

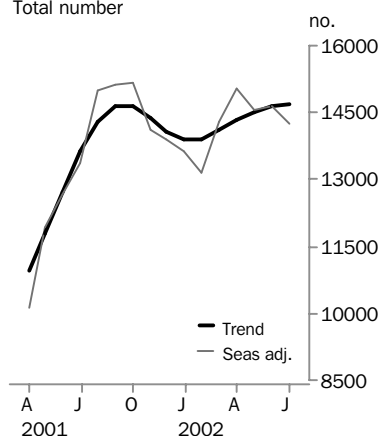
# **BUILDING APPROVALS**

AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) FRI 30 AUG 2002

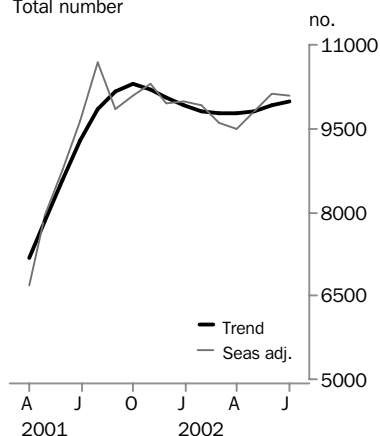
## **Dwelling units approved**

Total number



## **Private sector houses approved**

Total number



## **JULY KEY FIGURES**

### **TREND ESTIMATES**

	<i>Jul 2002</i>	<i>% change Jun 2002 to Jul 2002</i>	<i>% change Jul 2001 to Jul 2002</i>
Dwelling units approved			
Private sector houses	9 978	0.8	7.5
Total dwelling units	14 684	0.4	7.9

### **SEASONALLY ADJUSTED**

	<i>Jul 2002</i>	<i>% change Jun 2002 to Jul 2002</i>	<i>% change Jul 2001 to Jul 2002</i>
Dwelling units approved			
Private sector houses	10 081	-0.5	4.6
Total dwelling units	14 260	-2.5	6.7

## **JULY KEY POINTS**

### **TREND ESTIMATES**

- The trend estimate for total dwellings approved rose 0.4% in July 2002. This is the sixth consecutive monthly rise, with the rate of growth slowing in recent months.
- The trend estimate for private sector houses approved rose 0.8% in July 2002, following a 0.8% rise in June.
- The trend estimate for other dwellings approved fell 0.5% in July 2002, following a 0.5% rise in June.

### **SEASONALLY ADJUSTED ESTIMATES**

- The seasonally adjusted estimate for total dwellings approved fell 2.5% to 14,260 in July 2002.
- The seasonally adjusted estimate for private sector houses approved fell 0.5% to 10,081 in July 2002, following a 3.4% rise in June.
- The seasonally adjusted estimate for other dwellings approved fell 8.5% to 3,989 in July 2002. This is the third consecutive monthly fall.

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

## NOTES

### FORTHCOMING ISSUES

#### ISSUE

#### RELEASE DATE

August 2002

1 October 2002

September 2002

31 October 2002

October 2002

3 December 2002

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### CHANGES IN THIS ISSUE

Adjustments have been made in this issue to the calculation of seasonally adjusted estimates for the State/Territories in Tables 7-10 and Tables 15-16, to improve coherence between State/Territory estimates and the Australian total estimate. As a result of this change to the seasonally adjusted process, seasonally adjusted and trend estimates for the States/Territories have been revised up to and including June 2002. This type of seasonal adjustment will continue to be performed in future issues.

Quarterly chain volume data incorporate a new base year, 2000-2001, which has resulted in revisions to growth rates, small in most cases, for the latest year. The reference year has been advanced to 2000-2001, which has resulted in revisions to levels, but not growth rates for all periods (see paragraph 23 of the Explanatory Notes).

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### DATA NOTES

A special article 'Building Activity in Sydney and Melbourne' is included in this issue (see page 36).

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### REVISIONS THIS MONTH

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

	1999-2000	2000-2001	2001-2002
New South Wales		+4	+31
Victoria		+15	+2
Queensland	+3	+320	+582
Western Australia		-1	+68
Tasmania		-1	
TOTAL	+3	+337	+683

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### SYMBOLS AND OTHER USAGES

n.a. not available

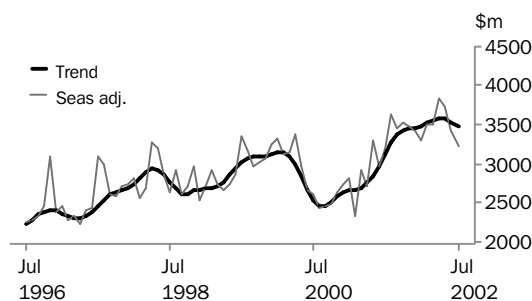
n.y.a. not yet available

Susan Linacre  
Acting Australian Statistician

## VALUE OF BUILDING APPROVED

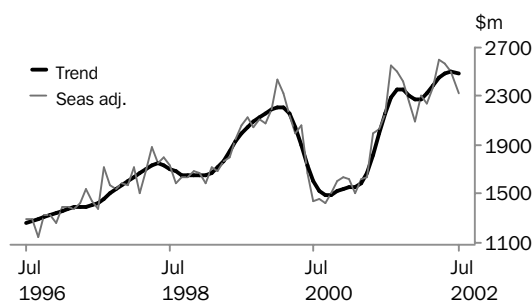
### VALUE OF TOTAL BUILDING

The trend estimate of the value of total building approved has fallen in the last three months, following nineteen months of growth. The trend estimate fell by 1.5% in July 2002.



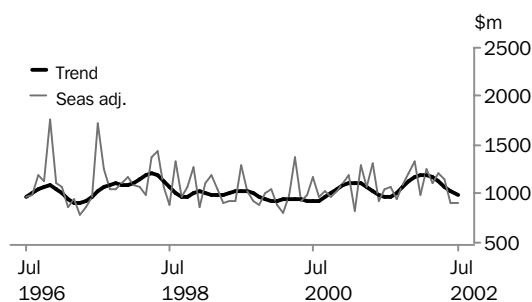
### VALUE OF RESIDENTIAL BUILDING

The trend estimate of the value of residential building approved fell 0.5% in July 2002, following sixth months of growth.



### VALUE OF NON-RESIDENTIAL

The trend estimate of the value of non-residential building approved fell 4.0% in July 2002. This is the sixth consecutive monthly fall, following sixth months of growth.



## VALUE OF BUILDING APPROVED

### CHAIN VOLUME MEASURES

JUNE QTR 2002

Trend estimates for the value of building approved in the June Quarter 2001 in chain volume measures are summarised below. (See Table 14).

#### TREND ESTIMATES

	<i>Jun Qtr 2002</i>	<i>Mar Qtr 2002 to Jun Qtr 2002</i>	<i>Jun Qtr 2001 to Jun Qtr 2002</i>
	\$m	% change	% change
New residential building	6 091.5	1.9	23.6
Alterations and additions to residential buildings	986.5	2.0	11.3
Non-residential building	3 263.4	-1.6	0.8
<b>Total building</b>	<b>10 325.6</b>	<b>0.6</b>	<b>14.1</b>

2001–2002 FINANCIAL YEAR

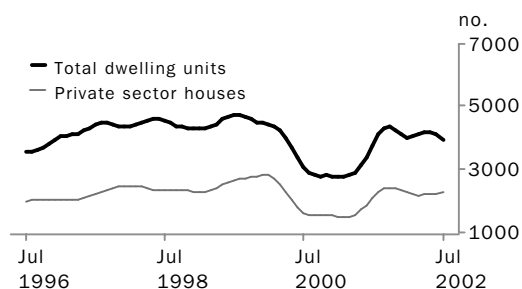
The total value of building approved in chain volume terms rose by 26.4% to \$40,861.7 million in 2001-2002 compared to 2000-2001. This was due to a large rise (48.1%) in the value of new residential building.

#### ANNUAL MOVEMENT: ORIGINAL SERIES

	<i>2001–2002</i>	<i>1998–1999 to 1999–2000</i>	<i>1999–2000 to 2000–2001</i>	<i>2000–2001 to 2001–2002</i>
	\$m	% change	% change	% change
New residential building	23 943.4	16.2	-33.2	48.1
Alterations and additions to residential buildings	3 850.1	14.1	-18.3	17.2
Non-residential building	13 068.3	-6.0	5.1	1.4
<b>Total building</b>	<b>40 861.7</b>	<b>7.6</b>	<b>-19.3</b>	<b>26.4</b>

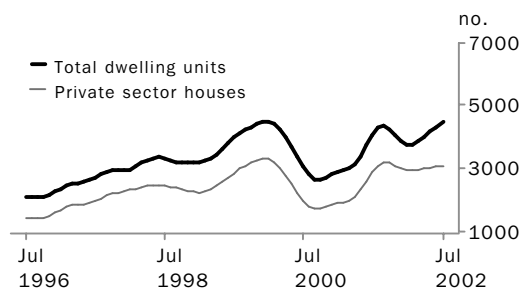
## DWELLING UNITS APPROVED: State Trends

### NEW SOUTH WALES



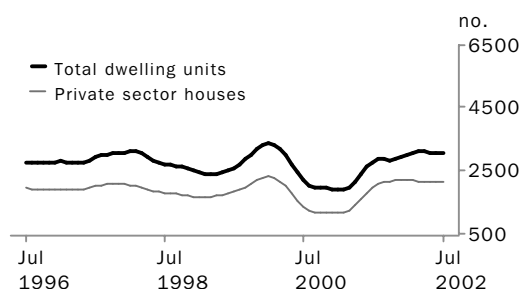
The trend estimate for total dwelling units approved in New South Wales has fallen in the last three months, following three months of growth.

### VICTORIA



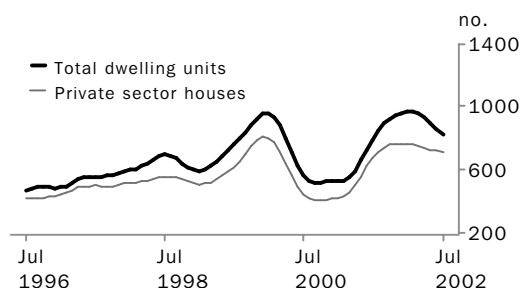
The trend estimate for total dwelling units approved in Victoria has risen for the last five months, following five months of decline.

### QUEENSLAND



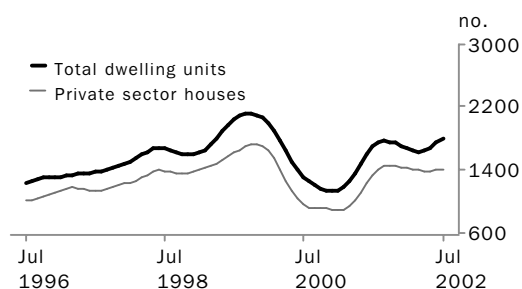
The trend estimate for total dwelling units approved in Queensland has been flat over the last four months.

### SOUTH AUSTRALIA



The trend estimate of total dwelling units approved in South Australia has fallen in the last five months, following seventeen months of growth.

### WESTERN AUSTRALIA



The trend estimate of total dwelling units approved in Western Australia has risen in the last four months, following six months of decline.

# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

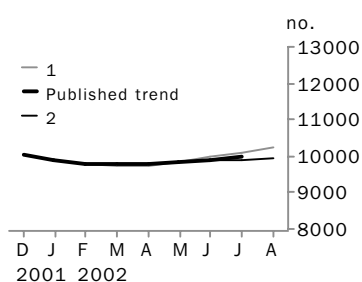
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

### 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.

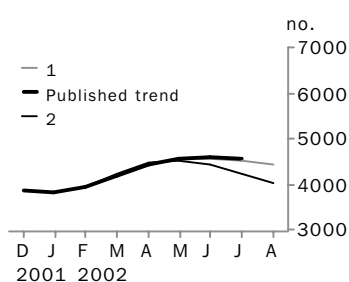
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the August seasonally adjusted estimate is higher than the July estimate by 4% for the number of private sector houses approved and 12% for other dwelling units approved; and that the August seasonally adjusted estimate is lower than the July estimate by 4% for the number of private sector houses approved and 12% 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:			
			<b>1</b>	<b>2</b>		
			<i>rises by 4% on Jul 2002</i>	<i>falls by 4% on Jul 2002</i>		
	no.	% change	no.	% change	no.	% change
March 2002	9 762	-0.5	9 742	-0.6	9 767	-0.4
April 2002	9 766	0.0	9 756	0.1	9 768	0.0
May 2002	9 819	0.5	9 846	0.9	9 814	0.5
June 2002	9 898	0.8	9 975	1.3	9 867	0.5
July 2002	9 978	0.8	10 112	1.4	9 910	0.4
August 2002	n.y.a.	n.y.a.	10 250	1.4	9 944	0.3

### OTHER DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
			<b>1</b>	<b>2</b>		
			<i>rises by 12% on Jul 2002</i>	<i>falls by 12% on Jul 2002</i>		
	no.	% change	no.	% change	no.	% change
March 2002	4 188	6.5	4 181	6.4	4 214	6.7
April 2002	4 434	5.9	4 433	6.0	4 449	5.6
May 2002	4 560	2.8	4 551	2.7	4 508	1.3
June 2002	4 582	0.5	4 554	0.1	4 412	-2.1
July 2002	4 561	-0.5	4 505	-1.1	4 238	-3.9
August 2002	n.y.a.	n.y.a.	4 433	-1.6	4 030	-4.9

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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							
<b>2001</b>							
May	9 036	9 130	3 976	4 356	13 012	474	13 486
June	8 494	8 587	3 116	3 584	11 610	561	12 171
July	9 593	9 773	3 438	3 610	13 031	352	13 383
August	11 051	11 166	4 705	4 841	15 756	251	16 007
September	9 505	9 681	4 369	4 451	13 874	258	14 132
October	10 592	10 795	5 033	5 180	15 625	350	15 975
November	10 907	11 067	4 026	4 163	14 933	297	15 230
December	9 013	9 136	3 417	3 610	12 430	316	12 746
<b>2002</b>							
January	8 584	8 781	3 454	3 545	12 038	288	12 326
February	9 861	10 042	2 771	2 976	12 632	386	13 018
March	9 302	9 439	3 847	3 968	13 149	258	13 407
April	9 820	9 966	5 207	5 359	15 027	298	15 325
May	11 086	11 205	4 688	4 882	15 774	313	16 087
June	9 529	9 688	3 704	4 007	13 233	462	13 695
July	10 547	10 761	3 944	4 200	14 491	470	14 961
SEASONALLY ADJUSTED							
<b>2001</b>							
May	7 954	8 037	3 576	3 869	11 530	376	11 906
June	8 744	8 820	3 608	3 835	12 352	303	12 655
July	9 637	9 804	3 352	3 566	12 989	381	13 370
August	10 667	10 805	4 012	4 178	14 679	304	14 983
September	9 855	10 026	4 950	5 075	14 805	296	15 101
October	10 079	10 243	4 744	4 928	14 823	348	15 171
November	10 302	10 466	3 476	3 662	13 778	350	14 128
December	9 950	10 116	3 573	3 784	13 523	377	13 900
<b>2002</b>							
January	9 967	10 170	3 352	3 461	13 319	312	13 631
February	9 913	10 110	2 821	3 023	12 734	399	13 133
March	9 614	9 764	4 401	4 545	14 015	294	14 309
April	9 505	9 651	5 265	5 400	14 770	281	15 051
May	9 802	9 922	4 501	4 650	14 303	269	14 572
June	10 136	10 267	4 214	4 358	14 350	275	14 625
July	10 081	10 271	3 703	3 989	13 784	476	14 260
TREND ESTIMATES							
<b>2001</b>							
May	7 825	7 930	3 595	3 852	11 419	363	11 782
June	8 571	8 687	3 808	4 044	12 379	352	12 731
July	9 279	9 408	3 995	4 205	13 274	339	13 613
August	9 837	9 980	4 113	4 300	13 950	330	14 280
September	10 173	10 329	4 120	4 291	14 292	328	14 620
October	10 282	10 450	4 006	4 173	14 287	336	14 623
November	10 208	10 385	3 825	3 995	14 034	346	14 380
December	10 047	10 228	3 678	3 849	13 725	352	14 077
<b>2002</b>							
January	9 906	10 085	3 640	3 806	13 546	345	13 891
February	9 810	9 982	3 774	3 931	13 584	329	13 913
March	9 762	9 924	4 037	4 188	13 799	313	14 112
April	9 766	9 918	4 280	4 434	14 045	307	14 352
May	9 819	9 965	4 394	4 560	14 213	312	14 525
June	9 898	10 043	4 400	4 582	14 298	327	14 625
July	9 978	10 123	4 357	4 561	14 335	349	14 684

## 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>							
May	47.0	45.9	51.0	47.2	48.2	8.7	46.3
June	-6.0	-5.9	-21.6	-17.7	-10.8	18.4	-9.8
July	12.9	13.8	10.3	0.7	12.2	-37.3	10.0
August	15.2	14.3	36.9	34.1	20.9	-28.7	19.6
September	-14.0	-13.3	-7.1	-8.1	-11.9	2.8	-11.7
October	11.4	11.5	15.2	16.4	12.6	35.7	13.0
November	3.0	2.5	-20.0	-19.6	-4.4	-15.1	-4.7
December	-17.4	-17.4	-15.1	-13.3	-16.8	6.4	-16.3
<b>2002</b>							
January	-4.8	-3.9	1.1	-1.8	-3.2	-8.9	-3.3
February	14.9	14.4	-19.8	-16.1	4.9	34.0	5.6
March	-5.7	-6.0	38.8	33.3	4.1	-33.2	3.0
April	5.6	5.6	35.4	35.1	14.3	15.5	14.3
May	12.9	12.4	-10.0	-8.9	5.0	5.0	5.0
June	-14.0	-13.5	-21.0	-17.9	-16.1	47.6	-14.9
July	10.7	11.1	6.5	4.8	9.5	1.7	9.2
SEASONALLY ADJUSTED (% change from preceding month)							
<b>2001</b>							
May	18.8	17.9	19.6	17.7	19.1	-10.0	17.8
June	9.9	9.7	0.9	-0.9	7.1	-19.4	6.3
July	10.2	11.2	-7.1	-7.0	5.2	25.7	5.7
August	10.7	10.2	19.7	17.2	13.0	-20.2	12.1
September	-7.6	-7.2	23.4	21.5	0.9	-2.6	0.8
October	2.3	2.2	-4.2	-2.9	0.1	17.6	0.5
November	2.2	2.2	-26.7	-25.7	-7.0	0.6	-6.9
December	-3.4	-3.3	2.8	3.3	-1.9	7.7	-1.6
<b>2002</b>							
January	0.2	0.5	-6.2	-8.5	-1.5	-17.2	-1.9
February	-0.5	-0.6	-15.8	-12.7	-4.4	27.9	-3.7
March	-3.0	-3.4	56.0	50.3	10.1	-26.3	9.0
April	-1.1	-1.2	19.6	18.8	5.4	-4.4	5.2
May	3.1	2.8	-14.5	-13.9	-3.2	-4.3	-3.2
June	3.4	3.5	-6.4	-6.3	0.3	2.2	0.4
July	-0.5	0.0	-12.1	-8.5	-3.9	73.1	-2.5
TREND ESTIMATES (% change from preceding month)							
<b>2001</b>							
May	9.1	9.0	5.4	4.8	7.9	-0.8	7.6
June	9.5	9.5	5.9	5.0	8.4	-3.0	8.1
July	8.3	8.3	4.9	4.0	7.2	-3.7	6.9
August	6.0	6.1	3.0	2.3	5.1	-2.7	4.9
September	3.4	3.5	0.2	-0.2	2.5	-0.6	2.4
October	1.1	1.2	-2.8	-2.7	0.0	2.4	0.0
November	-0.7	-0.6	-4.5	-4.3	-1.8	3.0	-1.7
December	-1.6	-1.5	-3.8	-3.7	-2.2	1.7	-2.1
<b>2002</b>							
January	-1.4	-1.4	-1.0	-1.1	-1.3	-2.0	-1.3
February	-1.0	-1.0	3.7	3.3	0.3	-4.6	0.2
March	-0.5	-0.6	7.0	6.5	1.6	-4.9	1.4
April	0.0	-0.1	6.0	5.9	1.8	-1.9	1.7
May	0.5	0.5	2.7	2.8	1.2	1.6	1.2
June	0.8	0.8	0.1	0.5	0.6	4.8	0.7
July	0.8	0.8	-1.0	-0.5	0.3	6.7	0.4

## VALUE OF BUILDING APPROVED(a)

Month	New residential building	Alterations and additions to residential buildings(b)	Total residential building	Non- residential building	Total building
\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL					
<b>2001</b>					
May	1 786.1	341.5	2 127.6	1 395.8	3 523.4
June	1 675.6	298.6	1 974.1	918.9	2 893.1
July	1 885.2	309.2	2 194.5	1 149.1	3 343.6
August	2 438.7	345.3	2 784.0	1 047.9	3 832.0
September	2 026.0	325.7	2 351.7	857.2	3 208.9
October	2 190.8	385.3	2 576.1	1 208.2	3 784.3
November	2 111.0	329.2	2 440.2	1 133.4	3 573.6
December	1 741.9	259.7	2 001.6	1 138.4	3 139.9
<b>2002</b>					
January	1 730.9	289.3	2 020.2	932.8	2 952.9
February	1 904.0	307.1	2 211.1	1 373.9	3 585.0
March	1 907.1	316.0	2 223.0	1 016.0	3 239.1
April	2 271.4	320.4	2 591.8	1 483.5	4 075.3
May	2 302.3	436.8	2 739.1	1 202.4	3 941.6
June	2 025.4	331.4	2 356.8	838.7	3 195.5
July	2 164.8	354.2	2 519.0	1 022.9	3 541.9
SEASONALLY ADJUSTED					
<b>2001</b>					
May	1 703.0	292.5	1 995.5	1 315.4	3 310.9
June	1 720.0	308.1	2 028.2	934.1	2 962.3
July	1 845.2	308.5	2 153.7	1 051.3	3 205.1
August	2 243.8	317.1	2 560.9	1 079.4	3 640.3
September	2 165.1	332.2	2 497.3	957.8	3 455.0
October	2 067.1	356.1	2 423.2	1 100.9	3 524.1
November	1 944.3	318.0	2 262.3	1 206.3	3 468.6
December	1 780.1	315.4	2 095.5	1 342.1	3 437.6
<b>2002</b>					
January	1 974.8	336.4	2 311.2	990.0	3 301.1
February	1 924.8	314.2	2 238.9	1 255.5	3 494.5
March	2 064.8	312.7	2 377.4	1 118.8	3 496.3
April	2 288.6	316.2	2 604.8	1 224.3	3 829.0
May	2 186.9	383.2	2 570.1	1 156.2	3 726.3
June	2 151.9	354.8	2 506.7	913.4	3 420.1
July	1 996.1	332.4	2 328.5	905.8	3 234.2
TREND ESTIMATES					
<b>2001</b>					
May	1 523.7	291.6	1 815.3	1 034.7	2 850.1
June	1 687.4	302.9	1 990.3	991.8	2 982.0
July	1 848.5	313.3	2 161.8	970.6	3 132.4
August	1 969.6	322.9	2 292.4	977.5	3 270.0
September	2 026.6	329.5	2 356.1	1 017.1	3 373.1
October	2 019.8	332.2	2 352.0	1 079.3	3 431.3
November	1 978.3	329.7	2 308.0	1 135.2	3 443.2
December	1 945.3	324.9	2 270.2	1 178.9	3 449.1
<b>2002</b>					
January	1 953.6	321.5	2 275.1	1 202.4	3 477.5
February	2 002.1	322.2	2 324.3	1 196.8	3 521.1
March	2 069.9	327.6	2 397.4	1 165.8	3 563.3
April	2 124.1	335.3	2 459.5	1 124.8	3 584.3
May	2 150.5	342.5	2 493.0	1 076.8	3 569.8
June	2 156.5	348.0	2 504.5	1 022.9	3 527.4
July	2 139.6	351.2	2 490.8	982.2	3 473.0

(a) Refer to Explanatory Notes paragraph 8.

(b) Refer to Explanatory Notes paragraph 14.

# VALUE OF BUILDING APPROVED, Percentage Change(a)

Month	New residential building	Alterations and additions to residential buildings(b)	Total residential building	Non- residential building	Total building
ORIGINAL (% change from preceding month)					
<b>2001</b>					
May	43.2	30.8	41.1	29.3	36.2
June	-6.2	-12.6	-7.2	-34.2	-17.9
July	12.5	3.6	11.2	25.0	15.6
August	29.4	11.7	26.9	-8.8	14.6
September	-16.9	-5.7	-15.5	-18.2	-16.3
October	8.1	18.3	9.5	41.0	17.9
November	-3.6	-14.6	-5.3	-6.2	-5.6
December	-17.5	-21.1	-18.0	0.4	-12.1
<b>2002</b>					
January	-0.6	11.4	0.9	-18.1	-6.0
February	10.0	6.2	9.5	47.3	21.4
March	0.2	2.9	0.5	-26.0	-9.6
April	19.1	1.4	16.6	46.0	25.8
May	1.4	36.3	5.7	-18.9	-3.3
June	-12.0	-24.1	-14.0	-30.3	-18.9
July	6.9	6.9	6.9	22.0	10.8
SEASONALLY ADJUSTED (% change from preceding month)					
<b>2001</b>					
May	25.7	1.8	21.6	23.3	22.2
June	1.0	5.4	1.6	-29.0	-10.5
July	7.3	0.1	6.2	12.5	8.2
August	21.6	2.8	18.9	2.7	13.6
September	-3.5	4.8	-2.5	-11.3	-5.1
October	-4.5	7.2	-3.0	14.9	2.0
November	-5.9	-10.7	-6.6	9.6	-1.6
December	-8.4	-0.8	-7.4	11.3	-0.9
<b>2002</b>					
January	10.9	6.7	10.3	-26.2	-4.0
February	-2.5	-6.6	-3.1	26.8	5.9
March	7.3	-0.5	6.2	-10.9	0.1
April	10.8	1.1	9.6	9.4	9.5
May	-4.4	21.2	-1.3	-5.6	-2.7
June	-1.6	-7.4	-2.5	-21.0	-8.2
July	-7.2	-6.3	-7.1	-0.8	-5.4
TREND ESTIMATES (% change from preceding month)					
<b>2001</b>					
May	8.9	4.3	8.1	-3.8	3.4
June	10.7	3.8	9.6	-4.2	4.6
July	9.5	3.4	8.6	-2.1	5.0
August	6.5	3.1	6.0	0.7	4.4
September	2.9	2.0	2.8	4.0	3.2
October	-0.3	0.8	-0.2	6.1	1.7
November	-2.1	-0.8	-1.9	5.2	0.3
December	-1.7	-1.5	-1.6	3.9	0.2
<b>2002</b>					
January	0.4	-1.0	0.2	2.0	0.8
February	2.5	0.2	2.2	-0.5	1.3
March	3.4	1.7	3.1	-2.6	1.2
April	2.6	2.4	2.6	-3.5	0.6
May	1.2	2.1	1.4	-4.3	-0.4
June	0.3	1.6	0.5	-5.0	-1.2
July	-0.8	0.9	-0.5	-4.0	-1.5

(a) Refer to Explanatory Notes paragraph 8.

(b) 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(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
PRIVATE SECTOR (Number)						
<b>1999-2000</b>	121 422	47 711	825	1 905	522	<b>172 385</b>
<b>2000-01</b>	78 595	35 326	763	2 120	155	<b>116 959</b>
<b>2001-02</b>	118 693	46 070	586	1 896	257	<b>167 502</b>
<b>2001</b>						
July	9 584	3 381	29	31	6	<b>13 031</b>
August	11 039	4 609	43	44	21	<b>15 756</b>
September	9 494	3 978	48	310	44	<b>13 874</b>
October	10 575	4 696	46	300	8	<b>15 625</b>
November	10 894	3 955	41	31	12	<b>14 933</b>
December	8 999	3 215	66	135	15	<b>12 430</b>
<b>2002</b>						
January	8 573	3 187	38	228	12	<b>12 038</b>
February	9 849	2 630	44	100	9	<b>12 632</b>
March	9 290	3 648	39	150	22	<b>13 149</b>
April	9 812	5 059	78	64	14	<b>15 027</b>
May	11 076	4 187	70	359	82	<b>15 774</b>
June	9 508	3 525	44	144	12	<b>13 233</b>
July	10 531	3 816	63	53	28	<b>14 491</b>
PUBLIC SECTOR (Number)						
<b>1999-2000</b>	1 754	2 517	56	6	9	<b>4 342</b>
<b>2000-01</b>	1 110	2 498	105	105	2	<b>3 820</b>
<b>2001-02</b>	1 895	1 923	7	1	3	<b>3 829</b>
<b>2001</b>						
July	180	171	0	0	1	<b>352</b>
August	115	136	0	0	0	<b>251</b>
September	176	81	1	0	0	<b>258</b>
October	203	147	0	0	0	<b>350</b>
November	159	136	1	1	0	<b>297</b>
December	123	193	0	0	0	<b>316</b>
<b>2002</b>						
January	197	91	0	0	0	<b>288</b>
February	181	201	4	0	0	<b>386</b>
March	137	119	1	0	1	<b>258</b>
April	146	151	0	0	1	<b>298</b>
May	119	194	0	0	0	<b>313</b>
June	159	303	0	0	0	<b>462</b>
July	214	256	0	0	0	<b>470</b>
TOTAL (Number)						
<b>1999-2000</b>	123 176	50 228	881	1 911	531	<b>176 727</b>
<b>2000-01</b>	79 705	37 824	868	2 225	157	<b>120 779</b>
<b>2001-02</b>	120 588	47 993	593	1 897	260	<b>171 331</b>
<b>2001</b>						
July	9 764	3 552	29	31	7	<b>13 383</b>
August	11 154	4 745	43	44	21	<b>16 007</b>
September	9 670	4 059	49	310	44	<b>14 132</b>
October	10 778	4 843	46	300	8	<b>15 975</b>
November	11 053	4 091	42	32	12	<b>15 230</b>
December	9 122	3 408	66	135	15	<b>12 746</b>
<b>2002</b>						
January	8 770	3 278	38	228	12	<b>12 326</b>
February	10 030	2 831	48	100	9	<b>13 018</b>
March	9 427	3 767	40	150	23	<b>13 407</b>
April	9 958	5 210	78	64	15	<b>15 325</b>
May	11 195	4 381	70	359	82	<b>16 087</b>
June	9 667	3 828	44	144	12	<b>13 695</b>
July	10 745	4 072	63	53	28	<b>14 961</b>

(a) See Glossary for definition.

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

Month	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(b)	Total residential building	Non-residential building(b)	Total building
PRIVATE SECTOR (\$ million)								
<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>	10 913.3	4 820.5	76.9	2 751.6	277.9	18 840.4	9 510.1	<b>28 350.4</b>
<b>2001-02</b>	17 277.1	6 795.4	65.5	3 457.6	275.6	27 871.1	9 857.1	<b>37 728.1</b>
<b>2001</b>								
July	1 389.5	455.9	3.0	276.8	6.7	2 131.8	940.0	<b>3 071.8</b>
August	1 579.9	828.4	5.2	329.1	3.9	2 746.5	704.2	<b>3 450.7</b>
September	1 350.4	642.3	5.7	281.7	29.8	2 309.9	729.1	<b>3 039.0</b>
October	1 497.5	650.8	5.0	332.9	40.1	2 526.3	912.2	<b>3 438.4</b>
November	1 538.2	537.6	3.8	303.3	2.8	2 385.7	819.6	<b>3 205.3</b>
December	1 272.3	436.7	8.4	224.8	17.1	1 959.4	867.7	<b>2 827.1</b>
<b>2002</b>								
January	1 237.2	455.2	4.6	229.8	43.6	1 970.4	696.9	<b>2 667.2</b>
February	1 443.4	417.8	5.5	273.2	12.2	2 152.1	1 079.7	<b>3 231.8</b>
March	1 366.8	513.5	3.3	270.5	18.8	2 172.8	772.7	<b>2 945.6</b>
April	1 472.0	761.9	9.3	296.8	6.0	2 546.0	835.3	<b>3 381.3</b>
May	1 656.9	601.4	6.2	346.1	72.6	2 683.3	843.9	<b>3 527.2</b>
June	1 473.0	493.9	5.5	292.6	22.0	2 286.9	655.8	<b>2 942.7</b>
July	1 623.0	483.3	10.5	327.7	5.8	2 450.3	851.9	<b>3 302.3</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>	248.2	214.1	0.4	156.0	0.1	618.9	3 524.4	<b>4 143.5</b>
<b>2001</b>								
July	21.7	18.1	0.0	22.8	0.0	62.6	209.1	<b>271.7</b>
August	15.4	15.1	0.0	7.0	0.0	37.5	343.7	<b>381.2</b>
September	24.6	8.7	0.2	8.3	0.0	41.8	128.1	<b>170.0</b>
October	28.3	14.1	0.0	7.4	0.0	49.8	296.0	<b>345.8</b>
November	21.0	14.2	0.1	19.0	0.1	54.5	313.8	<b>368.3</b>
December	14.2	18.8	0.0	9.3	0.0	42.2	270.6	<b>312.9</b>
<b>2002</b>								
January	28.3	10.2	0.0	11.3	0.0	49.8	235.9	<b>285.7</b>
February	21.7	21.2	0.0	16.2	0.0	59.0	294.2	<b>353.2</b>
March	14.5	12.3	0.1	23.3	0.0	50.2	243.3	<b>293.5</b>
April	18.9	18.6	0.0	8.3	0.0	45.8	648.2	<b>694.0</b>
May	17.4	26.5	0.0	11.8	0.0	55.8	358.6	<b>414.4</b>
June	22.2	36.3	0.0	11.3	0.0	69.9	182.9	<b>252.8</b>
July	28.4	30.1	0.0	10.2	0.0	68.6	170.9	<b>239.6</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>	11 060.7	5 102.6	84.7	2 909.2	291.6	19 448.5	12 886.3	<b>32 335.1</b>
<b>2001-02</b>	17 525.4	7 009.3	65.9	3 613.9	275.7	28 490.1	13 381.5	<b>41 871.7</b>
<b>2001</b>								
July	1 411.2	474.0	3.0	299.6	6.7	2 194.5	1 149.1	<b>3 343.6</b>
August	1 595.3	843.4	5.2	336.2	3.9	2 784.0	1 047.9	<b>3 832.0</b>
September	1 375.0	651.0	5.9	290.0	29.8	2 351.7	857.2	<b>3 208.9</b>
October	1 525.9	664.9	5.0	340.3	40.1	2 576.1	1 208.2	<b>3 784.3</b>
November	1 559.2	551.8	3.9	322.4	2.9	2 440.2	1 133.4	<b>3 573.6</b>
December	1 286.4	455.5	8.4	234.1	17.1	2 001.6	1 138.4	<b>3 139.9</b>
<b>2002</b>								
January	1 265.5	465.4	4.6	241.1	43.6	2 020.2	932.8	<b>2 952.9</b>
February	1 465.1	438.9	5.5	289.4	12.2	2 211.1	1 373.9	<b>3 585.0</b>
March	1 381.3	525.8	3.4	293.8	18.8	2 223.0	1 016.0	<b>3 239.1</b>
April	1 490.9	780.5	9.3	305.1	6.0	2 591.8	1 483.5	<b>4 075.3</b>
May	1 674.4	627.9	6.2	358.0	72.6	2 739.1	1 202.4	<b>3 941.6</b>
June	1 495.2	530.2	5.5	303.9	22.0	2 356.8	838.7	<b>3 195.5</b>
July	1 651.4	513.4	10.5	337.9	5.8	2 519.0	1 022.9	<b>3 541.9</b>

(a) Refer to Explanatory Notes paragraph 8.

(b) See Glossary for definition.

## DWELLING UNITS APPROVED, States and Australia

	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
Month	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL									
<b>2001</b>									
May	3 754	3 687	3 159	709	1 724	134	132	187	13 486
June	3 238	3 329	2 493	736	1 779	127	184	285	12 171
July	3 852	3 752	2 662	975	1 748	118	94	182	13 383
August	4 049	5 695	3 236	827	1 854	149	75	122	16 007
September	4 132	4 289	2 902	863	1 575	190	75	106	14 132
October	5 375	4 421	2 842	904	1 749	170	103	411	15 975
November	4 740	3 808	3 137	931	2 016	170	50	378	15 230
December	3 567	3 904	2 409	970	1 520	160	36	180	12 746
<b>2002</b>									
January	3 631	3 501	2 463	764	1 535	284	69	79	12 326
February	3 261	3 820	3 095	971	1 548	151	75	97	13 018
March	3 582	3 530	3 567	904	1 372	167	118	167	13 407
April	4 961	4 362	2 878	987	1 722	165	84	166	15 325
May	5 103	4 468	3 133	981	1 939	165	49	249	16 087
June	3 694	3 993	3 113	804	1 702	172	122	95	13 695
July	3 793	4 174	3 282	935	2 141	180	128	328	14 961
SEASONALLY ADJUSTED									
<b>2001</b>									
May	3 181	3 593	2 617	667	1 445	128	n.a.	n.a.	11 906
June	3 555	3 734	2 520	709	1 608	169	n.a.	n.a.	12 655
July	3 445	4 073	2 840	811	1 752	142	n.a.	n.a.	13 370
August	3 903	5 010	3 018	881	1 800	160	n.a.	n.a.	14 983
September	4 568	4 488	2 963	893	1 770	178	n.a.	n.a.	15 101
October	4 976	4 481	2 608	881	1 665	144	n.a.	n.a.	15 171
November	4 297	3 600	2 958	920	1 788	154	n.a.	n.a.	14 128
December	3 830	3 940	2 913	1 069	1 715	162	n.a.	n.a.	13 900
<b>2002</b>									
January	3 914	3 966	2 718	931	1 684	264	n.a.	n.a.	13 631
February	3 437	3 608	3 142	938	1 696	152	n.a.	n.a.	13 133
March	4 003	3 644	3 703	877	1 577	174	n.a.	n.a.	14 309
April	5 068	3 972	2 940	1 057	1 615	153	n.a.	n.a.	15 051
May	4 448	4 442	2 644	953	1 664	153	n.a.	n.a.	14 572
June	4 089	4 441	3 230	802	1 633	255	n.a.	n.a.	14 625
July	3 166	4 435	3 176	743	2 043	207	n.a.	n.a.	14 260
TREND ESTIMATES									
<b>2001</b>									
May	3 114	3 400	2 398	662	1 490	123	125	152	11 782
June	3 418	3 748	2 622	730	1 606	139	123	166	12 731
July	3 772	4 072	2 789	792	1 696	150	113	188	13 613
August	4 101	4 282	2 872	846	1 747	157	97	215	14 280
September	4 319	4 341	2 872	893	1 766	162	82	234	14 620
October	4 362	4 255	2 857	927	1 761	167	73	241	14 623
November	4 262	4 077	2 880	946	1 741	174	70	232	14 380
December	4 113	3 896	2 936	959	1 712	179	70	212	14 077
<b>2002</b>									
January	4 027	3 776	3 005	968	1 677	180	73	184	13 891
February	4 040	3 774	3 069	969	1 648	179	75	158	13 913
March	4 130	3 878	3 104	956	1 638	179	79	149	14 112
April	4 209	4 030	3 104	930	1 651	180	83	164	14 352
May	4 196	4 188	3 093	897	1 689	186	86	189	14 525
June	4 103	4 332	3 086	858	1 743	195	91	217	14 625
July	3 958	4 465	3 087	826	1 802	202	96	248	14 684

## 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>									
May	47.6	50.1	55.6	37.1	32.3	97.1	-25.8	57.1	46.3
June	-13.7	-9.7	-21.1	3.8	3.2	-5.2	39.4	52.4	-9.8
July	19.0	12.7	6.8	32.5	-1.7	-7.1	-48.9	-36.1	10.0
August	5.1	51.8	21.6	-15.2	6.1	26.3	-20.2	-33.0	19.6
September	2.0	-24.7	-10.3	4.4	-15.0	27.5	0.0	-13.1	-11.7
October	30.1	3.1	-2.1	4.8	11.0	-10.5	37.3	287.7	13.0
November	-11.8	-13.9	10.4	3.0	15.3	0.0	-51.5	-8.0	-4.7
December	-24.7	2.5	-23.2	4.2	-24.6	-5.9	-28.0	-52.4	-16.3
<b>2002</b>									
January	1.8	-10.3	2.2	-21.2	1.0	77.5	91.7	-56.1	-3.3
February	-10.2	9.1	25.7	27.1	0.8	-46.8	8.7	22.8	5.6
March	9.8	-7.6	15.3	-6.9	-11.4	10.6	57.3	72.2	3.0
April	38.5	23.6	-19.3	9.2	25.5	-1.2	-28.8	-0.6	14.3
May	2.9	2.4	8.9	-0.6	12.6	0.0	-41.7	50.0	5.0
June	-27.6	-10.6	-0.6	-18.0	-12.2	4.2	149.0	-61.8	-14.9
July	2.7	4.5	5.4	16.3	25.8	4.7	4.9	245.3	9.2
SEASONALLY ADJUSTED (% change from preceding month)									
<b>2001</b>									
May	9.6	40.0	18.8	11.6	-0.9	81.4	n.a.	n.a.	17.8
June	11.8	3.9	-3.7	6.3	11.2	31.7	n.a.	n.a.	6.3
July	-3.1	9.1	12.7	14.4	9.0	-16.1	n.a.	n.a.	5.7
August	13.3	23.0	6.3	8.6	2.7	12.6	n.a.	n.a.	12.1
September	17.0	-10.4	-1.8	1.4	-1.7	11.5	n.a.	n.a.	0.8
October	8.9	-0.2	-12.0	-1.4	-5.9	-19.3	n.a.	n.a.	0.5
November	-13.6	-19.7	13.4	4.4	7.4	6.9	n.a.	n.a.	-6.9
December	-10.9	9.4	-1.5	16.2	-4.1	5.5	n.a.	n.a.	-1.6
<b>2002</b>									
January	2.2	0.7	-6.7	-12.9	-1.8	62.7	n.a.	n.a.	-1.9
February	-12.2	-9.0	15.6	0.8	0.7	-42.2	n.a.	n.a.	-3.7
March	16.5	1.0	17.9	-6.5	-7.0	13.9	n.a.	n.a.	9.0
April	26.6	9.0	-20.6	20.5	2.4	-12.1	n.a.	n.a.	5.2
May	-12.2	11.8	-10.1	-9.8	3.1	0.0	n.a.	n.a.	-3.2
June	-8.1	0.0	22.2	-15.8	-1.9	67.0	n.a.	n.a.	0.4
July	-22.6	-0.1	-1.7	-7.4	25.1	-18.8	n.a.	n.a.	-2.5
TREND ESTIMATES (% change from preceding month)									
<b>2001</b>									
May	6.8	8.2	10.6	10.8	9.1	16.2	7.6	7.7	7.6
June	9.8	10.2	9.4	10.4	7.8	13.3	-1.1	9.0	8.1
July	10.3	8.6	6.3	8.5	5.6	7.5	-8.8	13.4	6.9
August	8.7	5.2	3.0	6.9	3.0	4.8	-13.6	14.3	4.9
September	5.3	1.4	0.0	5.5	1.1	3.3	-15.3	9.1	2.4
October	1.0	-2.0	-0.5	3.8	-0.2	3.2	-11.2	2.8	0.0
November	-2.3	-4.2	0.8	2.1	-1.1	4.0	-4.2	-3.8	-1.7
December	-3.5	-4.4	1.9	1.3	-1.7	2.9	0.7	-8.4	-2.1
<b>2002</b>									
January	-2.1	-3.1	2.4	1.0	-2.1	0.8	3.0	-13.4	-1.3
February	0.3	-0.1	2.2	0.1	-1.7	-0.6	3.6	-14.1	0.2
March	2.2	2.7	1.1	-1.4	-0.6	-0.3	4.8	-5.3	1.4
April	1.9	3.9	0.0	-2.7	0.8	0.9	4.7	9.9	1.7
May	-0.3	3.9	-0.3	-3.6	2.3	3.2	4.5	15.3	1.2
June	-2.2	3.4	-0.2	-4.3	3.2	4.7	5.6	14.7	0.7
July	-3.5	3.1	0.0	-3.8	3.4	3.6	5.3	14.2	0.4

## 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>									
May	2 019	2 661	1 983	655	1 399	130	84	105	9 036
June	1 873	2 615	1 778	641	1 336	116	79	56	8 494
July	2 164	2 832	2 093	765	1 450	114	63	112	9 593
August	2 406	3 655	2 379	736	1 577	143	35	120	11 051
September	2 152	2 990	2 031	712	1 362	145	38	75	9 505
October	2 621	3 313	2 109	778	1 489	163	38	81	10 592
November	2 762	3 107	2 331	764	1 643	170	30	100	10 907
December	2 166	2 784	1 813	699	1 259	157	28	107	9 013
<b>2002</b>									
January	2 058	2 346	1 928	667	1 307	180	41	57	8 584
February	2 127	3 056	2 319	770	1 341	136	44	68	9 861
March	1 946	2 955	2 114	756	1 173	166	47	145	9 302
April	2 226	3 226	2 027	701	1 367	137	38	98	9 820
May	2 551	3 442	2 420	799	1 563	155	30	126	11 086
June	2 186	2 926	2 076	716	1 338	158	49	80	9 529
July	2 390	2 975	2 301	796	1 696	176	49	164	10 547
SEASONALLY ADJUSTED									
<b>2001</b>									
May	1 680	2 510	1 710	572	1 210	n.a.	n.a.	n.a.	7 954
June	2 059	2 617	1 819	654	1 307	n.a.	n.a.	n.a.	8 744
July	2 115	2 968	2 172	711	1 389	n.a.	n.a.	n.a.	9 637
August	2 353	3 559	2 231	755	1 467	n.a.	n.a.	n.a.	10 667
September	2 337	2 996	2 025	739	1 473	n.a.	n.a.	n.a.	9 855
October	2 431	3 262	1 995	733	1 393	n.a.	n.a.	n.a.	10 079
November	2 564	3 024	2 233	735	1 466	n.a.	n.a.	n.a.	10 302
December	2 301	2 981	2 241	780	1 345	n.a.	n.a.	n.a.	9 950
<b>2002</b>									
January	2 264	2 888	2 240	783	1 494	n.a.	n.a.	n.a.	9 967
February	2 228	2 882	2 271	776	1 495	n.a.	n.a.	n.a.	9 913
March	2 114	2 917	2 129	728	1 400	n.a.	n.a.	n.a.	9 614
April	2 157	3 064	2 005	717	1 289	n.a.	n.a.	n.a.	9 505
May	2 112	3 210	2 107	741	1 357	n.a.	n.a.	n.a.	9 802
June	2 510	3 079	2 087	729	1 386	n.a.	n.a.	n.a.	10 136
July	2 196	2 916	2 336	717	1 526	n.a.	n.a.	n.a.	10 081
TREND ESTIMATES									
<b>2001</b>									
May	1 711	2 337	1 586	560	1 123	n.a.	n.a.	n.a.	7 825
June	1 887	2 613	1 786	623	1 241	n.a.	n.a.	n.a.	8 571
July	2 085	2 891	1 958	679	1 344	n.a.	n.a.	n.a.	9 279
August	2 263	3 103	2 077	719	1 413	n.a.	n.a.	n.a.	9 837
September	2 386	3 203	2 141	744	1 446	n.a.	n.a.	n.a.	10 173
October	2 436	3 184	2 175	758	1 455	n.a.	n.a.	n.a.	10 282
November	2 422	3 092	2 192	763	1 452	n.a.	n.a.	n.a.	10 208
December	2 359	2 993	2 203	764	1 442	n.a.	n.a.	n.a.	10 047
<b>2002</b>									
January	2 285	2 941	2 202	763	1 429	n.a.	n.a.	n.a.	9 906
February	2 222	2 945	2 185	758	1 413	n.a.	n.a.	n.a.	9 810
March	2 192	2 980	2 153	749	1 398	n.a.	n.a.	n.a.	9 762
April	2 194	3 019	2 127	739	1 388	n.a.	n.a.	n.a.	9 766
May	2 216	3 049	2 124	730	1 388	n.a.	n.a.	n.a.	9 819
June	2 246	3 062	2 138	723	1 400	n.a.	n.a.	n.a.	9 898
July	2 273	3 067	2 162	718	1 410	n.a.	n.a.	n.a.	9 978

## 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>									
May	39.2	46.9	48.5	37.3	59.0	100.0	55.6	41.9	47.0
June	-7.2	-1.7	-10.3	-2.1	-4.5	-10.8	-6.0	-46.7	-6.0
July	15.5	8.3	17.7	19.3	8.5	-1.7	-20.3	100.0	12.9
August	11.2	29.1	13.7	-3.8	8.8	25.4	-44.4	7.1	15.2
September	-10.6	-18.2	-14.6	-3.3	-13.6	1.4	8.6	-37.5	-14.0
October	21.8	10.8	3.8	9.3	9.3	12.4	0.0	8.0	11.4
November	5.4	-6.2	10.5	-1.8	10.3	4.3	-21.1	23.5	3.0
December	-21.6	-10.4	-22.2	-8.5	-23.4	-7.6	-6.7	7.0	-17.4
<b>2002</b>									
January	-5.0	-15.7	6.3	-4.6	3.8	14.6	46.4	-46.7	-4.8
February	3.4	30.3	20.3	15.4	2.6	-24.4	7.3	19.3	14.9
March	-8.5	-3.3	-8.8	-1.8	-12.5	22.1	6.8	113.2	-5.7
April	14.4	9.2	-4.1	-7.3	16.5	-17.5	-19.1	-32.4	5.6
May	14.6	6.7	19.4	14.0	14.3	13.1	-21.1	28.6	12.9
June	-14.3	-15.0	-14.2	-10.4	-14.4	1.9	63.3	-36.5	-14.0
July	9.3	1.7	10.8	11.2	26.8	11.4	0.0	105.0	10.7
SEASONALLY ADJUSTED (% change from preceding month)									
<b>2001</b>									
May	6.0	27.9	23.1	8.5	16.8	n.a.	n.a.	n.a.	18.8
June	22.5	4.3	6.4	14.3	8.0	n.a.	n.a.	n.a.	9.9
July	2.7	13.4	19.4	8.7	6.3	n.a.	n.a.	n.a.	10.2
August	11.2	19.9	2.7	6.2	5.7	n.a.	n.a.	n.a.	10.7
September	-0.7	-15.8	-9.3	-2.2	0.4	n.a.	n.a.	n.a.	-7.6
October	4.0	8.9	-1.4	-0.8	-5.4	n.a.	n.a.	n.a.	2.3
November	5.5	-7.3	11.9	0.2	5.2	n.a.	n.a.	n.a.	2.2
December	-10.3	-1.4	0.3	6.1	-8.3	n.a.	n.a.	n.a.	-3.4
<b>2002</b>									
January	-1.6	-3.1	0.0	0.5	11.1	n.a.	n.a.	n.a.	0.2
February	-1.6	-0.2	1.4	-0.9	0.0	n.a.	n.a.	n.a.	-0.5
March	-5.1	1.2	-6.3	-6.2	-6.3	n.a.	n.a.	n.a.	-3.0
April	2.1	5.0	-5.8	-1.5	-7.9	n.a.	n.a.	n.a.	-1.1
May	-2.1	4.8	5.1	3.4	5.2	n.a.	n.a.	n.a.	3.1
June	18.8	-4.1	-1.0	-1.6	2.1	n.a.	n.a.	n.a.	3.4
July	-12.5	-5.3	11.9	-1.7	10.2	n.a.	n.a.	n.a.	-0.5
TREND ESTIMATES (% change from preceding month)									
<b>2001</b>									
May	8.2	10.1	13.6	11.8	10.3	n.a.	n.a.	n.a.	9.1
June	10.3	11.8	12.6	11.3	10.5	n.a.	n.a.	n.a.	9.5
July	10.5	10.6	9.6	8.9	8.3	n.a.	n.a.	n.a.	8.3
August	8.5	7.3	6.0	5.9	5.1	n.a.	n.a.	n.a.	6.0
September	5.4	3.2	3.1	3.5	2.4	n.a.	n.a.	n.a.	3.4
October	2.1	-0.6	1.6	1.9	0.6	n.a.	n.a.	n.a.	1.1
November	-0.6	-2.9	0.8	0.7	-0.2	n.a.	n.a.	n.a.	-0.7
December	-2.6	-3.2	0.5	0.0	-0.7	n.a.	n.a.	n.a.	-1.6
<b>2002</b>									
January	-3.1	-1.7	0.0	-0.1	-0.9	n.a.	n.a.	n.a.	-1.4
February	-2.8	0.1	-0.8	-0.6	-1.1	n.a.	n.a.	n.a.	-1.0
March	-1.4	1.2	-1.5	-1.2	-1.1	n.a.	n.a.	n.a.	-0.5
April	0.1	1.3	-1.2	-1.4	-0.7	n.a.	n.a.	n.a.	0.0
May	1.0	1.0	-0.2	-1.2	0.0	n.a.	n.a.	n.a.	0.5
June	1.3	0.5	0.7	-1.0	0.8	n.a.	n.a.	n.a.	0.8
July	1.2	0.2	1.1	-0.6	0.8	n.a.	n.a.	n.a.	0.8

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

	Sydney	Melbourne	Brisbane	Adelaide	Perth	Greater Hobart	Darwin(a)	Canberra
Month	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>	31 309	36 713	16 366	6 900	14 530	818	607	2 155
<b>2001</b>								
July	2 501	2 706	1 280	660	1 223	54	70	182
August	2 379	4 550	1 285	553	1 427	60	43	121
September	2 788	3 290	1 210	550	1 171	77	42	81
October	3 716	3 239	1 353	556	1 241	66	65	387
November	2 920	2 618	1 381	559	1 407	71	36	378
December	2 072	2 872	1 245	669	1 056	63	23	180
<b>2002</b>								
January	2 271	2 661	1 123	499	1 148	54	38	57
February	1 873	2 780	1 270	550	1 135	80	43	97
March	2 247	2 528	2 085	512	965	79	89	163
April	3 150	3 364	1 231	697	1 165	75	49	166
May	3 325	3 152	1 356	640	1 416	79	32	248
June	2 067	2 953	1 547	455	1 176	60	77	95
July	2 052	3 147	1 703	572	1 396	89	97	308
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	622	235	297	544	69	20	75
<b>2001</b>								
July	8	138	8	6	97	0	0	0
August	79	41	1	6	41	0	0	0
September	24	56	10	23	14	0	0	25
October	44	47	39	26	32	5	20	24
November	43	74	4	50	30	0	0	0
December	47	59	18	46	30	0	0	0
<b>2002</b>								
January	15	19	4	22	44	38	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	16	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
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>	31 791	37 335	16 601	7 197	15 074	887	627	2 230
<b>2001</b>								
July	2 509	2 844	1 288	666	1 320	54	70	182
August	2 458	4 591	1 286	559	1 468	60	43	121
September	2 812	3 346	1 220	573	1 185	77	42	106
October	3 760	3 286	1 392	582	1 273	71	85	411
November	2 963	2 692	1 385	609	1 437	71	36	378
December	2 119	2 931	1 263	715	1 086	63	23	180
<b>2002</b>								
January	2 286	2 680	1 127	521	1 192	92	38	79
February	1 963	2 806	1 283	585	1 193	80	43	97
March	2 299	2 561	2 100	529	1 025	79	89	167
April	3 168	3 399	1 243	714	1 188	91	49	166
May	3 339	3 218	1 417	663	1 459	84	32	248
June	2 115	2 981	1 597	481	1 248	65	77	95
July	2 083	3 195	1 708	616	1 516	89	97	328

(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	2 384	1 299	20	17	4	3 724
Victoria	2 971	1 058	40	31	15	4 115
Queensland	2 300	964	1	1	7	3 273
South Australia	794	79	1	2	2	878
Western Australia	1 695	207	1	0	0	1 903
Tasmania	175	4	0	1	0	180
Northern Territory	48	61	0	1	0	110
Australian Capital Territory	164	144	0	0	0	308
<b>Australia</b>	<b>10 531</b>	<b>3 816</b>	<b>63</b>	<b>53</b>	<b>28</b>	<b>14 491</b>
<b>PUBLIC SECTOR</b>						
New South Wales	4	65	0	0	0	69
Victoria	18	41	0	0	0	59
Queensland	9	0	0	0	0	9
South Australia	47	10	0	0	0	57
Western Australia	110	128	0	0	0	238
Tasmania	0	0	0	0	0	0
Northern Territory	6	12	0	0	0	18
Australian Capital Territory	20	0	0	0	0	20
<b>Australia</b>	<b>214</b>	<b>256</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>470</b>
<b>TOTAL</b>						
New South Wales	2 388	1 364	20	17	4	3 793
Victoria	2 989	1 099	40	31	15	4 174
Queensland	2 309	964	1	1	7	3 282
South Australia	841	89	1	2	2	935
Western Australia	1 805	335	1	0	0	2 141
Tasmania	175	4	0	1	0	180
Northern Territory	54	73	0	1	0	128
Australian Capital Territory	184	144	0	0	0	328
<b>Australia</b>	<b>10 745</b>	<b>4 072</b>	<b>63</b>	<b>53</b>	<b>28</b>	<b>14 961</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>	79 705	7 381	8 506	15 887	2 864	4 184	14 889	21 937	37 824	117 529
<b>2001-02</b>	120 588	8 968	10 480	19 448	3 339	4 889	20 317	28 545	47 993	168 581
<b>2001</b>										
May	9 111	821	1 056	1 877	326	642	1 216	2 184	4 061	13 172
June	8 585	618	692	1 310	442	300	1 259	2 001	3 311	11 896
July	9 764	827	1 022	1 849	287	347	1 069	1 703	3 552	13 316
August	11 154	985	815	1 800	358	509	2 078	2 945	4 745	15 899
September	9 670	639	895	1 534	261	323	1 941	2 525	4 059	13 729
October	10 778	637	952	1 589	279	676	2 299	3 254	4 843	15 621
November	11 053	823	881	1 704	275	348	1 764	2 387	4 091	15 144
December	9 122	647	934	1 581	293	258	1 276	1 827	3 408	12 530
<b>2002</b>										
January	8 770	662	710	1 372	201	329	1 376	1 906	3 278	12 048
February	10 030	495	662	1 157	300	465	909	1 674	2 831	12 861
March	9 427	653	762	1 415	217	409	1 726	2 352	3 767	13 194
April	9 958	881	1 073	1 954	192	515	2 549	3 256	5 210	15 168
May	11 195	929	839	1 768	250	503	1 860	2 613	4 381	15 576
June	9 667	790	935	1 725	426	207	1 470	2 103	3 828	13 495
July	10 745	1 009	1 312	2 321	369	392	990	1 751	4 072	14 817
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>	11 060.7	640.3	1 003.0	1 643.3	301.7	509.8	2 647.6	3 458.9	5 102.6	16 163.4
<b>2001-02</b>	17 525.4	861.0	1 381.4	2 242.1	354.0	675.7	3 737.3	4 767.1	7 009.3	24 534.7
<b>2001</b>										
May	1 266.8	75.4	114.8	190.2	40.5	75.5	213.1	329.0	519.3	1 786.1
June	1 194.4	52.4	88.0	140.5	52.1	35.5	253.0	340.7	481.1	1 675.6
July	1 411.2	78.4	130.4	208.8	29.5	47.1	188.6	265.2	474.0	1 885.2
August	1 595.3	97.2	99.8	197.0	30.8	69.2	546.5	646.4	843.4	2 438.7
September	1 375.0	64.4	129.8	194.1	29.9	60.6	366.4	456.9	651.0	2 026.0
October	1 525.9	56.4	107.2	163.5	30.3	83.9	387.1	501.4	664.9	2 190.8
November	1 559.2	75.9	118.2	194.0	35.1	42.3	280.4	357.8	551.8	2 111.0
December	1 286.4	59.6	118.8	178.4	27.4	34.9	214.7	277.1	455.5	1 741.9
<b>2002</b>										
January	1 265.5	60.3	96.1	156.3	27.8	35.3	245.9	309.0	465.4	1 730.9
February	1 465.1	44.9	91.7	136.5	29.9	55.9	216.6	302.4	438.9	1 904.0
March	1 381.3	60.8	96.0	156.9	23.0	60.5	285.4	368.9	525.8	1 907.1
April	1 490.9	95.6	150.9	246.6	19.8	77.7	436.4	533.9	780.5	2 271.4
May	1 674.4	95.0	120.5	215.5	20.0	74.8	317.6	412.4	627.9	2 302.3
June	1 495.2	72.5	122.0	194.5	50.5	33.5	251.7	335.7	530.2	2 025.4
July	1 651.4	99.1	166.1	265.3	43.6	53.7	150.8	248.1	513.4	2 164.8

(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>	17 803.6	6 462.6	24 199.3	4 019.8	28 233.1	12 259.8	40 079.6
<b>2000-01</b>	11 060.7	5 102.6	16 163.3	3 285.3	19 448.6	12 886.3	32 335.0
<b>2001-02</b>	17 082.6	6 860.8	23 943.4	3 850.1	27 793.5	13 068.3	40 861.7
<b>2001</b>							
March	2 612.1	1 169.3	3 780.3	795.5	4 575.3	3 400.0	7 997.6
June	3 328.1	1 376.7	4 700.6	898.0	5 599.3	3 378.1	8 959.3
September	4 327.0	1 953.0	6 280.0	966.3	7 246.3	3 021.9	10 268.2
December	4 271.6	1 645.0	5 916.6	949.5	6 866.1	3 416.6	10 282.7
<b>2002</b>							
March	3 999.1	1 390.9	5 390.0	886.6	6 276.5	3 230.8	9 507.3
June	4 484.9	1 872.0	6 356.8	1 047.8	7 404.6	3 399.0	10 803.6
SEASONALLY ADJUSTED (\$ million)							
<b>2001</b>							
March	2 705.8	1 194.8	3 899.3	813.3	4 712.3	3 313.7	8 049.0
June	3 287.4	1 467.3	4 749.8	880.5	5 630.8	3 287.5	8 899.9
September	4 199.5	1 963.9	6 163.3	941.0	7 104.4	3 046.7	10 151.0
December	4 237.8	1 407.7	5 645.5	962.1	6 607.5	3 577.0	10 184.6
<b>2002</b>							
March	4 276.3	1 499.7	5 776.0	934.1	6 710.1	3 268.9	9 979.1
June	4 369.0	1 989.6	6 358.6	1 012.9	7 371.4	3 175.6	10 547.1
TREND ESTIMATES (\$ million)							
<b>2001</b>							
March	2 784.0	1 308.3	4 092.6	829.8	4 922.4	3 207.2	8 130.8
June	3 393.8	1 535.3	4 927.1	886.7	5 813.9	3 238.4	9 049.3
September	3 941.7	1 620.6	5 560.4	922.6	6 483.1	3 290.8	9 771.1
December	4 238.1	1 620.2	5 855.5	950.3	6 808.7	3 324.1	10 139.4
<b>2002</b>							
March	4 333.3	1 643.1	5 976.0	967.7	6 944.5	3 317.9	10 265.8
June	4 348.7	1 739.5	6 091.5	986.5	7 073.6	3 263.4	10 325.6
TREND ESTIMATES (% change from preceding quarter)							
<b>2001</b>							
March	12.7	10.8	12.0	3.6	10.5	-1.0	5.6
June	21.9	17.4	20.4	6.9	18.1	1.0	11.3
September	16.1	5.6	12.9	4.0	11.5	1.6	8.0
December	7.5	0.0	5.3	3.0	5.0	1.0	3.8
<b>2002</b>							
March	2.2	1.4	2.1	1.8	2.0	-0.2	1.2
June	0.4	5.9	1.9	2.0	1.9	-1.6	0.6

(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(a)

Reference Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (\$ million)									
<b>2001</b>									
May	926.7	1 172.4	700.2	191.8	377.7	45.6	55.8	53.1	3 523.4
June	892.9	799.6	632.5	139.3	291.0	24.5	47.1	66.1	2 893.1
July	1 199.0	951.5	595.0	160.1	307.3	26.4	22.4	81.9	3 343.6
August	1 106.7	1 493.5	581.2	221.7	341.0	32.4	22.2	33.4	3 832.0
September	1 080.0	960.4	620.2	158.6	289.1	38.1	24.2	38.4	3 208.9
October	1 252.9	1 229.1	585.9	199.6	353.6	51.4	24.8	87.0	3 784.3
November	1 206.2	1 028.8	675.4	173.8	367.2	35.9	17.0	69.3	3 573.6
December	979.8	1 100.9	517.2	163.7	254.6	46.6	23.7	53.5	3 139.9
<b>2002</b>									
January	976.7	894.8	523.8	172.9	302.6	42.0	18.2	21.9	2 952.9
February	1 034.5	1 267.6	694.0	182.2	275.8	31.8	66.8	32.3	3 585.0
March	836.6	1 009.7	796.1	186.2	256.8	37.4	30.6	85.6	3 239.1
April	1 360.1	1 315.0	770.0	180.6	352.6	27.5	24.3	45.2	4 075.3
May	1 330.7	1 211.1	710.3	189.0	398.4	36.0	15.1	50.9	3 941.6
June	877.1	1 034.5	678.6	173.6	329.7	35.7	31.9	34.4	3 195.5
July	961.8	1 068.2	698.2	182.2	443.8	54.7	36.2	96.9	3 541.9
SEASONALLY ADJUSTED (\$ million)									
<b>2001</b>									
May	870.9	1 148.3	654.1	179.8	314.6	n.a.	n.a.	n.a.	3 310.9
June	909.3	901.5	592.5	148.7	284.9	n.a.	n.a.	n.a.	2 962.3
July	1 008.2	1 081.5	572.7	140.5	290.6	n.a.	n.a.	n.a.	3 205.1
August	1 021.4	1 427.4	583.0	188.8	323.7	n.a.	n.a.	n.a.	3 640.3
September	1 219.3	1 002.4	649.5	162.5	312.2	n.a.	n.a.	n.a.	3 455.0
October	1 110.7	1 177.7	592.1	194.4	314.3	n.a.	n.a.	n.a.	3 524.1
November	1 222.5	1 048.2	556.5	182.0	339.4	n.a.	n.a.	n.a.	3 468.6
December	1 090.8	1 036.8	685.3	177.4	311.3	n.a.	n.a.	n.a.	3 437.6
<b>2002</b>									
January	1 061.7	1 025.4	572.3	216.0	330.9	n.a.	n.a.	n.a.	3 301.1
February	1 013.6	1 116.1	747.6	179.2	304.1	n.a.	n.a.	n.a.	3 494.5
March	1 032.3	1 026.7	759.3	184.3	298.7	n.a.	n.a.	n.a.	3 496.3
April	1 333.5	1 193.1	705.1	192.8	318.0	n.a.	n.a.	n.a.	3 829.0
May	1 263.2	1 203.7	649.6	179.8	335.1	n.a.	n.a.	n.a.	3 726.3
June	905.6	1 178.6	707.8	183.5	347.0	n.a.	n.a.	n.a.	3 420.1
July	747.9	1 124.8	662.0	145.7	400.2	n.a.	n.a.	n.a.	3 234.2
TREND (\$ million)									
<b>2001</b>									
May	810.1	928.1	510.0	138.8	282.3	n.a.	n.a.	n.a.	2 850.1
June	877.3	965.3	545.3	149.3	289.6	n.a.	n.a.	n.a.	2 982.0
July	968.9	1 002.2	577.8	159.0	297.3	n.a.	n.a.	n.a.	3 132.4
August	1 061.7	1 031.9	596.8	167.5	306.2	n.a.	n.a.	n.a.	3 270.0
September	1 126.7	1 055.0	601.9	175.4	315.6	n.a.	n.a.	n.a.	3 373.1
October	1 148.4	1 066.8	604.8	182.3	322.3	n.a.	n.a.	n.a.	3 431.3
November	1 133.7	1 063.7	615.3	187.4	323.1	n.a.	n.a.	n.a.	3 443.2
December	1 113.5	1 060.3	636.9	190.3	319.9	n.a.	n.a.	n.a.	3 449.1
<b>2002</b>									
January	1 110.6	1 065.2	663.5	191.7	314.7	n.a.	n.a.	n.a.	3 477.5
February	1 118.4	1 082.4	687.0	191.4	311.9	n.a.	n.a.	n.a.	3 521.1
March	1 124.8	1 107.2	702.0	189.2	314.6	n.a.	n.a.	n.a.	3 563.3
April	1 113.7	1 135.9	704.9	184.8	323.3	n.a.	n.a.	n.a.	3 584.3
May	1 078.0	1 158.1	699.4	179.1	336.6	n.a.	n.a.	n.a.	3 569.8
June	1 023.4	1 172.2	690.2	172.7	352.0	n.a.	n.a.	n.a.	3 527.4
July	958.6	1 179.7	684.8	165.1	366.4	n.a.	n.a.	n.a.	3 473.0

(a) Refer to Explanatory Notes paragraph 8.

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

Reference Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
<b>2001</b>									
May	38.1	48.2	75.1	78.4	-28.0	109.0	65.3	39.6	36.2
June	-3.6	-31.8	-9.7	-27.4	-22.9	-46.3	-15.7	24.4	-17.9
July	34.3	19.0	-5.9	14.9	5.6	7.7	-52.5	24.0	15.6
August	-7.7	57.0	-2.3	38.4	10.9	22.8	-0.7	-59.2	14.6
September	-2.4	-35.7	6.7	-28.4	-15.2	17.6	8.8	15.1	-16.3
October	16.0	28.0	-5.5	25.8	22.3	35.0	2.7	126.4	17.9
November	-3.7	-16.3	15.3	-12.9	3.8	-30.1	-31.6	-20.3	-5.6
December	-18.8	7.0	-23.4	-5.8	-30.7	29.7	39.6	-22.9	-12.1
<b>2002</b>									
January	-0.3	-18.7	1.3	5.6	18.9	-9.8	-23.3	-59.0	-6.0
February	5.9	41.7	32.5	5.4	-8.9	-24.3	268.2	47.1	21.4
March	-19.1	-20.3	14.7	2.2	-6.9	17.7	-54.2	165.2	-9.6
April	62.6	30.2	-3.3	-3.0	37.3	-26.3	-20.7	-47.1	25.8
May	-2.2	-7.9	-7.7	4.7	13.0	30.6	-37.7	12.6	-3.3
June	-34.1	-14.6	-4.5	-8.1	-17.2	-0.7	110.9	-32.5	-18.9
July	9.7	3.3	2.9	4.9	34.6	53.1	13.3	182.0	10.8
SEASONALLY ADJUSTED (% change from preceding month)									
<b>2001</b>									
May	23.7	43.2	63.3	42.3	-45.6	n.a.	n.a.	n.a.	22.2
June	4.4	-21.5	-9.4	-17.3	-9.5	n.a.	n.a.	n.a.	-10.5
July	10.9	20.0	-3.4	-5.6	2.0	n.a.	n.a.	n.a.	8.2
August	1.3	32.0	1.8	34.4	11.4	n.a.	n.a.	n.a.	13.6
September	19.4	-29.8	11.4	-13.9	-3.6	n.a.	n.a.	n.a.	-5.1
October	-8.9	17.5	-8.8	19.6	0.7	n.a.	n.a.	n.a.	2.0
November	10.1	-11.0	-6.0	-6.4	8.0	n.a.	n.a.	n.a.	-1.6
December	-10.8	-1.1	23.2	-2.5	-8.3	n.a.	n.a.	n.a.	-0.9
<b>2002</b>									
January	-2.7	-1.1	-16.5	21.8	6.3	n.a.	n.a.	n.a.	-4.0
February	-4.5	8.8	30.6	-17.0	-8.1	n.a.	n.a.	n.a.	5.9
March	1.8	-8.0	1.6	2.8	-1.8	n.a.	n.a.	n.a.	0.1
April	29.2	16.2	-7.1	4.6	6.5	n.a.	n.a.	n.a.	9.5
May	-5.3	0.9	-7.9	-6.7	5.4	n.a.	n.a.	n.a.	-2.7
June	-28.3	-2.1	9.0	2.1	3.6	n.a.	n.a.	n.a.	-8.2
July	-17.4	-4.6	-6.5	-20.6	15.3	n.a.	n.a.	n.a.	-5.4
TREND ESTIMATES (% change from preceding month)									
<b>2001</b>									
May	4.3	3.4	5.4	7.1	2.9	n.a.	n.a.	n.a.	3.4
June	8.3	4.0	6.9	7.6	2.6	n.a.	n.a.	n.a.	4.6
July	10.4	3.8	6.0	6.5	2.7	n.a.	n.a.	n.a.	5.0
August	9.6	3.0	3.3	5.4	3.0	n.a.	n.a.	n.a.	4.4
September	6.1	2.2	0.9	4.7	3.1	n.a.	n.a.	n.a.	3.2
October	1.9	1.1	0.5	3.9	2.1	n.a.	n.a.	n.a.	1.7
November	-1.3	-0.3	1.7	2.8	0.3	n.a.	n.a.	n.a.	0.3
December	-1.8	-0.3	3.5	1.6	-1.0	n.a.	n.a.	n.a.	0.2
<b>2002</b>									
January	-0.3	0.5	4.2	0.7	-1.6	n.a.	n.a.	n.a.	0.8
February	0.7	1.6	3.5	-0.1	-0.9	n.a.	n.a.	n.a.	1.3
March	0.6	2.3	2.2	-1.2	0.9	n.a.	n.a.	n.a.	1.2
April	-1.0	2.6	0.4	-2.3	2.8	n.a.	n.a.	n.a.	0.6
May	-3.2	2.0	-0.8	-3.1	4.1	n.a.	n.a.	n.a.	-0.4
June	-5.1	1.2	-1.3	-3.6	4.6	n.a.	n.a.	n.a.	-1.2
July	-6.3	0.6	-0.8	-4.4	4.1	n.a.	n.a.	n.a.	-1.5

(a) Refer to Explanatory Notes paragraph 8.

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

Reference Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania(a)	Northern Territory(a)	Australian Capital Territory(a)	Australia
ORIGINAL (\$ million)									
<b>2001</b>									
May	273.3	519.2	274.2	95.7	151.0	26.7	35.3	20.3	1 395.8
June	260.3	216.4	298.6	40.8	66.3	6.8	8.5	21.1	918.9
July	492.2	289.3	189.8	45.9	64.0	9.9	7.8	50.2	1 149.1
August	355.9	301.4	149.5	118.4	93.5	11.3	10.0	7.9	1 047.9
September	324.4	234.4	148.7	48.3	60.1	10.7	12.9	17.8	857.2
October	349.2	452.0	161.7	81.9	104.8	29.0	7.5	22.1	1 208.2
November	405.9	371.6	166.4	57.3	99.2	12.0	7.7	13.3	1 133.4
December	379.4	439.9	152.3	42.9	56.8	27.4	16.2	23.6	1 138.4
<b>2002</b>									
January	332.8	248.7	171.6	73.0	88.2	8.2	5.7	4.5	932.8
February	444.9	543.6	197.5	59.6	53.1	11.8	52.7	10.6	1 373.9
March	201.8	365.5	246.3	74.9	47.6	13.2	12.4	54.3	1 016.0
April	464.7	531.0	306.8	53.1	95.2	7.0	9.6	16.2	1 483.5
May	392.1	427.4	175.9	53.1	125.9	11.6	5.8	10.5	1 202.4
June	197.9	298.5	164.0	61.1	78.6	14.0	11.1	13.5	838.7
July	284.6	289.1	189.1	48.3	132.5	27.7	14.6	37.0	1 022.9
TREND (\$ million)									
<b>2001</b>									
May	255.0	339.2	177.7	54.4	78.7	n.a.	n.a.	n.a.	1 034.7
June	261.7	318.4	181.4	58.8	71.7	n.a.	n.a.	n.a.	991.8
July	291.4	299.4	185.0	62.2	66.8	n.a.	n.a.	n.a.	970.6
August	333.4	291.9	183.4	64.8	66.9	n.a.	n.a.	n.a.	977.5
September	371.8	302.3	179.2	66.9	72.4	n.a.	n.a.	n.a.	1 017.1
October	397.2	327.0	176.4	68.6	79.9	n.a.	n.a.	n.a.	1 079.3
November	405.8	352.3	179.7	69.6	83.9	n.a.	n.a.	n.a.	1 135.2
December	406.2	374.3	191.0	69.0	84.5	n.a.	n.a.	n.a.	1 178.9
<b>2002</b>									
January	402.0	387.8	202.5	67.0	82.4	n.a.	n.a.	n.a.	1 202.4
February	389.3	391.9	208.9	64.5	79.4	n.a.	n.a.	n.a.	1 196.8
March	366.4	390.0	209.2	61.7	78.2	n.a.	n.a.	n.a.	1 165.8
April	337.7	390.8	202.4	58.9	80.5	n.a.	n.a.	n.a.	1 124.8
May	306.3	388.9	191.6	56.5	86.2	n.a.	n.a.	n.a.	1 076.8
June	272.2	383.3	179.1	54.6	93.4	n.a.	n.a.	n.a.	1 022.9
July	242.1	377.7	174.6	51.9	100.5	n.a.	n.a.	n.a.	982.2

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

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

Reference Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
<b>2001</b>									
May	25.9	49.7	182.0	136.3	-55.5	142.4	362.6	2.8	29.3
June	-4.7	-58.3	8.9	-57.3	-56.1	-74.7	-75.8	3.7	-34.2
July	89.1	33.7	-36.4	12.4	-3.6	46.8	-9.2	138.0	25.0
August	-27.7	4.2	-21.2	158.0	46.1	13.8	28.7	-84.2	-8.8
September	-8.8	-22.2	-0.6	-59.2	-35.7	-5.3	28.9	123.5	-18.2
October	7.6	92.9	8.7	69.6	74.5	171.0	-41.9	24.7	41.0
November	16.2	-17.8	2.9	-30.1	-5.3	-58.4	2.1	-40.0	-6.2
December	-6.5	18.4	-8.5	-25.2	-42.8	127.2	111.4	78.1	0.4
<b>2002</b>									
January	-12.3	-43.5	12.7	70.4	55.3	-70.1	-64.5	-80.8	-18.1
February	33.7	118.6	15.1	-18.3	-39.8	43.9	818.2	134.3	47.3
March	-54.6	-32.8	24.7	25.6	-10.4	12.0	-76.4	411.3	-26.0
April	130.3	45.3	24.6	-29.1	100.0	-47.3	-22.4	-70.2	46.0
May	-15.6	-19.5	-42.7	0.1	32.3	66.5	-39.3	-35.2	-18.9
June	-49.5	-30.2	-6.8	15.0	-37.5	20.6	89.5	28.7	-30.3
July	43.8	-3.2	15.3	-20.9	68.5	98.2	31.9	173.5	22.0
TREND ESTIMATES (% change from preceding month)									
<b>2001</b>									
May	-4.7	-2.6	-0.5	7.2	-6.3	n.a.	n.a.	n.a.	-3.8
June	2.7	-6.1	2.1	8.0	-8.9	n.a.	n.a.	n.a.	-4.2
July	11.3	-6.0	2.0	5.9	-6.9	n.a.	n.a.	n.a.	-2.1
August	14.4	-2.5	-0.9	4.1	0.2	n.a.	n.a.	n.a.	0.7
September	11.5	3.6	-2.3	3.2	8.2	n.a.	n.a.	n.a.	4.0
October	6.8	8.1	-1.5	2.6	10.4	n.a.	n.a.	n.a.	6.1
November	2.2	7.8	1.9	1.5	5.1	n.a.	n.a.	n.a.	5.2
December	0.1	6.2	6.3	-0.9	0.7	n.a.	n.a.	n.a.	3.9
<b>2002</b>									
January	-1.0	3.6	6.1	-2.9	-2.6	n.a.	n.a.	n.a.	2.0
February	-3.2	1.0	3.2	-3.7	-3.6	n.a.	n.a.	n.a.	-0.5
March	-5.9	-0.5	0.1	-4.3	-1.5	n.a.	n.a.	n.a.	-2.6
April	-7.8	0.2	-3.3	-4.5	2.9	n.a.	n.a.	n.a.	-3.5
May	-9.3	-0.5	-5.3	-4.1	7.1	n.a.	n.a.	n.a.	-4.3
June	-11.1	-1.5	-6.5	-3.5	8.4	n.a.	n.a.	n.a.	-5.0
July	-11.1	-1.5	-2.5	-5.0	7.6	n.a.	n.a.	n.a.	-4.0

(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(a)

<i>State/Territory</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions creating dwellings</i>	<i>Alterations and additions not creating dwellings</i>	<i>Conversion(b)</i>	<i>Total residential building</i>	<i>Non-residential building(a)</i>	<i>Total building</i>
<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
<b>PRIVATE SECTOR</b>								
New South Wales	401.7	146.3	2.7	115.6	1.3	667.6	231.9	<b>899.5</b>
Victoria	495.2	146.3	7.6	109.6	4.1	763.0	225.7	<b>988.6</b>
Queensland	340.7	119.3	0.1	45.4	0.0	505.5	162.0	<b>667.5</b>
South Australia	97.5	10.5	0.0	19.6	0.3	127.8	41.6	<b>169.4</b>
Western Australia	231.6	27.1	0.1	24.8	0.0	283.6	122.7	<b>406.3</b>
Tasmania	21.7	0.3	0.0	4.9	0.0	27.0	25.9	<b>52.9</b>
Northern Territory	8.3	9.5	0.0	1.4	0.0	19.3	13.0	<b>32.3</b>
Australian Capital Territory	26.3	23.9	0.0	6.4	0.0	56.6	29.2	<b>85.8</b>
Australia	1 623.0	483.3	10.5	327.7	5.8	2 450.3	851.9	<b>3 302.3</b>
<b>PUBLIC SECTOR</b>								
New South Wales	0.7	7.7	0.0	1.2	0.0	9.6	52.7	<b>62.3</b>
Victoria	2.3	8.4	0.0	5.4	0.0	16.1	63.4	<b>79.5</b>
Queensland	1.1	0.0	0.0	2.4	0.0	3.5	27.1	<b>30.6</b>
South Australia	4.9	0.9	0.0	0.3	0.0	6.0	6.7	<b>12.8</b>
Western Australia	15.2	11.6	0.0	0.9	0.0	27.7	9.8	<b>37.5</b>
Tasmania	0.0	0.0	0.0	0.0	0.0	0.0	1.8	<b>1.8</b>
Northern Territory	0.8	1.5	0.0	0.0	0.0	2.3	1.6	<b>3.9</b>
Australian Capital Territory	3.3	0.0	0.0	0.0	0.0	3.3	7.8	<b>11.1</b>
Australia	28.4	30.1	0.0	10.2	0.0	68.6	170.9	<b>239.6</b>
<b>TOTAL</b>								
New South Wales	402.4	154.0	2.7	116.8	1.3	677.2	284.6	<b>961.8</b>
Victoria	497.6	154.7	7.6	115.0	4.1	779.1	289.1	<b>1 068.2</b>
Queensland	341.9	119.3	0.1	47.7	0.0	509.0	189.1	<b>698.2</b>
South Australia	102.4	11.3	0.0	19.8	0.3	133.8	48.3	<b>182.2</b>
Western Australia	246.8	38.7	0.1	25.8	0.0	311.3	132.5	<b>443.8</b>
Tasmania	21.7	0.3	0.0	4.9	0.0	27.0	27.7	<b>54.7</b>
Northern Territory	9.1	11.1	0.0	1.4	0.0	21.6	14.6	<b>36.2</b>
Australian Capital Territory	29.6	23.9	0.0	6.4	0.0	59.9	37.0	<b>96.9</b>
Australia	1 651.4	513.4	10.5	337.9	5.8	2 519.0	1 022.9	<b>3 541.9</b>

(a) Refer to Explanatory Notes paragraph 8.

(b) See Glossary for definition.

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

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	21.7	51.9	19.2	27.0	51.9	15.2	2.6	15.0	22.0	5.3	231.9
Victoria	8.6	62.0	8.3	46.3	49.4	13.4	1.1	17.4	13.0	6.0	225.7
Queensland	8.2	40.3	20.1	18.9	43.5	9.9	0.2	5.7	9.2	6.0	162.0
South Australia	0.6	7.7	4.1	2.0	6.8	0.5	0.0	8.5	0.9	10.4	41.6
Western Australia	1.9	78.0	3.8	7.6	8.9	6.4	1.0	9.4	3.2	2.6	122.7
Tasmania	0.3	8.6	0.2	8.1	2.1	0.0	0.4	5.6	0.2	0.4	25.9
Northern Territory	1.4	0.2	0.5	0.6	0.7	4.9	0.0	4.1	0.3	0.4	13.0
Australian Capital Territory	0.0	0.6	0.0	6.1	0.7	0.1	0.5	1.8	19.1	0.4	29.2
Australia	42.7	249.3	56.2	116.7	164.0	50.4	5.9	67.4	67.9	31.5	851.9
PUBLIC SECTOR											
New South Wales	0.0	0.3	0.0	0.5	8.1	8.1	0.0	27.3	2.8	5.5	52.7
Victoria	0.3	0.1	0.0	14.7	2.9	18.8	0.0	4.9	6.0	15.6	63.4
Queensland	0.0	0.2	0.0	2.0	5.2	16.1	0.0	2.3	0.0	1.3	27.1
South Australia	0.0	0.0	0.0	0.0	2.6	2.9	0.0	0.1	0.1	1.1	6.7
Western Australia	0.0	0.0	0.0	6.3	0.0	1.6	0.0	0.9	0.8	0.2	9.8
Tasmania	0.0	0.0	1.3	0.0	0.0	0.0	0.0	0.1	0.0	0.4	1.8
Northern Territory	0.0	0.0	0.0	0.6	0.4	0.0	0.0	0.0	0.5	0.1	1.6
Australian Capital Territory	0.0	0.2	0.0	2.5	0.0	5.1	0.0	0.0	0.0	0.0	7.8
Australia	0.3	0.8	1.3	26.7	19.3	52.7	0.0	35.6	10.2	24.2	170.9
TOTAL											
New South Wales	21.7	52.2	19.2	27.6	59.9	23.3	2.6	42.3	24.8	10.9	284.6
Victoria	8.9	62.2	8.3	61.1	52.3	32.2	1.1	22.3	19.0	21.6	289.1
Queensland	8.2	40.5	20.1	20.9	48.7	26.0	0.2	8.0	9.2	7.3	189.1
South Australia	0.6	7.7	4.1	2.0	9.4	3.4	0.0	8.6	1.0	11.5	48.3
Western Australia	1.9	78.0	3.8	13.9	8.9	8.1	1.0	10.3	4.0	2.8	132.5
Tasmania	0.3	8.6	1.5	8.1	2.1	0.0	0.4	5.7	0.2	0.8	27.7
Northern Territory	1.4	0.2	0.5	1.1	1.2	4.9	0.0	4.1	0.8	0.5	14.6
Australian Capital Territory	0.0	0.8	0.0	8.5	0.7	5.2	0.5	1.8	19.1	0.4	37.0
Australia	43.0	250.0	57.5	143.3	183.3	103.2	5.9	102.9	78.1	55.7	1 022.9

(a) Refer to Explanatory Notes paragraph 8.

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

Period	<i>Hotels, motels and other short term accommodation....</i>		<i>Shops.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<i>Other business premises.....</i>		<i>Educational.....</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999												
<b>2002</b>												
May	41	4.4	250	23.1	60	5.9	184	18.2	140	12.6	87	8.1
June	25	2.5	239	21.8	52	5.0	149	14.4	119	10.8	82	8.4
July	21	2.0	308	28.0	55	5.7	159	15.4	144	13.7	61	6.8
Value—\$200,000–\$499,999												
<b>2002</b>												
May	15	5.1	96	27.7	50	16.0	77	22.6	67	20.9	38	12.3
June	8	1.9	61	18.5	35	11.8	57	17.5	64	19.4	32	10.1
July	11	3.6	74	21.0	48	14.3	69	20.4	52	15.7	26	8.3
Value—\$500,000–\$999,999												
<b>2002</b>												
May	9	6.1	29	20.2	20	13.6	29	20.7	36	24.6	23	16.3
June	5	3.1	27	17.2	22	14.8	29	20.0	17	12.6	22	16.5
July	4	2.5	31	21.7	17	12.2	28	18.5	27	17.1	30	21.1
Value—\$1,000,000–\$4,999,999												
<b>2002</b>												
May	9	20.1	25	45.7	19	29.2	29	54.6	36	79.0	23	44.2
June	4	8.1	35	73.5	12	20.9	28	58.5	23	56.6	26	52.4
July	9	14.0	28	63.1	14	25.3	20	41.4	24	56.1	26	52.1
Value—\$5,000,000 and over												
<b>2002</b>												
May	2	21.1	4	25.2	0	0.0	6	61.3	10	140.3	9	127.0
June	1	27.4	3	27.9	1	5.0	6	46.6	3	34.5	5	39.0
July	2	21.0	7	116.2	0	0.0	7	47.6	9	80.8	2	14.8
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>	502	475.1	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	4 763	1 996.8	1 473	777.5	3 305	2 996.9	2 862	1 917.7	2 095	1 993.6
<b>2002</b>												
May	76	56.8	404	142.0	149	64.6	325	177.4	289	277.3	180	207.8
June	43	43.0	365	158.9	122	57.5	269	156.9	226	133.9	167	126.4
July	47	43.0	448	250.0	134	57.5	283	143.3	256	183.3	145	103.2

(a) Refer to Explanatory Notes paragraph 8.

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>										
May	8	0.6	30	3.5	42	4.8	64	5.8	906	86.9
June	7	0.7	29	2.9	37	3.5	65	6.3	804	76.4
July	9	1.2	35	3.3	40	3.9	62	5.7	894	85.7
Value—\$200,000–\$499,999										
<b>2002</b>										
May	5	1.7	27	9.0	25	7.2	36	12.3	436	134.8
June	2	0.5	16	4.5	15	4.9	24	7.9	314	97.0
July	7	2.2	17	4.9	20	6.2	22	7.1	346	103.7
Value—\$500,000–\$999,999										
<b>2002</b>										
May	3	1.7	15	9.8	10	6.0	8	4.6	182	123.5
June	0	0.0	5	3.3	5	3.2	10	6.9	142	97.6
July	1	0.7	10	7.2	16	10.5	12	8.5	176	120.0
Value—\$1,000,000–\$4,999,999										
<b>2002</b>										
May	6	10.8	17	38.2	16	34.4	8	20.1	188	376.3
June	2	3.1	9	20.3	12	25.4	6	15.3	157	334.1
July	1	1.8	18	46.0	12	26.4	11	27.9	163	354.2
Value—\$5,000,000 and over										
<b>2002</b>										
May	1	10.0	5	52.4	4	31.0	2	12.5	43	480.9
June	0	0.0	2	13.2	1	7.4	5	32.7	27	233.6
July	0	0.0	4	41.5	4	31.0	1	6.4	36	359.2
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	944	919.4	1 080	807.2	18 071	12 886.3
<b>2001-02</b>	195	137.4	861	1 421.5	967	760.0	1 189	792.2	18 304	13 381.5
<b>2002</b>										
May	23	24.9	94	112.8	97	83.5	118	55.2	1 755	1 202.4
June	11	4.2	61	44.1	70	44.4	110	69.2	1 444	838.7
July	18	5.9	84	102.9	92	78.1	108	55.7	1 615	1 022.9

(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 2001. 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>
ABS DATA AVAILABLE ON REQUEST	<p><b>25</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>26</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>27</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>28</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.

## G L O S S A R Y

<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.

# BUILDING ACTIVITY IN SYDNEY AND MELBOURNE

## INTRODUCTION

This article provides a comparison of building activity for Sydney and Melbourne Statistical Divisions from 1993–94 to 2000–01. The data were obtained from the quarterly Building Activity Survey.

In both cities, the proportion of new houses completed has decreased in favour of other residential dwellings (e.g. semi-detached buildings, flats, units, apartments). In Sydney the proportion of houses to total dwelling units completed has dropped to below 50%, and in Melbourne the proportion has fallen to about 70%.

## HOUSES AND OTHER RESIDENTIAL DWELLINGS

The table below shows that the proportion of houses to total dwelling units is greater in Melbourne than Sydney, but the trend is declining for both capital cities. Sydney recorded a decrease in the proportion of houses built from 52.2% in 1993–94 to 44.9% in 2000–01 whereas Melbourne decreased from 86.5% to 70.8%, with much of the decrease occurring in 1996–97.

Overall, the number of dwelling units completed has been slightly higher in Sydney than Melbourne in recent years. However, the number of houses built is significantly higher in Melbourne, whereas the number of other residential dwellings is much greater in Sydney.

### DWELLING UNITS COMPLETED, By capital city

Period	New houses.....		New other residential buildings		Total new dwelling units
	no.	%	no.	%	no.
SYDNEY					
1993–94	12 255	52.2	11 235	47.8	23 490
1994–95	13 592	52.7	12 220	47.3	25 812
1995–96	12 643	45.7	14 998	54.3	27 641
1996–97	11 438	45.9	13 502	54.1	24 940
1997–98	12 904	50.1	12 863	49.9	25 767
1998–99	13 910	44.9	17 066	55.1	30 976
1999–00	14 977	45.1	18 218	54.9	33 195
2000–01	12 933	44.9	15 766	55.1	28 599
MELBOURNE					
1993–94	17 543	86.5	2 732	13.5	20 275
1994–95	18 449	87.7	2 599	12.3	21 048
1995–96	14 970	84.8	2 682	15.2	17 652
1996–97	11 768	69.4	5 191	30.6	16 959
1997–98	16 086	72.6	6 060	27.4	22 146
1998–99	18 955	74.5	6 484	25.5	25 439
1999–00	22 411	74.9	7 520	25.1	29 931
2000–01	20 591	70.8	8 497	29.2	29 088

# BUILDING ACTIVITY IN SYDNEY AND MELBOURNE *continued*

The trend away from houses to other residential dwellings is expected to continue in the next few years, as evidenced by approvals and commencement data since 2000–01.

## OTHER RESIDENTIAL DWELLINGS—NUMBER OF STOREYS

There has been a clear trend towards flats, units or apartments in buildings of four or more storeys. The table below shows that this category has trended strongly upwards in Sydney from 5.1% of all dwelling units completed in 1993–94 to 26.5% in 2000–01, whereas in Melbourne there has been a more gradual increase from 2.0% to 11.4%.

Over the same period, both semi-detached buildings of one storey, and flats, units or apartments of one or two storeys, have trended downwards in Sydney, but there are no strong trends for these categories in Melbourne.

The trend towards other residential dwellings in buildings of four or more storeys is expected to continue in the next few years as evidenced by approvals and commencements data since 2000–01.

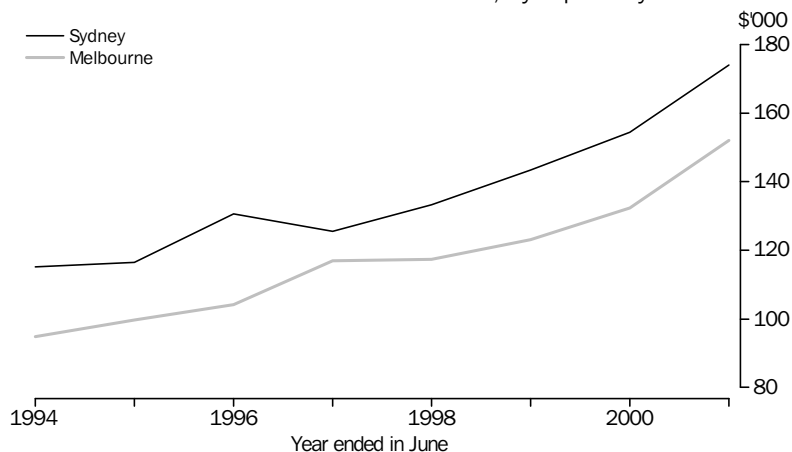
## OTHER RESIDENTIAL AS PERCENTAGE OF TOTAL RESIDENTIAL DWELLINGS COMPLETED

Period	SEMI-DETACHED, ROW OR TERRACE HOUSE, TOWNHOUSE.....		FLATS, UNITS OR APARTMENTS IN A BUILDING OF.....			
	1 Storey	2 or more storeys	1 or 2 storeys	3 storeys	4 or more storeys	New other residential building
	%	%	%	%	%	%
SYDNEY						
1993–94	17.5	7.9	12.3	5.1	5.1	47.8
1994–95	14.2	9.6	8.1	6.1	9.3	47.3
1995–96	12.4	11.7	7.1	6.6	16.5	54.3
1996–97	9.3	12.4	7.7	10.1	14.6	54.1
1997–98	6.5	12.4	7.0	10.9	13.1	49.9
1998–99	5.8	11.4	5.0	10.5	22.3	55.1
1999–00	5.1	12.6	3.2	8.2	25.7	54.9
2000–01	5.0	11.3	4.0	8.3	26.5	55.1
MELBOURNE						
1993–94	5.7	3.3	0.2	2.3	2.0	13.5
1994–95	4.9	3.6	0.8	0.8	2.2	12.3
1995–96	5.8	3.8	0.8	0.9	3.8	15.2
1996–97	12.4	5.9	1.0	1.4	9.9	30.6
1997–98	11.8	7.3	1.1	1.2	5.9	27.4
1998–99	8.8	8.0	1.5	2.0	5.2	25.5
1999–00	7.2	7.9	1.6	1.2	7.3	25.1
2000–01	6.3	8.4	1.5	1.7	11.4	29.2

## AVERAGE VALUE OF HOUSES

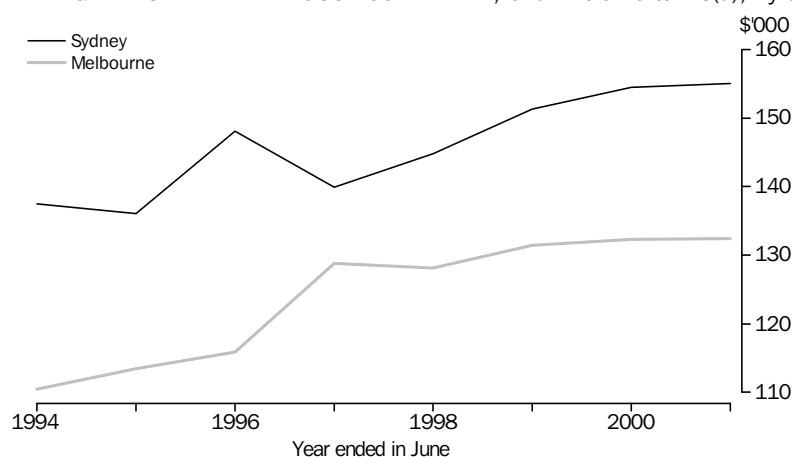
The following graph shows that the average value of new houses completed in current prices has gradually increased in both capital cities. Despite a slight drop in value in 1996–97, the average value of a new house has steadily risen for Sydney from \$115,105 in 1993–94 to \$174,071 in 2000–01. In Melbourne the average value has increased from \$94,797 to \$151,909.

AVERAGE VALUE PER NEW HOUSE COMPLETED, By capital city



The graph below presents the average value of new houses completed in chain volume terms. The chain volume estimates measure the change in value after the direct effects of price changes have been eliminated. As with the original value, Sydney has been above Melbourne but figures have remained relatively stable for both cities from 1998–99.

AVERAGE VALUE PER NEW HOUSE COMPLETED, Chain volume terms(a), By capital city

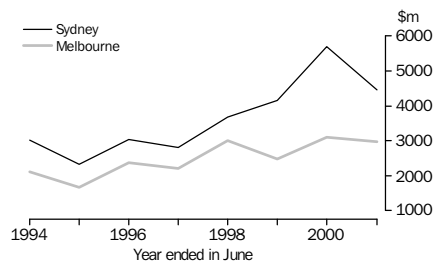


(a) Chain volume measures, reference year 1999–00.

## VALUE OF NON-RESIDENTIAL BUILDING

The total value for non-residential buildings completed has been greater in Sydney than Melbourne.

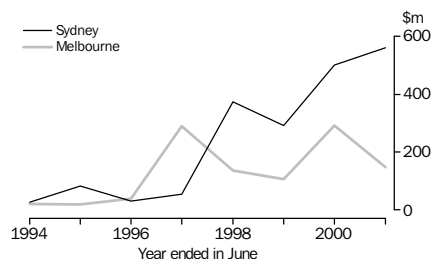
VALUE OF NON-RESIDENTIAL BUILDING



In Sydney the value of non-residential building rose strongly from 1996–97 to 1999–00 with a drop in 2000–01. Melbourne's value has steadily grown from 1994–95.

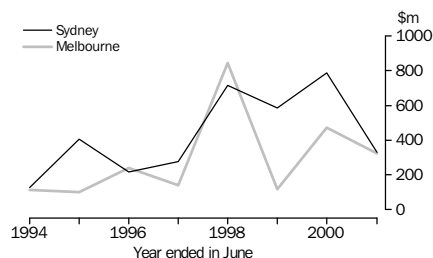
The main categories of building contributing to these movements are hotels, entertainment/recreation and offices. These are highlighted below.

VALUE OF HOTELS ETC.



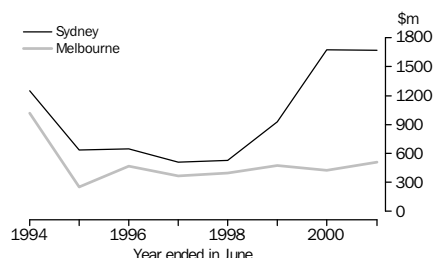
Despite a slight drop in 1998–99, the value of hotels etc. generally rose in Sydney from 1995–96. Values for Melbourne have tended to fluctuate over the period.

VALUE OF ENTERTAINMENT AND RECREATIONAL BUILDINGS



Large fluctuations in values for entertainment and recreational buildings have occurred for both capital cities. Sydney's activity increased from 1996–97 to 1999–00, which coincided with the lead up to the Olympic Games. Melbourne's activity peaked in 1997–98.

VALUE OF OFFICES



Both Sydney and Melbourne had significant declines in the value of office buildings completed in 1994–95. In Sydney, activity began to pick up in 1998–99, whereas in Melbourne it remained relatively flat.

For further information on this topic contact Roger Mables on 08 8237 7494.

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- INTERNET** [www.abs.gov.au](http://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.
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