.3	293.5
April	17.6	17.7	0.0	8.3	0.0	43.6	643.9	687.5
May	17.4	26.5	0.0	11.8	0.0	55.8	358.6	414.4
June	22.2	36.3	0.0	11.3	0.0	69.9	188.0	257.9
July	31.0	29.4	0.0	10.2	0.0	70.6	170.9	241.5
August	17.4	2.5	0.0	17.4	0.0	37.4	305.7	343.1
September	19.5	12.7	0.0	16.6	0.0	48.8	236.5	285.3
October	24.8	21.4	0.0	12.8	0.0	59.0	339.9	398.9
November	33.6	7.8	0.0	20.7	0.0	62.1	421.5	483.5
December	15.4	5.8	0.0	15.9	0.0	37.1	328.7	365.8
2003								
January	13.4	5.8	0.0	10.5	0.0	29.7	323.7	353.4
TOTAL (\$ million)								
1999-2000	15 702.4	6 023.6	98.7	3 207.2	235.4	25 267.2	12 193.4	37 460.6
2000-01	11 088.1	5 102.6	84.7	2 909.2	291.6	19 475.8	12 874.0	32 350.0
2001-02	17 564.9	7 043.3	65.9	3 613.6	275.7	28 563.5	13 753.3	42 317.3
2002								
January	1 266.9	467.9	4.6	241.1	43.6	2 024.1	984.9	3 009.0
February	1 472.0	438.6	5.5	289.5	12.2	2 217.9	1 385.3	3 603.2
March	1 390.1	534.4	3.4	293.8	18.8	2 240.4	1 026.8	3 267.2
April	1 491.2	773.5	9.3	305.1	6.0	2 585.2	1 479.9	4 065.1
May	1 678.7	634.7	6.2	358.0	72.6	2 750.3	1 219.8	3 970.2
June	1 498.2	530.0	5.5	303.9	22.0	2 359.6	851.1	3 210.7
July	1 656.2	528.5	10.5	337.8	5.8	2 538.9	1 031.7	3 570.5
August	1 706.9	1 025.6	7.0	371.3	74.0	3 184.8	1 535.6	4 720.4
September	1 498.7	543.0	10.3	360.2	33.1	2 445.3	1 402.1	3 847.4
October	1 638.2	1 652.9	5.1	368.9	5.3	3 670.4	1 344.4	5 014.8
November	1 456.0	787.2	10.1	318.6	12.5	2 584.4	1 800.1	4 384.6
December	1 347.4	732.7	6.0	291.6	14.4	2 392.1	1 172.8	3 564.9
2003								
January	1 239.5	605.1	6.6	283.8	3.6	2 138.6	1 537.8	3 676.4

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									
2001									
November	4 768	3 800	3 137	931	2 018	170	50	378	15 252
December	3 596	3 904	2 463	970	1 520	160	36	180	12 829
2002									
January	3 691	3 501	2 463	764	1 535	284	69	79	12 386
February	3 281	3 820	3 114	971	1 548	147	75	97	13 053
March	3 644	3 530	3 598	904	1 372	163	118	167	13 496
April	4 881	4 386	2 859	987	1 718	144	84	166	15 225
May	5 144	4 468	3 162	981	1 939	165	49	249	16 157
June	3 718	3 993	3 113	804	1 701	172	122	95	13 718
July	3 867	4 174	3 342	935	2 129	180	128	328	15 083
August	4 696	5 772	4 245	1 072	1 851	177	84	192	18 089
September	3 794	3 850	2 733	860	1 644	178	108	567	13 734
October	6 143	4 429	4 993	1 125	1 759	173	101	318	19 041
November	4 468	3 269	2 825	933	1 799	146	60	292	13 792
December	3 534	3 520	2 866	882	1 531	200	80	316	12 929
2003									
January	3 536	3 065	2 363	784	1 660	141	30	139	11 718
SEASONALLY ADJUSTED									
2001									
November	4 323	3 593	2 958	920	1 790	154	n.a.	n.a.	14 148
December	3 859	3 938	2 977	1 068	1 714	162	n.a.	n.a.	13 991
2002									
January	3 979	3 966	2 718	931	1 684	264	n.a.	n.a.	13 697
February	3 458	3 608	3 161	938	1 696	148	n.a.	n.a.	13 168
March	4 072	3 644	3 734	877	1 577	169	n.a.	n.a.	14 404
April	4 988	3 995	2 922	1 057	1 611	133	n.a.	n.a.	14 953
May	4 485	4 443	2 669	953	1 665	153	n.a.	n.a.	14 635
June	4 115	4 441	3 230	802	1 632	255	n.a.	n.a.	14 650
July	3 229	4 437	3 236	744	2 033	207	n.a.	n.a.	14 377
August	4 827	4 977	4 202	1 156	1 829	192	n.a.	n.a.	17 484
September	4 050	3 868	2 763	809	1 754	162	n.a.	n.a.	14 253
October	5 785	4 445	4 474	1 131	1 672	151	n.a.	n.a.	18 014
November	4 082	3 260	2 759	981	1 675	130	n.a.	n.a.	13 237
December	3 574	3 531	3 323	914	1 579	192	n.a.	n.a.	13 564
2003									
January	3 942	3 541	2 658	983	1 858	127	n.a.	n.a.	13 283
TREND ESTIMATES									
2001									
November	4 289	4 074	2 895	946	1 740	174	70	232	14 418
December	4 147	3 894	2 955	959	1 713	178	70	212	14 128
2002									
January	4 061	3 776	3 025	968	1 677	177	73	184	13 941
February	4 050	3 760	3 067	963	1 646	175	75	158	13 894
March	4 117	3 867	3 100	948	1 634	174	78	139	14 057
April	4 178	4 048	3 118	925	1 652	177	82	147	14 327
May	4 215	4 261	3 164	905	1 696	183	87	187	14 699
June	4 251	4 437	3 242	901	1 752	190	93	242	15 108
July	4 306	4 517	3 338	912	1 789	193	100	301	15 455
August	4 366	4 444	3 413	933	1 794	189	104	348	15 589
September	4 416	4 248	3 431	958	1 769	177	103	373	15 471
October	4 430	4 008	3 353	980	1 733	163	96	368	15 127
November	4 356	3 778	3 220	990	1 705	153	86	338	14 622
December	4 222	3 580	3 074	992	1 692	145	74	299	14 074
2003									
January	4 082	3 416	2 935	986	1 677	143	64	244	13 544

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)									
2001									
November	-11.4	-14.0	10.4	3.0	15.4	0.0	-51.5	-8.0	-4.6
December	-24.6	2.7	-21.5	4.2	-24.7	-5.9	-28.0	-52.4	-15.9
2002									
January	2.6	-10.3	0.0	-21.2	1.0	77.5	91.7	-56.1	-3.5
February	-11.1	9.1	26.4	27.1	0.8	-48.2	8.7	22.8	5.4
March	11.1	-7.6	15.5	-6.9	-11.4	10.9	57.3	72.2	3.4
April	33.9	24.2	-20.5	9.2	25.2	-11.7	-28.8	-0.6	12.8
May	5.4	1.9	10.6	-0.6	12.9	14.6	-41.7	50.0	6.1
June	-27.7	-10.6	-1.5	-18.0	-12.3	4.2	149.0	-61.8	-15.1
July	4.0	4.5	7.4	16.3	25.2	4.7	4.9	245.3	10.0
August	21.4	38.3	27.0	14.7	-13.1	-1.7	-34.4	-41.5	19.9
September	-19.2	-33.3	-35.6	-19.8	-11.2	0.6	28.6	195.3	-24.1
October	61.9	15.0	82.7	30.8	7.0	-2.8	-6.5	-43.9	38.6
November	-27.3	-26.2	-43.4	-17.1	2.3	-15.6	-40.6	-8.2	-27.6
December	-20.9	7.7	1.5	-5.5	-14.9	37.0	33.3	8.2	-6.3
2003									
January	0.1	-12.9	-17.6	-11.1	8.4	-29.5	-62.5	-56.0	-9.4
SEASONALLY ADJUSTED (% change from preceding month)									
2001									
November	-13.2	-19.8	13.5	4.4	7.5	6.9	n.a.	n.a.	-6.8
December	-10.7	9.6	0.6	16.1	-4.2	5.4	n.a.	n.a.	-1.1
2002									
January	3.1	0.7	-8.7	-12.9	-1.8	62.8	n.a.	n.a.	-2.1
February	-13.1	-9.0	16.3	0.8	0.7	-43.8	n.a.	n.a.	-3.9
March	17.8	1.0	18.1	-6.6	-7.0	14.2	n.a.	n.a.	9.4
April	22.5	9.6	-21.8	20.5	2.2	-21.4	n.a.	n.a.	3.8
May	-10.1	11.2	-8.7	-9.8	3.3	14.5	n.a.	n.a.	-2.1
June	-8.2	0.0	21.0	-15.9	-1.9	67.0	n.a.	n.a.	0.1
July	-21.5	-0.1	0.2	-7.3	24.5	-18.7	n.a.	n.a.	-1.9
August	49.5	12.2	29.9	55.4	-10.0	-7.5	n.a.	n.a.	21.6
September	-16.1	-22.3	-34.2	-30.0	-4.1	-15.6	n.a.	n.a.	-18.5
October	42.8	14.9	61.9	39.9	-4.7	-6.8	n.a.	n.a.	26.4
November	-29.4	-26.7	-38.3	-13.3	0.2	-13.5	n.a.	n.a.	-26.5
December	-12.5	8.3	20.4	-6.8	-5.8	47.5	n.a.	n.a.	2.5
2003									
January	10.3	0.3	-20.0	7.5	17.7	-34.0	n.a.	n.a.	-2.1
TREND ESTIMATES (% change from preceding month)									
2001									
November	-2.0	-4.2	1.0	2.1	-1.1	3.9	-4.2	-3.8	-1.6
December	-3.3	-4.4	2.1	1.3	-1.6	2.3	0.7	-8.4	-2.0
2002									
January	-2.1	-3.0	2.4	1.0	-2.1	-0.3	3.0	-13.4	-1.3
February	-0.3	-0.4	1.4	-0.5	-1.8	-1.6	3.6	-14.1	-0.3
March	1.7	2.8	1.1	-1.5	-0.7	-0.4	3.9	-12.0	1.2
April	1.5	4.7	0.6	-2.5	1.1	1.7	5.0	6.0	1.9
May	0.9	5.3	1.5	-2.1	2.7	3.7	6.5	26.8	2.6
June	0.9	4.1	2.5	-0.4	3.3	3.6	6.4	29.6	2.8
July	1.3	1.8	3.0	1.3	2.1	1.7	7.2	24.5	2.3
August	1.4	-1.6	2.3	2.2	0.3	-2.2	4.6	15.7	0.9
September	1.1	-4.4	0.5	2.7	-1.4	-6.4	-0.6	7.1	-0.8
October	0.3	-5.6	-2.3	2.3	-2.0	-7.7	-6.8	-1.4	-2.2
November	-1.7	-5.7	-4.0	1.0	-1.6	-6.3	-11.0	-8.0	-3.3
December	-3.1	-5.2	-4.5	0.2	-0.8	-5.1	-13.3	-11.7	-3.7
2003									
January	-3.3	-4.6	-4.5	-0.6	-0.9	-1.7	-14.4	-18.2	-3.8

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									
2001									
November	2 774	3 107	2 331	764	1 645	170	30	100	10 921
December	2 175	2 784	1 813	699	1 259	157	28	107	9 022
2002									
January	2 064	2 346	1 928	667	1 307	180	41	57	8 590
February	2 147	3 056	2 338	770	1 341	136	44	68	9 900
March	1 988	2 955	2 115	756	1 173	162	47	145	9 341
April	2 232	3 226	2 027	701	1 367	137	38	98	9 826
May	2 565	3 442	2 424	799	1 563	155	30	126	11 104
June	2 210	2 927	2 076	716	1 337	158	49	80	9 553
July	2 391	2 970	2 340	796	1 692	176	49	164	10 578
August	2 333	3 137	2 859	808	1 484	172	53	160	11 006
September	2 066	2 896	2 063	763	1 433	172	36	99	9 528
October	2 243	3 143	2 342	729	1 446	152	24	193	10 272
November	2 239	2 410	1 755	723	1 461	143	41	222	8 994
December	1 678	2 695	1 789	571	1 202	191	34	131	8 291
2003									
January	1 719	2 081	1 750	494	1 361	137	23	87	7 652
SEASONALLY ADJUSTED									
2001									
November	2 576	3 024	2 233	735	1 467	n.a.	n.a.	n.a.	10 315
December	2 311	2 981	2 241	780	1 345	n.a.	n.a.	n.a.	9 960
2002									
January	2 271	2 888	2 240	783	1 494	n.a.	n.a.	n.a.	9 974
February	2 249	2 882	2 290	776	1 494	n.a.	n.a.	n.a.	9 952
March	2 159	2 916	2 130	728	1 400	n.a.	n.a.	n.a.	9 655
April	2 163	3 064	2 005	717	1 289	n.a.	n.a.	n.a.	9 511
May	2 124	3 210	2 111	741	1 357	n.a.	n.a.	n.a.	9 818
June	2 537	3 079	2 087	729	1 384	n.a.	n.a.	n.a.	10 162
July	2 196	2 910	2 375	717	1 523	n.a.	n.a.	n.a.	10 111
August	2 397	3 166	2 791	862	1 413	n.a.	n.a.	n.a.	11 016
September	2 101	2 760	2 003	748	1 523	n.a.	n.a.	n.a.	9 475
October	2 135	3 219	2 124	689	1 391	n.a.	n.a.	n.a.	9 924
November	2 145	2 363	1 807	729	1 283	n.a.	n.a.	n.a.	8 723
December	1 736	2 854	2 163	596	1 240	n.a.	n.a.	n.a.	8 953
2003									
January	1 883	2 512	2 056	615	1 558	n.a.	n.a.	n.a.	8 910
TREND ESTIMATES									
2001									
November	2 432	3 092	2 194	763	1 450	n.a.	n.a.	n.a.	10 218
December	2 372	2 993	2 205	764	1 443	n.a.	n.a.	n.a.	10 063
2002									
January	2 301	2 941	2 206	763	1 430	n.a.	n.a.	n.a.	9 926
February	2 238	2 940	2 177	756	1 413	n.a.	n.a.	n.a.	9 808
March	2 208	2 980	2 145	745	1 395	n.a.	n.a.	n.a.	9 761
April	2 216	3 020	2 140	738	1 385	n.a.	n.a.	n.a.	9 798
May	2 248	3 065	2 180	739	1 390	n.a.	n.a.	n.a.	9 937
June	2 285	3 082	2 242	748	1 412	n.a.	n.a.	n.a.	10 102
July	2 298	3 064	2 285	759	1 430	n.a.	n.a.	n.a.	10 190
August	2 271	3 009	2 284	761	1 435	n.a.	n.a.	n.a.	10 129
September	2 202	2 931	2 233	747	1 422	n.a.	n.a.	n.a.	9 908
October	2 110	2 845	2 151	720	1 398	n.a.	n.a.	n.a.	9 594
November	2 017	2 760	2 075	686	1 379	n.a.	n.a.	n.a.	9 278
December	1 929	2 679	2 019	654	1 372	n.a.	n.a.	n.a.	9 001
2003									
January	1 869	2 610	1 969	623	1 370	n.a.	n.a.	n.a.	8 775

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)									
2001									
November	5.6	-6.2	10.5	-1.8	10.5	4.3	-21.1	23.5	3.1
December	-21.6	-10.4	-22.2	-8.5	-23.5	-7.6	-6.7	7.0	-17.4
2002									
January	-5.1	-15.7	6.3	-4.6	3.8	14.6	46.4	-46.7	-4.8
February	4.0	30.3	21.3	15.4	2.6	-24.4	7.3	19.3	15.3
March	-7.4	-3.3	-9.5	-1.8	-12.5	19.1	6.8	113.2	-5.6
April	12.3	9.2	-4.2	-7.3	16.5	-15.4	-19.1	-32.4	5.2
May	14.9	6.7	19.6	14.0	14.3	13.1	-21.1	28.6	13.0
June	-13.8	-15.0	-14.4	-10.4	-14.5	1.9	63.3	-36.5	-14.0
July	8.2	1.5	12.7	11.2	26.6	11.4	0.0	105.0	10.7
August	-2.4	5.6	22.2	1.5	-12.3	-2.3	8.2	-2.4	4.0
September	-11.4	-7.7	-27.8	-5.6	-3.4	0.0	-32.1	-38.1	-13.4
October	8.6	8.5	13.5	-4.5	0.9	-11.6	-33.3	94.9	7.8
November	-0.2	-23.3	-25.1	-0.8	1.0	-5.9	70.8	15.0	-12.4
December	-25.1	11.8	1.9	-21.0	-17.7	33.6	-17.1	-41.0	-7.8
2003									
January	2.4	-22.8	-2.2	-13.5	13.2	-28.3	-32.4	-33.6	-7.7
SEASONALLY ADJUSTED (% change from preceding month)									
2001									
November	5.8	-7.3	11.9	0.2	5.4	n.a.	n.a.	n.a.	2.3
December	-10.3	-1.4	0.3	6.1	-8.4	n.a.	n.a.	n.a.	-3.4
2002									
January	-1.7	-3.1	0.0	0.5	11.1	n.a.	n.a.	n.a.	0.1
February	-1.0	-0.2	2.2	-0.9	0.0	n.a.	n.a.	n.a.	-0.2
March	-4.0	1.2	-7.0	-6.2	-6.3	n.a.	n.a.	n.a.	-3.0
April	0.2	5.1	-5.8	-1.5	-7.9	n.a.	n.a.	n.a.	-1.5
May	-1.8	4.8	5.3	3.4	5.2	n.a.	n.a.	n.a.	3.2
June	19.5	-4.1	-1.1	-1.6	2.0	n.a.	n.a.	n.a.	3.5
July	-13.4	-5.5	13.8	-1.7	10.0	n.a.	n.a.	n.a.	-0.5
August	9.1	8.8	17.6	20.3	-7.2	n.a.	n.a.	n.a.	9.0
September	-12.3	-12.8	-28.2	-13.2	7.8	n.a.	n.a.	n.a.	-14.0
October	1.6	16.6	6.0	-7.9	-8.7	n.a.	n.a.	n.a.	4.7
November	0.4	-26.6	-14.9	5.8	-7.8	n.a.	n.a.	n.a.	-12.1
December	-19.0	20.8	19.7	-18.3	-3.3	n.a.	n.a.	n.a.	2.6
2003									
January	8.4	-12.0	-5.0	3.3	25.6	n.a.	n.a.	n.a.	-0.5
TREND ESTIMATES (% change from preceding month)									
2001									
November	-0.5	-2.9	0.9	0.7	-0.2	n.a.	n.a.	n.a.	-0.7
December	-2.5	-3.2	0.5	0.0	-0.5	n.a.	n.a.	n.a.	-1.5
2002									
January	-3.0	-1.7	0.0	-0.1	-0.9	n.a.	n.a.	n.a.	-1.4
February	-2.8	0.0	-1.3	-1.0	-1.2	n.a.	n.a.	n.a.	-1.2
March	-1.3	1.3	-1.5	-1.4	-1.2	n.a.	n.a.	n.a.	-0.5
April	0.4	1.4	-0.3	-0.9	-0.7	n.a.	n.a.	n.a.	0.4
May	1.4	1.5	1.9	0.1	0.4	n.a.	n.a.	n.a.	1.4
June	1.6	0.5	2.8	1.3	1.5	n.a.	n.a.	n.a.	1.7
July	0.6	-0.6	1.9	1.5	1.3	n.a.	n.a.	n.a.	0.9
August	-1.2	-1.8	0.0	0.2	0.4	n.a.	n.a.	n.a.	-0.6
September	-3.0	-2.6	-2.2	-1.9	-0.9	n.a.	n.a.	n.a.	-2.2
October	-4.2	-2.9	-3.6	-3.7	-1.7	n.a.	n.a.	n.a.	-3.2
November	-4.4	-3.0	-3.6	-4.6	-1.3	n.a.	n.a.	n.a.	-3.3
December	-4.4	-2.9	-2.7	-4.8	-0.6	n.a.	n.a.	n.a.	-3.0
2003									
January	-3.1	-2.6	-2.5	-4.7	-0.1	n.a.	n.a.	n.a.	-2.5

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								
1999-2000	33 020	38 611	15 582	6 847	16 052	813	932	2 317
2000-01	21 881	27 528	11 942	4 792	10 700	490	436	1 640
2001-02	31 455	36 731	16 407	6 903	14 530	815	607	2 155
2002								
January	2 277	2 661	1 123	499	1 148	54	38	57
February	1 893	2 779	1 270	551	1 135	76	43	97
March	2 309	2 528	2 085	512	965	76	89	163
April	3 070	3 388	1 212	697	1 165	75	49	166
May	3 366	3 152	1 362	640	1 416	79	32	248
June	2 091	2 953	1 547	455	1 176	60	77	95
July	2 126	3 146	1 702	572	1 392	89	97	308
August	2 864	4 740	1 999	694	1 339	95	37	188
September	2 205	2 785	1 246	508	1 253	84	85	540
October	4 525	3 204	1 745	783	1 308	87	70	245
November	2 793	2 387	1 309	600	1 191	71	42	265
December	2 255	2 587	1 571	630	1 106	103	72	316
2003								
January	2 361	2 300	1 148	555	1 255	65	12	136
PUBLIC SECTOR								
1999-2000	647	629	256	87	777	21	119	55
2000-01	701	374	326	75	689	16	228	107
2001-02	482	638	235	297	544	52	20	75
2002								
January	15	19	4	22	44	37	0	22
February	90	26	13	35	58	0	0	0
March	52	33	15	17	60	0	0	4
April	18	35	12	17	23	0	0	0
May	14	66	61	23	43	5	0	0
June	48	28	50	26	72	5	0	0
July	31	48	5	44	120	0	0	20
August	3	35	6	34	33	0	7	4
September	14	56	4	31	20	0	0	27
October	4	70	33	40	23	0	2	73
November	0	17	52	49	46	0	0	27
December	0	13	0	45	14	0	0	0
2003								
January	8	2	5	27	24	0	0	3
TOTAL								
1999-2000	33 667	39 240	15 838	6 934	16 829	834	1 051	2 372
2000-01	22 582	27 902	12 268	4 867	11 389	506	664	1 747
2001-02	31 937	37 369	16 642	7 200	15 074	867	627	2 230
2002								
January	2 292	2 680	1 127	521	1 192	91	38	79
February	1 983	2 805	1 283	586	1 193	76	43	97
March	2 361	2 561	2 100	529	1 025	76	89	167
April	3 088	3 423	1 224	714	1 188	75	49	166
May	3 380	3 218	1 423	663	1 459	84	32	248
June	2 139	2 981	1 597	481	1 248	65	77	95
July	2 157	3 194	1 707	616	1 512	89	97	328
August	2 867	4 775	2 005	728	1 372	95	44	192
September	2 219	2 841	1 250	539	1 273	84	85	567
October	4 529	3 274	1 778	823	1 331	87	72	318
November	2 793	2 404	1 361	649	1 237	71	42	292
December	2 255	2 600	1 571	675	1 120	103	72	316
2003								
January	2 369	2 302	1 153	582	1 279	65	12	139

(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>
PRIVATE SECTOR						
New South Wales	1 716	1 767	5	32	2	3 522
Victoria	2 068	938	22	7	7	3 042
Queensland	1 750	570	2	0	2	2 324
South Australia	493	263	0	1	0	757
Western Australia	1 361	235	27	0	0	1 623
Tasmania	137	2	2	0	0	141
Northern Territory	22	4	0	1	0	27
Australian Capital Territory	87	49	0	0	0	136
Australia	7 634	3 828	58	41	11	11 572
PUBLIC SECTOR						
New South Wales	2	12	0	0	0	14
Victoria	12	11	0	0	0	23
Queensland	25	14	0	0	0	39
South Australia	21	6	0	0	0	27
Western Australia	31	6	0	0	0	37
Tasmania	0	0	0	0	0	0
Northern Territory	3	0	0	0	0	3
Australian Capital Territory	3	0	0	0	0	3
Australia	97	49	0	0	0	146
TOTAL						
New South Wales	1 718	1 779	5	32	2	3 536
Victoria	2 080	949	22	7	7	3 065
Queensland	1 775	584	2	0	2	2 363
South Australia	514	269	0	1	0	784
Western Australia	1 392	241	27	0	0	1 660
Tasmania	137	2	2	0	0	141
Northern Territory	25	4	0	1	0	30
Australian Capital Territory	90	49	0	0	0	139
Australia	7 731	3 877	58	41	11	11 718

(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										
1999-2000	123 176	10 445	12 910	23 355	5 400	4 846	16 627	26 873	50 228	173 404
2000-01	79 837	7 381	8 506	15 887	2 864	4 184	14 889	21 937	37 824	117 661
2001-02	120 744	9 018	10 522	19 540	3 353	4 974	20 269	28 596	48 136	168 880
2001										
November	11 067	823	897	1 720	275	340	1 764	2 379	4 099	15 166
December	9 131	647	934	1 581	292	312	1 297	1 901	3 482	12 613
2002										
January	8 776	716	710	1 426	201	329	1 376	1 906	3 332	12 108
February	10 069	495	662	1 157	296	465	909	1 670	2 827	12 896
March	9 466	653	762	1 415	217	429	1 756	2 402	3 817	13 283
April	9 948	877	1 073	1 950	211	515	2 444	3 170	5 120	15 068
May	11 213	929	866	1 795	250	522	1 866	2 638	4 433	15 646
June	9 691	790	934	1 724	426	207	1 470	2 103	3 827	13 518
July	10 779	1 003	1 313	2 316	369	392	1 083	1 844	4 160	14 939
August	11 129	797	970	1 767	300	721	3 575	4 596	6 363	17 492
September	9 637	766	779	1 545	234	273	1 703	2 210	3 755	13 392
October	10 437	1 101	1 062	2 163	488	705	5 115	6 308	8 471	18 908
November	9 241	626	822	1 448	257	270	2 404	2 931	4 379	13 620
December	8 398	682	826	1 508	181	194	2 437	2 812	4 320	12 718
2003										
January	7 731	553	880	1 433	286	328	1 830	2 444	3 877	11 608

VALUE (\$ million)

1999-2000	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
2000-01	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
2001-02	17 564.9	863.2	1 386.9	2 249.9	357.4	699.1	3 736.8	4 793.4	7 043.3	24 608.5
2001										
November	1 562.2	75.9	121.0	196.9	36.8	41.9	280.4	359.1	556.0	2 118.2
December	1 288.5	59.6	118.8	178.4	28.0	51.6	216.8	296.5	474.9	1 763.4
2002										
January	1 266.9	62.8	96.1	158.8	27.8	35.3	245.9	309.0	467.9	1 734.7
February	1 472.0	44.9	91.7	136.5	29.6	55.9	216.6	302.1	438.6	1 910.6
March	1 390.1	60.8	96.0	156.9	23.0	63.7	290.8	377.5	534.4	1 924.5
April	1 491.2	95.3	150.9	246.2	21.2	77.7	428.4	527.3	773.5	2 264.8
May	1 678.7	95.0	123.4	218.5	20.0	78.7	317.6	416.3	634.7	2 313.5
June	1 498.2	72.5	121.8	194.3	50.5	33.5	251.7	335.7	530.0	2 028.2
July	1 656.2	98.4	167.2	265.7	43.5	53.7	165.6	262.8	528.5	2 184.7
August	1 706.9	76.0	128.7	204.7	28.5	113.1	679.3	820.8	1 025.6	2 732.5
September	1 498.7	72.3	107.7	180.1	34.1	35.5	293.3	362.9	543.0	2 041.7
October	1 638.2	121.1	157.0	278.1	37.2	103.3	1 234.3	1 374.8	1 652.9	3 291.1
November	1 456.0	62.3	120.4	182.7	30.0	36.0	538.5	604.5	787.2	2 243.2
December	1 347.4	76.2	120.0	196.2	18.4	24.7	493.3	536.5	732.7	2 080.1
2003										
January	1 239.5	59.1	116.3	175.4	39.6	52.0	338.1	429.8	605.1	1 844.6

(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)							
1999-2000	17 803.3	6 462.6	24 199.7	4 019.8	28 233.4	12 259.7	40 082.1
2000-01	11 088.0	5 102.6	16 190.6	3 285.3	19 475.9	12 874.0	32 350.0
2001-02	17 121.5	6 887.8	24 009.2	3 849.9	27 859.2	13 436.7	41 295.8
2001							
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
2002							
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)							
2001							
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
2002							
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)							
2001							
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
2002							
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)							
2001							
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
2002							
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)									
2001									
November	1 218.0	1 030.1	675.4	173.8	367.9	35.9	17.0	69.3	3 587.5
December	984.8	1 100.9	538.6	163.7	254.6	46.6	23.7	53.5	3 166.4
2002									
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	1 267.6	698.1	182.2	285.2	31.5	66.8	32.3	3 603.2
March	849.0	1 018.1	801.7	186.2	256.8	39.1	30.6	85.6	3 267.2
April	1 353.7	1 315.0	765.6	183.3	352.2	25.7	24.3	45.2	4 065.1
May	1 342.8	1 211.5	724.0	191.4	398.4	36.0	15.1	50.9	3 970.2
June	882.0	1 041.9	676.8	178.7	329.4	35.7	31.9	34.4	3 210.7
July	970.4	1 069.9	712.8	187.2	442.5	54.7	36.2	96.9	3 570.5
August	1 254.0	1 519.9	923.0	253.2	625.0	36.1	44.7	64.4	4 720.4
September	1 215.0	1 221.2	683.6	195.1	318.9	35.1	51.6	127.0	3 847.4
October	1 725.5	1 181.4	1 323.4	274.6	357.3	35.4	34.5	82.7	5 014.8
November	1 833.8	1 121.2	681.7	289.3	340.3	30.5	20.7	67.1	4 384.6
December	1 223.5	1 050.4	629.8	195.8	298.0	39.6	21.8	105.9	3 564.9
2003									
January	1 068.3	1 285.2	600.3	150.2	483.0	39.4	9.2	40.7	3 676.4
SEASONALLY ADJUSTED (\$ million)									
2001									
November	1 234.3	1 049.4	556.4	182.0	340.0	n.a.	n.a.	n.a.	3 482.0
December	1 094.8	1 035.3	712.7	177.1	310.8	n.a.	n.a.	n.a.	3 466.5
2002									
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	1 115.6	751.7	179.1	314.3	n.a.	n.a.	n.a.	3 512.2
March	1 047.5	1 035.0	764.5	184.3	298.6	n.a.	n.a.	n.a.	3 526.6
April	1 327.3	1 193.2	701.2	195.7	317.7	n.a.	n.a.	n.a.	3 819.5
May	1 274.9	1 204.2	662.2	182.1	335.1	n.a.	n.a.	n.a.	3 753.4
June	910.6	1 186.9	705.9	188.9	346.6	n.a.	n.a.	n.a.	3 436.4
July	754.8	1 127.0	676.1	149.8	399.1	n.a.	n.a.	n.a.	3 260.4
August	1 257.3	1 468.5	930.1	229.0	608.4	n.a.	n.a.	n.a.	4 666.8
September	1 179.3	1 246.3	708.7	198.6	335.9	n.a.	n.a.	n.a.	3 881.4
October	1 695.1	1 160.9	1 361.1	273.4	314.3	n.a.	n.a.	n.a.	4 946.4
November	1 892.3	1 114.9	546.9	290.2	317.6	n.a.	n.a.	n.a.	4 275.3
December	1 308.7	1 009.0	757.7	212.2	335.0	n.a.	n.a.	n.a.	3 788.4
2003									
January	1 154.5	1 480.7	634.9	190.9	531.8	n.a.	n.a.	n.a.	4 108.6
TREND (\$ million)									
2001									
November	1 144.2	1 064.0	661.6	191.1	323.7	n.a.	n.a.	n.a.	3 504.7
December	1 126.8	1 060.5	662.0	195.7	321.4	n.a.	n.a.	n.a.	3 494.5
2002									
January	1 124.8	1 065.6	670.4	197.9	316.9	n.a.	n.a.	n.a.	3 507.3
February	1 126.5	1 078.0	681.2	196.4	311.4	n.a.	n.a.	n.a.	3 522.6
March	1 122.8	1 100.0	695.7	192.3	313.1	n.a.	n.a.	n.a.	3 546.3
April	1 100.5	1 137.4	701.9	185.8	326.3	n.a.	n.a.	n.a.	3 570.0
May	1 062.1	1 184.0	710.1	180.4	348.9	n.a.	n.a.	n.a.	3 606.1
June	1 050.5	1 227.1	733.5	181.8	372.2	n.a.	n.a.	n.a.	3 694.3
July	1 097.0	1 256.9	770.1	193.1	383.0	n.a.	n.a.	n.a.	3 842.3
August	1 198.2	1 259.7	803.0	210.1	380.6	n.a.	n.a.	n.a.	4 006.8
September	1 323.9	1 232.0	819.7	226.0	371.0	n.a.	n.a.	n.a.	4 136.1
October	1 435.8	1 182.9	809.0	237.1	364.2	n.a.	n.a.	n.a.	4 191.3
November	1 496.4	1 123.2	777.9	241.1	366.8	n.a.	n.a.	n.a.	4 161.1
December	1 509.2	1 063.4	738.1	239.1	379.3	n.a.	n.a.	n.a.	4 077.2
2003									
January	1 484.7	1 008.3	697.1	234.2	395.7	n.a.	n.a.	n.a.	3 958.8
n.a. not available									

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)									
2001									
November	-2.9	-16.2	15.3	-12.9	4.0	-30.1	-31.6	-20.3	-5.2
December	-19.2	6.9	-20.3	-5.8	-30.8	29.7	39.6	-22.9	-11.7
2002									
January	2.7	-18.7	-2.7	18.4	18.9	-9.8	-23.3	-59.0	-5.0
February	2.7	41.7	33.3	-6.0	-5.7	-25.1	268.2	47.1	19.7
March	-18.3	-19.7	14.9	2.2	-10.0	24.3	-54.2	165.2	-9.3
April	59.4	29.2	-4.5	-1.5	37.1	-34.4	-20.7	-47.1	24.4
May	-0.8	-7.9	-5.4	4.4	13.1	40.1	-37.7	12.6	-2.3
June	-34.3	-14.0	-6.5	-6.6	-17.3	-0.7	110.9	-32.5	-19.1
July	10.0	2.7	5.3	4.7	34.3	53.1	13.3	182.0	11.2
August	29.2	42.1	29.5	35.3	41.2	-33.9	23.5	-33.5	32.2
September	-3.1	-19.7	-25.9	-22.9	-49.0	-2.9	15.4	97.2	-18.5
October	42.0	-3.3	93.6	40.8	12.1	1.0	-33.1	-34.9	30.3
November	6.3	-5.1	-48.5	5.4	-4.8	-14.1	-40.0	-18.8	-12.6
December	-33.3	-6.3	-7.6	-32.3	-12.5	30.2	5.5	57.8	-18.7
2003									
January	-12.7	22.4	-4.7	-23.3	62.1	-0.5	-57.6	-61.6	3.1
SEASONALLY ADJUSTED (% change from preceding month)									
2001									
November	11.0	-10.9	-6.0	-6.4	8.2	n.a.	n.a.	n.a.	-1.2
December	-11.3	-1.3	28.1	-2.7	-8.6	n.a.	n.a.	n.a.	-0.4
2002									
January	0.4	-1.0	-19.7	36.7	6.4	n.a.	n.a.	n.a.	-3.0
February	-7.4	8.9	31.4	-26.0	-5.0	n.a.	n.a.	n.a.	4.4
March	2.9	-7.2	1.7	2.9	-5.0	n.a.	n.a.	n.a.	0.4
April	26.7	15.3	-8.3	6.2	6.4	n.a.	n.a.	n.a.	8.3
May	-4.0	0.9	-5.6	-7.0	5.5	n.a.	n.a.	n.a.	-1.7
June	-28.6	-1.4	6.6	3.7	3.4	n.a.	n.a.	n.a.	-8.4
July	-17.1	-5.0	-4.2	-20.7	15.1	n.a.	n.a.	n.a.	-5.1
August	66.6	30.3	37.6	52.9	52.4	n.a.	n.a.	n.a.	43.1
September	-6.2	-15.1	-23.8	-13.3	-44.8	n.a.	n.a.	n.a.	-16.8
October	43.7	-6.8	92.1	37.7	-6.4	n.a.	n.a.	n.a.	27.4
November	11.6	-4.0	-59.8	6.1	1.1	n.a.	n.a.	n.a.	-13.6
December	-30.8	-9.5	38.6	-26.9	5.5	n.a.	n.a.	n.a.	-11.4
2003									
January	-11.8	46.8	-16.2	-10.1	58.7	n.a.	n.a.	n.a.	8.5
TREND ESTIMATES (% change from preceding month)									
2001									
November	-0.9	-0.3	-0.9	3.8	0.5	n.a.	n.a.	n.a.	0.0
December	-1.5	-0.3	0.1	2.4	-0.7	n.a.	n.a.	n.a.	-0.3
2002									
January	-0.2	0.5	1.3	1.1	-1.4	n.a.	n.a.	n.a.	0.4
February	0.2	1.2	1.6	-0.7	-1.7	n.a.	n.a.	n.a.	0.4
March	-0.3	2.0	2.1	-2.1	0.5	n.a.	n.a.	n.a.	0.7
April	-2.0	3.4	0.9	-3.4	4.2	n.a.	n.a.	n.a.	0.7
May	-3.5	4.1	1.2	-2.9	6.9	n.a.	n.a.	n.a.	1.0
June	-1.1	3.6	3.3	0.8	6.7	n.a.	n.a.	n.a.	2.4
July	4.4	2.4	5.0	6.2	2.9	n.a.	n.a.	n.a.	4.0
August	9.2	0.2	4.3	8.8	-0.6	n.a.	n.a.	n.a.	4.3
September	10.5	-2.2	2.1	7.5	-2.5	n.a.	n.a.	n.a.	3.2
October	8.4	-4.0	-1.3	4.9	-1.9	n.a.	n.a.	n.a.	1.3
November	4.2	-5.0	-3.8	1.7	0.7	n.a.	n.a.	n.a.	-0.7
December	0.9	-5.3	-5.1	-0.8	3.4	n.a.	n.a.	n.a.	-2.0
2003									
January	-1.6	-5.2	-5.6	-2.1	4.3	n.a.	n.a.	n.a.	-2.9

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)									
2001									
November	412.6	371.6	166.4	57.3	99.2	12.0	7.7	13.3	1 140.1
December	379.4	439.9	157.0	42.9	56.8	27.4	16.2	23.6	1 143.0
2002									
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	246.3	74.9	47.6	15.2	12.4	54.3	1 026.8
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	66.2	78.6	14.0	11.1	13.5	851.1
July	284.9	290.0	191.7	53.3	132.5	27.7	14.6	37.0	1 031.7
August	382.5	386.8	229.4	121.0	346.9	9.1	29.1	30.7	1 535.6
September	502.5	421.7	243.1	75.1	71.5	9.9	28.9	49.3	1 402.1
October	434.8	324.3	380.9	56.1	94.6	10.3	16.0	27.4	1 344.4
November	931.2	401.0	200.9	152.2	79.8	10.2	7.7	17.2	1 800.1
December	475.7	364.2	140.5	64.6	65.8	9.8	5.1	47.0	1 172.8
2003									
January	394.4	660.0	186.5	39.8	220.5	15.9	2.9	17.8	1 537.8
TREND (\$ million)									
2001									
November	412.5	352.3	222.1	73.3	84.9	n.a.	n.a.	n.a.	1 188.7
December	414.7	374.4	211.1	74.4	86.0	n.a.	n.a.	n.a.	1 214.4
2002									
January	410.9	388.2	204.5	73.2	84.5	n.a.	n.a.	n.a.	1 222.1
February	395.0	392.1	201.8	69.7	79.3	n.a.	n.a.	n.a.	1 200.3
March	364.7	389.0	201.8	65.1	77.5	n.a.	n.a.	n.a.	1 157.3
April	329.9	392.2	195.9	61.9	83.5	n.a.	n.a.	n.a.	1 117.7
May	292.2	399.4	190.5	60.2	96.8	n.a.	n.a.	n.a.	1 089.3
June	279.1	404.4	199.6	61.7	111.0	n.a.	n.a.	n.a.	1 104.8
July	309.5	406.3	223.7	68.0	116.8	n.a.	n.a.	n.a.	1 174.8
August	381.6	403.1	248.7	76.7	114.4	n.a.	n.a.	n.a.	1 277.9
September	475.0	394.2	265.1	83.4	108.2	n.a.	n.a.	n.a.	1 382.6
October	562.4	377.9	263.7	87.4	105.3	n.a.	n.a.	n.a.	1 453.5
November	621.7	356.8	245.6	88.0	110.1	n.a.	n.a.	n.a.	1 478.3
December	651.8	334.7	218.8	85.9	122.5	n.a.	n.a.	n.a.	1 469.8
2003									
January	651.0	315.1	188.6	83.0	137.2	n.a.	n.a.	n.a.	1 432.0

(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)									
2001									
November	18.2	-17.8	2.9	-30.1	-5.3	-58.4	2.1	-40.0	-5.6
December	-8.1	18.4	-5.7	-25.2	-42.8	127.2	111.4	78.1	0.3
2002									
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	23.6	25.6	-23.9	29.2	-76.4	411.3	-25.9
April	129.8	41.5	22.8	-25.5	100.0	-54.3	-22.4	-70.2	44.1
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	19.2	-37.5	20.6	89.5	28.7	-30.2
July	44.0	-5.2	16.9	-19.4	68.5	98.2	31.9	173.5	21.2
August	34.3	33.4	19.7	127.0	161.8	-67.3	99.1	-17.1	48.8
September	31.4	9.0	6.0	-37.9	-79.4	9.7	-0.7	60.4	-8.7
October	-13.5	-23.1	56.6	-25.4	32.3	3.9	-44.8	-44.3	-4.1
November	114.1	23.6	-47.3	171.4	-15.6	-1.6	-51.6	-37.2	33.9
December	-48.9	-9.2	-30.1	-57.5	-17.5	-3.2	-33.5	172.7	-34.8
2003									
January	-17.1	81.2	32.8	-38.4	234.8	62.1	-43.1	-62.1	31.1
TREND ESTIMATES (% change from preceding month)									
2001									
November	2.8	7.7	-6.1	4.3	5.6	n.a.	n.a.	n.a.	3.8
December	0.5	6.3	-5.0	1.5	1.3	n.a.	n.a.	n.a.	2.2
2002									
January	-0.9	3.7	-3.1	-1.6	-1.7	n.a.	n.a.	n.a.	0.6
February	-3.9	1.0	-1.3	-4.7	-6.1	n.a.	n.a.	n.a.	-1.8
March	-7.7	-0.8	0.0	-6.6	-2.3	n.a.	n.a.	n.a.	-3.6
April	-9.5	0.8	-2.9	-5.0	7.9	n.a.	n.a.	n.a.	-3.4
May	-11.4	1.8	-2.8	-2.7	15.9	n.a.	n.a.	n.a.	-2.5
June	-4.5	1.3	4.8	2.5	14.6	n.a.	n.a.	n.a.	1.4
July	10.9	0.5	12.1	10.3	5.3	n.a.	n.a.	n.a.	6.3
August	23.3	-0.8	11.2	12.7	-2.1	n.a.	n.a.	n.a.	8.8
September	24.5	-2.2	6.6	8.8	-5.4	n.a.	n.a.	n.a.	8.2
October	18.4	-4.1	-0.5	4.7	-2.7	n.a.	n.a.	n.a.	5.1
November	10.5	-5.6	-6.9	0.7	4.6	n.a.	n.a.	n.a.	1.7
December	4.8	-6.2	-10.9	-2.4	11.2	n.a.	n.a.	n.a.	-0.6
2003									
January	-0.1	-5.9	-13.8	-3.3	12.0	n.a.	n.a.	n.a.	-2.6

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

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>
PRIVATE SECTOR								
New South Wales	306.1	260.8	0.5	100.9	2.3	670.7	305.3	976.0
Victoria	350.8	178.9	1.8	83.6	1.2	616.3	599.1	1 215.4
Queensland	276.2	87.8	0.5	41.3	0.0	405.8	114.2	520.0
South Australia	62.2	28.9	0.0	16.4	0.0	107.6	25.0	132.6
Western Australia	194.3	36.5	3.7	22.8	0.0	257.3	153.4	410.8
Tasmania	18.2	0.1	0.1	5.1	0.0	23.4	10.4	33.8
Northern Territory	4.2	0.6	0.0	0.6	0.0	5.4	1.8	7.2
Australian Capital Territory	14.1	5.7	0.0	2.6	0.0	22.4	4.8	27.2
Australia	1 226.1	599.4	6.6	273.3	3.6	2 108.9	1 214.1	3 323.0
PUBLIC SECTOR								
New South Wales	0.4	2.0	0.0	0.9	0.0	3.3	89.1	92.3
Victoria	2.2	1.6	0.0	5.2	0.0	9.0	60.8	69.8
Queensland	4.0	1.2	0.0	2.8	0.0	8.0	72.3	80.3
South Australia	2.1	0.5	0.0	0.2	0.0	2.8	14.8	17.6
Western Australia	3.8	0.5	0.0	0.8	0.0	5.2	67.0	72.2
Tasmania	0.0	0.0	0.0	0.1	0.0	0.1	5.5	5.6
Northern Territory	0.4	0.0	0.0	0.5	0.0	0.9	1.1	2.0
Australian Capital Territory	0.5	0.0	0.0	0.0	0.0	0.5	13.0	13.5
Australia	13.4	5.8	0.0	10.5	0.0	29.7	323.7	353.4
TOTAL								
New South Wales	306.4	262.8	0.5	101.8	2.3	673.9	394.4	1 068.3
Victoria	353.0	180.5	1.8	88.8	1.2	625.3	660.0	1 285.2
Queensland	280.2	89.0	0.5	44.1	0.0	413.8	186.5	600.3
South Australia	64.2	29.5	0.0	16.6	0.0	110.4	39.8	150.2
Western Australia	198.2	37.0	3.7	23.6	0.0	262.5	220.5	483.0
Tasmania	18.2	0.1	0.1	5.1	0.0	23.5	15.9	39.4
Northern Territory	4.6	0.6	0.0	1.1	0.0	6.3	2.9	9.2
Australian Capital Territory	14.6	5.7	0.0	2.6	0.0	22.9	17.8	40.7
Australia	1 239.5	605.1	6.6	283.8	3.6	2 138.6	1 537.8	3 676.4

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

State/Territory	<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>	<i>Religious</i>	<i>Health</i>	<i>Entertainment and recreational</i>	<i>Miscellaneous</i>	<i>Total non-residential building</i>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR											
New South Wales	7.0	56.4	21.5	116.4	41.0	21.5	3.0	18.5	14.2	5.7	305.3
Victoria	1.5	30.8	16.5	36.9	35.3	26.1	2.0	10.2	434.0	5.7	599.1
Queensland	9.9	35.1	8.5	15.4	28.5	7.8	0.8	1.5	4.7	2.1	114.2
South Australia	4.2	4.1	1.8	2.5	3.7	2.3	0.1	4.5	0.0	2.0	25.0
Western Australia	10.5	45.8	35.4	39.9	8.9	2.3	0.2	6.9	2.2	1.2	153.4
Tasmania	0.3	0.7	0.1	2.2	1.1	0.8	0.7	0.5	0.2	3.9	10.4
Northern Territory	0.0	0.1	0.0	0.3	1.1	0.0	0.1	0.0	0.0	0.3	1.8
Australian Capital Territory	0.6	1.7	0.0	1.8	0.0	0.5	0.0	0.1	0.1	0.1	4.8
Australia	34.0	174.7	83.8	215.4	119.7	61.2	6.9	42.0	455.4	21.0	1 214.1
PUBLIC SECTOR											
New South Wales	0.6	0.0	0.0	15.0	7.1	30.8	0.0	2.4	12.4	21.0	89.1
Victoria	0.0	0.1	0.0	6.8	0.0	29.9	0.0	11.8	2.0	10.2	60.8
Queensland	0.0	0.0	0.2	6.7	21.7	24.7	0.0	11.4	0.6	7.0	72.3
South Australia	0.0	0.0	0.0	2.1	0.1	3.8	0.0	0.0	0.5	8.3	14.8
Western Australia	0.5	0.2	0.2	2.6	20.1	30.4	0.0	11.2	0.3	1.5	67.0
Tasmania	0.0	0.0	0.0	1.4	0.0	0.5	0.0	3.5	0.2	0.0	5.5
Northern Territory	0.0	0.2	0.0	0.1	0.0	0.6	0.0	0.1	0.0	0.1	1.1
Australian Capital Territory	0.0	0.1	0.0	0.7	0.0	12.3	0.0	0.0	0.0	0.0	13.0
Australia	1.1	0.4	0.4	35.5	48.9	133.0	0.0	40.4	15.9	48.1	323.7
TOTAL											
New South Wales	7.5	56.4	21.5	131.4	48.1	52.3	3.0	20.8	26.5	26.7	394.4
Victoria	1.5	30.9	16.5	43.7	35.3	55.9	2.0	22.0	436.1	15.9	660.0
Queensland	9.9	35.1	8.7	22.1	50.2	32.5	0.8	12.9	5.3	9.1	186.5
South Australia	4.2	4.1	1.8	4.6	3.8	6.1	0.1	4.5	0.5	10.3	39.8
Western Australia	11.1	46.0	35.7	42.6	29.0	32.7	0.2	18.1	2.5	2.7	220.5
Tasmania	0.3	0.7	0.1	3.6	1.1	1.2	0.7	3.9	0.3	3.9	15.9
Northern Territory	0.0	0.2	0.0	0.4	1.1	0.6	0.1	0.1	0.0	0.3	2.9
Australian Capital Territory	0.6	1.8	0.0	2.5	0.0	12.8	0.0	0.1	0.1	0.1	17.8
Australia	35.0	175.1	84.3	250.9	168.6	194.2	6.9	82.4	471.2	69.1	1 537.8

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												
2002												
November	19	1.7	344	31.0	51	5.3	172	17.6	142	13.8	65	7.2
December	27	2.7	271	25.1	51	5.3	148	14.6	120	10.9	120	12.1
2003												
January	18	1.8	219	19.7	42	4.8	129	12.2	116	10.7	140	13.7
Value—\$200,000–\$499,999												
2002												
November	7	2.6	65	18.6	45	14.3	71	20.2	63	18.5	57	18.3
December	8	2.5	72	21.3	29	9.2	63	17.3	71	19.7	69	21.4
2003												
January	8	2.6	60	16.6	42	12.8	66	20.4	42	12.5	48	14.1
Value—\$500,000–\$999,999												
2002												
November	4	2.9	33	20.6	14	9.7	18	12.8	36	24.4	22	15.0
December	5	3.1	17	12.2	17	11.7	27	19.7	31	21.4	23	16.1
2003												
January	7	4.8	25	16.7	13	8.7	15	9.8	22	14.8	25	16.8
Value—\$1,000,000–\$4,999,999												
2002												
November	6	14.7	17	34.2	16	31.6	14	26.2	33	75.1	33	64.6
December	6	10.8	18	35.0	17	28.8	28	68.7	26	53.2	46	97.8
2003												
January	10	25.9	18	34.9	7	13.3	29	60.5	27	57.3	39	90.9
Value—\$5,000,000 and over												
2002												
November	2	143.4	7	554.7	1	19.0	2	18.0	2	12.7	7	59.8
December	1	12.0	1	6.0	1	53.0	2	28.2	9	124.5	5	47.2
2003												
January	0	0.0	6	87.1	3	44.7	8	148.0	7	73.3	8	58.8
Value—Total												
1999-2000	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
2000-01	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
2001-02	594	587.7	4 768	2 014.0	1 474	777.9	3 309	3 032.5	2 867	1 946.2	2 098	2 006.1
2002												
November	38	165.2	466	659.1	127	79.8	277	94.8	276	144.4	184	164.9
December	47	31.2	379	99.7	115	108.0	268	148.5	257	229.6	263	194.6
2003												
January	43	35.0	328	175.1	107	84.3	247	250.9	214	168.6	260	194.2

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										
2002										
November	8	0.7	26	2.4	36	4.2	47	4.3	910	88.3
December	5	0.6	34	3.4	28	2.7	51	4.9	855	82.4
2003										
January	8	0.8	24	2.9	26	2.5	42	3.8	764	72.8
Value—\$200,000–\$499,999										
2002										
November	4	1.1	15	4.5	18	6.1	23	7.8	368	111.9
December	6	2.2	17	5.6	27	8.4	31	10.0	393	117.5
2003										
January	2	0.7	18	5.7	19	5.9	21	6.8	326	98.1
Value—\$500,000–\$999,999										
2002										
November	1	0.8	11	7.6	7	4.3	11	7.5	157	105.5
December	2	1.4	3	2.3	9	6.2	9	5.6	143	99.7
2003										
January	5	3.2	7	5.4	7	4.6	7	4.3	133	89.2
Value—\$1,000,000–\$4,999,999										
2002										
November	1	1.5	8	15.5	17	40.1	6	14.6	151	318.0
December	2	5.4	10	23.0	5	10.1	12	29.1	170	361.8
2003										
January	2	2.2	14	34.5	6	8.7	12	23.6	164	351.8
Value—\$5,000,000 and over										
2002										
November	1	6.0	3	29.7	1	118.0	2	215.2	28	1 176.4
December	0	0.0	6	197.0	2	13.0	3	30.5	30	511.4
2003										
January	0.0	0.0	4	34.0	3	449.6	3	30.5	42	926.0
Value—Total										
1999-2000	245	128.7	799	1 098.8	1 023	803.8	1 116	853.1	20 029	12 193.4
2000-01	219	105.0	733	1 315.8	945	922.4	1 080	807.2	18 071	12 874.0
2001-02	195	137.4	863	1 421.7	969	1 030.0	1 190	799.8	18 327	13 753.3
2002										
November	15	10.1	63	59.8	79	172.7	89	249.4	1 614	1 800.1
December	15	9.5	70	231.3	71	40.3	106	80.0	1 591	1 172.8
2003										
January	17	6.9	67	82.4	61	471.2	85	69.1	1 429	1 537.8

(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)

24 Area statistics are now being classified to the *Australian Standard Geographical Classification (ASGC), 2002 Edition* (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.

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.

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 14.
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 14.
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.

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.
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