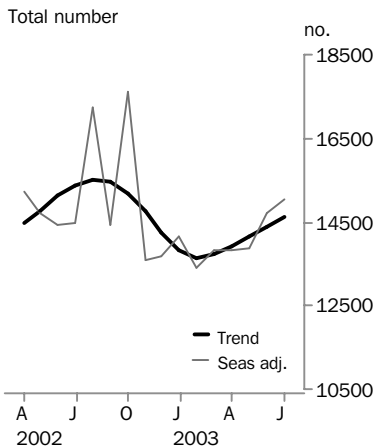


BUILDING APPROVALS

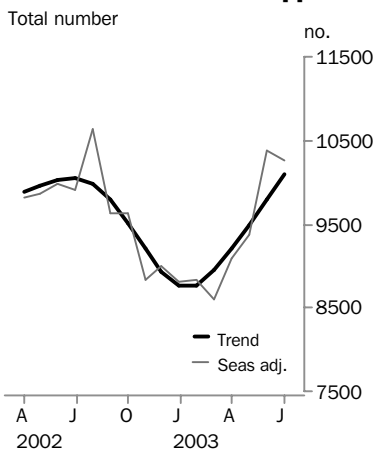
AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) MON 1 SEP 2003

Dwelling units approved



Private sector houses approved



JULY KEY FIGURES

TREND ESTIMATES	Jul 2003	% change Jun 2003 to Jul 2003	% change Jul 2002 to Jul 2003
Dwelling units approved			
Private sector houses	10 096	3.0	0.4
Total dwelling units	14 600	1.5	-5.1

SEASONALLY ADJUSTED	Jul 2003	% change Jun 2003 to Jul 2003	% change Jul 2002 to Jul 2003
Dwelling units approved			
Private sector houses	10 271	-1.0	3.5
Total dwelling units	15 029	2.1	3.7

JULY KEY POINTS

TREND ESTIMATES

- The trend estimate for total dwelling units approved rose 1.5% in July 2003. The trend is now showing rises over the last five months.
- The trend estimate for private sector houses approved rose 3.0% in July 2003, the sixth consecutive monthly rise.
- The trend estimate for other dwellings approved fell 1.7% in July 2003, the tenth consecutive monthly fall.
- The trend estimate for the value of total building approved is now showing rises over the last five months, rising by 1.9% in July 2003. Residential building has risen for the fifth successive month, while non-residential has risen for the fourth successive month.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwellings approved rose 2.1% to 15,029 in July 2003.
- The seasonally adjusted estimate for private sector houses approved fell 1.0% to 10,271 in July 2003. There were rises in Victoria (7.3%), Queensland (12.6%) and South Australia (3.9%) which were offset by falls in New South Wales (-5.8%) and Western Australia (-23.1%).
- The seasonally adjusted estimate for other dwellings approved rose 12.7% to 4,663 in July 2003, following falls totalling 19.2% over the previous three months.
- The seasonally adjusted estimate for value of total building approved rose 4.5% to \$4,412 million in July 2003. Residential building rose 3.1% and non-residential building rose 7.3%.

INQUIRIES

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

N O T E S

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
August 2003	30 September 2003
September 2003	31 October 2003
October 2003	02 December 2003
November 2003	07 January 2004
December 2003	03 February 2004
January 2004	04 March 2004



CHANGES IN THIS ISSUE

Quarterly chain volume data incorporate a new base year, 2001-02, which has resulted in revisions to growth rates, small in most cases, for subsequent periods. In addition, the reference year has been advanced to 2001-02, thereby preserving additivity in the quarters after the reference year. Re-referencing resulted in revisions to levels, but not growth rates, for all periods (see paragraph 24 of the explanatory notes).



DATA NOTES

There are no notes about the data.



REVISIONS THIS MONTH

Revisions have been made to total dwellings units in this issue:

	2002-03
New South Wales	+23
Victoria	+69
Queensland	+313
South Australia	+6
Western Australia	-2
Northern Territory	-4
TOTAL	+405

A revision has also been made to the sector of ownership of a non-residential building in Western Australia. It has been revised to the private sector in August 2002 (previously included as public sector). The value of the building is \$112.4m.



SYMBOLS AND OTHER USAGES

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

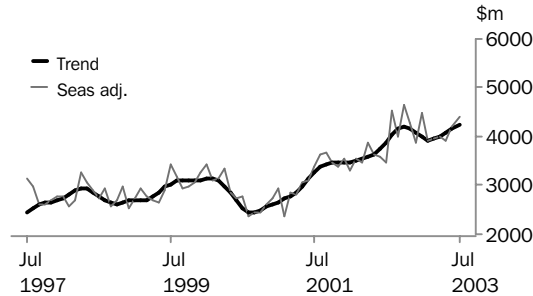
Dennis Trewin
Australian Statistician



VALUE OF BUILDING APPROVED

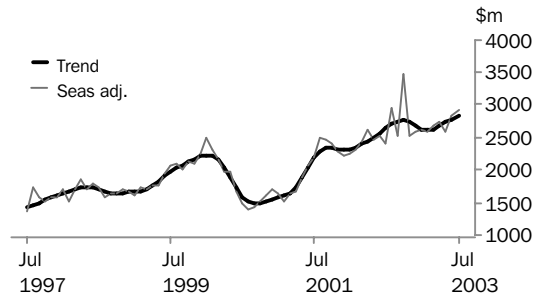
VALUE OF TOTAL BUILDING

The trend estimate of the value of total building approved is now showing rises over the last five months, following four months of decline. The trend rose 1.9% in July 2003.



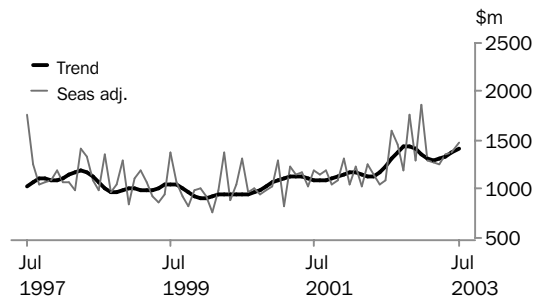
VALUE OF RESIDENTIAL BUILDING

The trend estimate of the value of residential building approved has risen for the last five months, following four months of decline. The trend rose 1.7% in July 2003.



VALUE OF NON-RESIDENTIAL BUILDING

The trend estimate of the value of non-residential building approved has risen for the last four months, following four months of decline. The trend rose 2.3% in July 2003.



VALUE OF BUILDING APPROVED

CHAIN VOLUME MEASURES

JUNE QTR 2003

Changes in the trend estimates for the value of building approved in the Jun Qtr 2003 in chain volume measures are summarised below.

TREND ESTIMATES

	<i>Jun Qtr 2003</i>	<i>Mar Qtr 2003 to Jun Qtr 2003</i>	<i>Jun Qtr 2002 to Jul Qtr 2003</i>
	\$m	% change	% change
New residential building	6 533.0	-2.7	2.3
Alterations and additions to residential buildings	1 074.8	0.0	2.8
Non-residential building	3 921.3	-3.0	11.0
Total building	11 538.1	-2.5	5.2

2002–2003 FINANCIAL YEAR

The annual movements in the value of building approved, in chain volume measures, appear in the table below. The table shows the annual movements for the past three financial years in original terms.

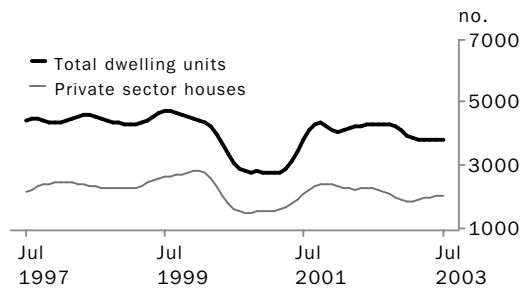
ANNUAL MOVEMENT: ORIGINAL SERIES

	<i>2002–2003</i>	<i>1999–2000 to 2000–2001</i>	<i>2000–2001 to 2001–2002</i>	<i>2001–2002 to 2002–2003</i>
	\$m	% change	% change	% change
New residential building	26 800.5	-33.0	48.2	8.8
Alterations and additions to residential buildings	4 339.7	-18.2	17.1	9.7
Non-residential building	15 966.9	5.0	4.0	16.4
Total building	47 107.1	-19.2	27.5	11.3

The total value of building approved in chain volume terms rose by 11.3% to \$47,107.1 million in 2002-2003 compared to 2001-2002.

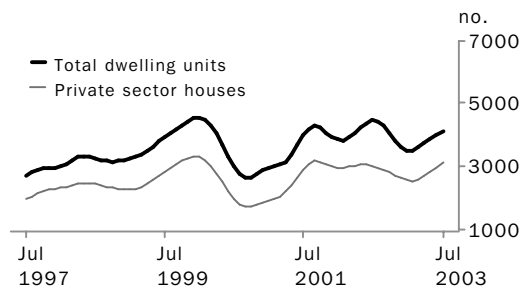
DWELLING UNITS APPROVED: State Trends

NEW SOUTH WALES



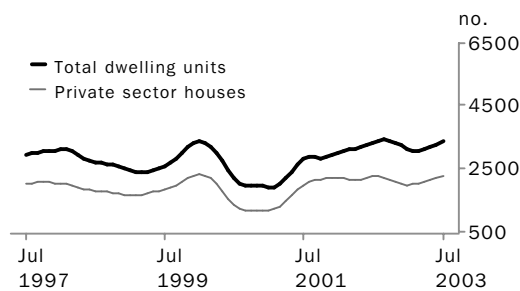
The trend estimate for total dwellings units approved in New South Wales has been relatively flat for the last four months. The trend for private sector houses has risen for the last six months.

VICTORIA



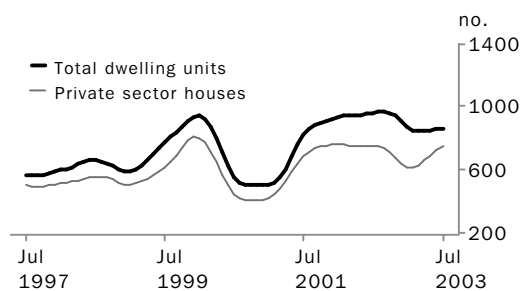
The trend estimate for total dwelling units approved in Victoria has risen for the last six months, following six months of decline. The trend for private sector houses has risen for the last five months.

QUEENSLAND



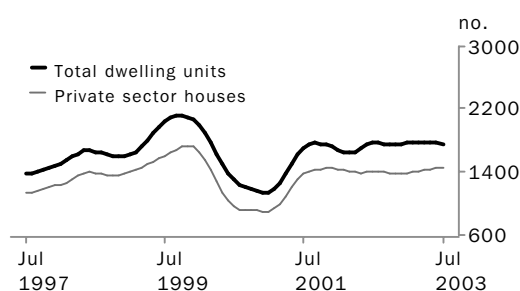
The trend estimate for total dwelling units approved in Queensland has risen for the last four months, following six months of decline. The trend for private sector houses has risen for the last six months.

SOUTH AUSTRALIA



The trend estimate for total dwelling units approved in South Australia has been relatively flat for the last four months. The trend for private sector houses has risen for the last five months.

WESTERN AUSTRALIA



The trend estimate for total dwelling units and private sector houses approved in Western Australia has been relatively flat for the last twelve months.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

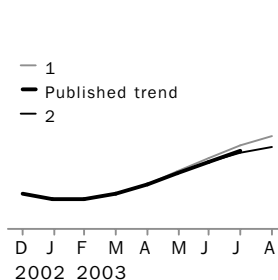
Recent seasonally adjusted and trend estimates are likely to be revised when original estimates for subsequent months become available. The approximate effect of possible scenarios on trend estimates are presented below.

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.

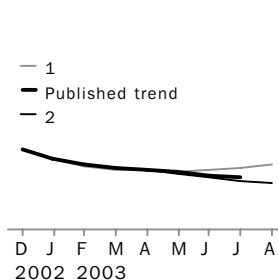
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the August seasonally adjusted estimate is higher than the July estimate by 4% for the number of private sector houses approved and 13% for other dwelling units approved; and that the August seasonally adjusted estimate is lower than the July estimate by 4% for the number of private sector houses approved and 13% for other dwelling units approved. These percentages were chosen because they represent the average absolute monthly percentage change for these series over the last ten years.

PRIVATE SECTOR HOUSES APPROVED



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 4% on Jul 2003</i>		2 <i>falls by 4% on Jul 2003</i>	
	no.	% change	no.	% change	no.	% change
March 2003	8 939	1.9	8 906	1.8	8 931	1.9
April 2003	9 197	2.9	9 183	3.1	9 196	3.0
May 2003	9 499	3.3	9 527	3.7	9 494	3.2
June 2003	9 803	3.2	9 888	3.8	9 779	3.0
July 2003	10 096	3.0	10 230	3.5	10 023	2.5
August 2003	n.y.a.	n.y.a.	10 525	2.9	10 214	1.9

OTHER DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 13% on Jul 2003</i>		2 <i>falls by 13% on Jul 2003</i>	
	no.	% change	no.	% change	no.	% change
March 2003	4 637	-1.9	4 600	-2.2	4 641	-1.8
April 2003	4 584	-1.1	4 562	-0.8	4 583	-1.2
May 2003	4 509	-1.6	4 545	-0.4	4 491	-2.0
June 2003	4 429	-1.8	4 558	0.3	4 379	-2.5
July 2003	4 353	-1.7	4 619	1.3	4 280	-2.3
August 2003	n.y.a.	n.y.a.	4 742	2.7	4 232	-1.1

LIST OF TABLES

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

DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS...		TOTAL DWELLING UNITS..		
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Public sector</i>	<i>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL							
2002							
May	11 088	11 215	4 735	4 932	15 823	324	16 147
June	9 544	9 713	3 735	4 038	13 279	472	13 751
July	10 555	10 784	4 044	4 294	14 599	479	15 078
August	10 985	11 137	6 917	6 951	17 902	186	18 088
September	9 519	9 645	4 080	4 185	13 599	231	13 830
October	10 261	10 450	8 772	8 950	19 033	367	19 400
November	8 967	9 245	4 686	4 751	13 653	343	13 996
December	8 272	8 410	4 394	4 455	12 666	199	12 865
2003							
January	7 620	7 721	4 699	4 748	12 319	150	12 469
February	8 794	8 949	3 664	3 872	12 458	363	12 821
March	8 975	9 066	4 856	5 033	13 831	268	14 099
April	8 470	8 606	4 690	4 817	13 160	263	13 423
May	9 951	10 114	4 297	4 610	14 248	476	14 724
June	10 377	10 671	3 140	3 587	13 517	741	14 258
July	11 017	11 120	4 654	4 816	15 671	265	15 936
SEASONALLY ADJUSTED							
2002							
May	9 866	9 998	4 555	4 693	14 421	270	14 691
June	9 984	10 107	4 201	4 335	14 185	257	14 442
July	9 920	10 132	4 064	4 366	13 984	514	14 498
August	10 645	10 820	6 378	6 422	17 023	219	17 242
September	9 620	9 753	4 514	4 661	14 134	280	14 414
October	9 632	9 785	7 588	7 841	17 220	406	17 626
November	8 831	9 121	4 359	4 461	13 190	392	13 582
December	9 004	9 160	4 451	4 528	13 455	233	13 688
2003							
January	8 819	8 943	5 116	5 186	13 935	194	14 129
February	8 837	8 997	4 223	4 410	13 060	347	13 407
March	8 605	8 717	4 931	5 125	13 536	306	13 842
April	9 101	9 239	4 470	4 598	13 571	266	13 837
May	9 377	9 545	4 097	4 306	13 474	377	13 851
June	10 377	10 582	3 952	4 139	14 329	392	14 721
July	10 271	10 366	4 463	4 663	14 734	295	15 029
TREND ESTIMATES							
2002							
May	9 955	10 105	4 514	4 667	14 469	303	14 772
June	10 035	10 184	4 768	4 928	14 804	308	15 112
July	10 057	10 214	5 005	5 172	15 062	324	15 386
August	9 975	10 144	5 208	5 374	15 182	336	15 518
September	9 785	9 966	5 334	5 491	15 119	338	15 457
October	9 509	9 695	5 346	5 488	14 855	328	15 183
November	9 203	9 386	5 221	5 349	14 424	311	14 735
December	8 931	9 102	4 998	5 120	13 929	293	14 222
2003							
January	8 765	8 924	4 759	4 885	13 524	285	13 809
February	8 774	8 924	4 587	4 725	13 361	288	13 649
March	8 939	9 083	4 483	4 637	13 422	298	13 720
April	9 197	9 341	4 411	4 584	13 608	317	13 925
May	9 499	9 647	4 323	4 509	13 822	334	14 156
June	9 803	9 954	4 233	4 429	14 036	347	14 383
July	10 096	10 247	4 151	4 353	14 248	352	14 600

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)							
2002							
May	13.2	12.8	-10.7	-9.5	4.8	11.3	4.9
June	-13.9	-13.4	-21.1	-18.1	-16.1	45.7	-14.8
July	10.6	11.0	8.3	6.3	9.9	1.5	9.7
August	4.1	3.3	71.0	61.9	22.6	-61.2	20.0
September	-13.3	-13.4	-41.0	-39.8	-24.0	24.2	-23.5
October	7.8	8.3	115.0	113.9	40.0	58.9	40.3
November	-12.6	-11.5	-46.6	-46.9	-28.3	-6.5	-27.9
December	-7.8	-9.0	-6.2	-6.2	-7.2	-42.0	-8.1
2003							
January	-7.9	-8.2	6.9	6.6	-2.7	-24.6	-3.1
February	15.4	15.9	-22.0	-18.4	1.1	142.0	2.8
March	2.1	1.3	32.5	30.0	11.0	-26.2	10.0
April	-5.6	-5.1	-3.4	-4.3	-4.9	-1.9	-4.8
May	17.5	17.5	-8.4	-4.3	8.3	81.0	9.7
June	4.3	5.5	-26.9	-22.2	-5.1	55.7	-3.2
July	6.2	4.2	48.2	34.3	15.9	-64.2	11.8
SEASONALLY ADJUSTED (% change from preceding month)							
2002							
May	0.5	0.4	-11.5	-11.1	-3.6	-1.8	-3.6
June	1.2	1.1	-7.8	-7.6	-1.6	-4.8	-1.7
July	-0.6	0.2	-3.3	0.7	-1.4	100.0	0.4
August	7.3	6.8	56.9	47.1	21.7	-57.4	18.9
September	-9.6	-9.9	-29.2	-27.4	-17.0	27.9	-16.4
October	0.1	0.3	68.1	68.2	21.8	45.0	22.3
November	-8.3	-6.8	-42.6	-43.1	-23.4	-3.4	-22.9
December	2.0	0.4	2.1	1.5	2.0	-40.6	0.8
2003							
January	-2.0	-2.4	14.9	14.5	3.6	-16.7	3.2
February	0.2	0.6	-17.5	-15.0	-6.3	78.9	-5.1
March	-2.6	-3.1	16.8	16.2	3.6	-11.8	3.2
April	5.8	6.0	-9.3	-10.3	0.3	-13.1	0.0
May	3.0	3.3	-8.3	-6.4	-0.7	41.7	0.1
June	10.7	10.9	-3.5	-3.9	6.3	4.0	6.3
July	-1.0	-2.0	12.9	12.7	2.8	-24.7	2.1
TREND ESTIMATES (% change from preceding month)							
2002							
May	0.7	0.6	5.9	5.8	2.3	-1.6	2.2
June	0.8	0.8	5.6	5.6	2.3	1.7	2.3
July	0.2	0.3	5.0	5.0	1.7	5.2	1.8
August	-0.8	-0.7	4.1	3.9	0.8	3.7	0.9
September	-1.9	-1.8	2.4	2.2	-0.4	0.6	-0.4
October	-2.8	-2.7	0.2	-0.1	-1.7	-3.0	-1.8
November	-3.2	-3.2	-2.3	-2.5	-2.9	-5.2	-3.0
December	-3.0	-3.0	-4.3	-4.3	-3.4	-5.8	-3.5
2003							
January	-1.9	-2.0	-4.8	-4.6	-2.9	-2.7	-2.9
February	0.1	0.0	-3.6	-3.3	-1.2	1.1	-1.2
March	1.9	1.8	-2.3	-1.9	0.5	3.5	0.5
April	2.9	2.8	-1.6	-1.1	1.4	6.4	1.5
May	3.3	3.3	-2.0	-1.6	1.6	5.4	1.7
June	3.2	3.2	-2.1	-1.8	1.5	3.9	1.6
July	3.0	2.9	-1.9	-1.7	1.5	1.4	1.5

VALUE OF BUILDING APPROVED

Month	New residential building \$m	Alterations and additions to residential buildings(a) \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
ORIGINAL					
2002					
May	2 312.7	437.0	2 749.8	1 219.8	3 969.6
June	2 030.6	331.4	2 362.0	855.3	3 217.3
July	2 189.0	355.0	2 543.9	1 054.3	3 598.2
August	2 737.6	454.7	3 192.4	1 531.4	4 723.8
September	2 060.1	404.6	2 464.8	1 389.3	3 854.1
October	3 397.1	377.8	3 774.9	1 359.0	5 134.0
November	2 291.1	341.6	2 632.7	1 879.8	4 512.5
December	2 086.9	314.1	2 401.0	1 212.1	3 613.2
2003					
January	2 014.8	293.2	2 308.0	1 584.8	3 892.8
February	2 086.5	383.5	2 470.0	1 476.8	3 946.8
March	2 224.4	407.5	2 631.9	1 352.7	3 984.6
April	2 291.1	373.5	2 664.6	1 287.2	3 951.8
May	2 357.2	421.9	2 779.1	1 500.9	4 280.0
June	2 290.2	385.1	2 675.3	1 125.9	3 801.3
July	2 697.7	433.6	3 131.3	1 449.3	4 580.6
SEASONALLY ADJUSTED					
2002					
May	2 103.0	368.8	2 471.8	1 154.2	3 626.0
June	2 177.6	352.7	2 530.3	1 051.7	3 582.0
July	2 046.9	348.4	2 395.3	1 082.0	3 477.2
August	2 523.5	424.3	2 947.7	1 598.8	4 546.6
September	2 146.6	393.7	2 540.3	1 464.6	4 004.9
October	3 144.1	337.1	3 481.1	1 186.9	4 668.1
November	2 176.5	349.2	2 525.7	1 766.9	4 292.7
December	2 211.0	368.1	2 579.2	1 297.1	3 876.2
2003					
January	2 273.6	354.1	2 627.8	1 870.8	4 498.6
February	2 198.2	395.5	2 593.7	1 305.2	3 898.9
March	2 286.2	393.1	2 679.4	1 278.9	3 958.3
April	2 339.1	391.5	2 730.6	1 264.2	3 994.8
May	2 215.5	372.0	2 587.6	1 350.7	3 938.2
June	2 438.5	399.0	2 837.5	1 385.5	4 223.1
July	2 505.2	420.0	2 925.2	1 486.8	4 412.0
TREND ESTIMATES					
2002					
May	2 154.3	349.4	2 503.6	1 138.5	3 642.1
June	2 205.5	363.1	2 568.5	1 171.9	3 740.5
July	2 268.8	373.5	2 642.3	1 234.2	3 876.5
August	2 335.7	377.1	2 712.8	1 310.1	4 022.8
September	2 386.2	373.8	2 760.0	1 384.0	4 144.0
October	2 401.4	367.8	2 769.1	1 432.0	4 201.2
November	2 377.8	363.8	2 741.6	1 442.1	4 183.6
December	2 324.0	364.0	2 688.0	1 411.4	4 099.4
2003					
January	2 267.9	368.0	2 635.9	1 360.8	3 996.7
February	2 239.8	375.8	2 615.6	1 320.6	3 936.2
March	2 253.0	384.0	2 637.0	1 305.5	3 942.6
April	2 296.9	389.5	2 686.4	1 312.3	3 998.7
May	2 343.4	394.3	2 737.8	1 340.5	4 078.3
June	2 386.7	399.3	2 785.9	1 380.4	4 166.4
July	2 427.6	404.6	2 832.2	1 412.2	4 244.4

(a) Refer to Explanatory Notes paragraph 14.

VALUE OF BUILDING APPROVED, Percentage Change

Month	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non-residential building	Total building
ORIGINAL (% change from preceding month)					
2002					
May	1.0	36.3	5.4	-17.6	-2.9
June	-12.2	-24.2	-14.1	-29.9	-18.9
July	7.8	7.1	7.7	23.3	11.8
August	25.1	28.1	25.5	45.3	31.3
September	-24.7	-11.0	-22.8	-9.3	-18.4
October	64.9	-6.6	53.2	-2.2	33.2
November	-32.6	-9.6	-30.3	38.3	-12.1
December	-8.9	-8.1	-8.8	-35.5	-19.9
2003					
January	-3.5	-6.6	-3.9	30.7	7.7
February	3.6	30.8	7.0	-6.8	1.4
March	6.6	6.3	6.6	-8.4	1.0
April	3.0	-8.3	1.2	-4.8	-0.8
May	2.9	12.9	4.3	16.6	8.3
June	-2.8	-8.7	-3.7	-25.0	-11.2
July	17.8	12.6	17.0	28.7	20.5
SEASONALLY ADJUSTED (% change from preceding month)					
2002					
May	-7.8	12.8	-5.2	-8.7	-6.3
June	3.5	-4.4	2.4	-8.9	-1.2
July	-6.0	-1.2	-5.3	2.9	-2.9
August	23.3	21.8	23.1	47.8	30.8
September	-14.9	-7.2	-13.8	-8.4	-11.9
October	46.5	-14.4	37.0	-19.0	16.6
November	-30.8	3.6	-27.4	48.9	-8.0
December	1.6	5.4	2.1	-26.6	-9.7
2003					
January	2.8	-3.8	1.9	44.2	16.1
February	-3.3	11.7	-1.3	-30.2	-13.3
March	4.0	-0.6	3.3	-2.0	1.5
April	2.3	-0.4	1.9	-1.1	0.9
May	-5.3	-5.0	-5.2	6.8	-1.4
June	10.1	7.3	9.7	2.6	7.2
July	2.7	5.3	3.1	7.3	4.5
TREND ESTIMATES (% change from preceding month)					
2002					
May	1.9	4.0	2.2	0.3	1.6
June	2.4	3.9	2.6	2.9	2.7
July	2.9	2.9	2.9	5.3	3.6
August	2.9	1.0	2.7	6.1	3.8
September	2.2	-0.9	1.7	5.6	3.0
October	0.6	-1.6	0.3	3.5	1.4
November	-1.0	-1.1	-1.0	0.7	-0.4
December	-2.3	0.1	-2.0	-2.1	-2.0
2003					
January	-2.4	1.1	-1.9	-3.6	-2.5
February	-1.2	2.1	-0.8	-3.0	-1.5
March	0.6	2.2	0.8	-1.1	0.2
April	1.9	1.4	1.9	0.5	1.4
May	2.0	1.2	1.9	2.1	2.0
June	1.8	1.3	1.8	3.0	2.2
July	1.7	1.3	1.7	2.3	1.9

(a) Refer to Explanatory Notes paragraph 14

DWELLING UNITS APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion	Non-residential building	Total dwelling units
PRIVATE SECTOR (Number)						
2000-01	78 855	35 358	763	2 120	155	117 251
2001-02	118 825	46 430	590	1 903	258	168 006
2002-03	112 587	55 362	814	1 817	405	170 985
2002						
July	10 539	3 916	63	53	28	14 599
August	10 974	6 341	67	501	19	17 902
September	9 509	3 750	81	226	33	13 599
October	10 248	8 652	52	45	36	19 033
November	8 951	4 532	79	87	4	13 653
December	8 260	4 195	47	93	71	12 666
2003						
January	7 613	4 607	47	41	11	12 319
February	8 783	3 489	29	125	32	12 458
March	8 965	4 531	49	277	9	13 831
April	8 453	4 444	107	99	57	13 160
May	9 934	3 899	132	200	83	14 248
June	10 358	3 006	61	70	22	13 517
July	11 010	4 581	30	22	28	15 671
PUBLIC SECTOR (Number)						
2000-01	1 110	2 502	105	105	2	3 824
2001-02	1 919	1 917	7	1	3	3 847
2002-03	2 052	2 001	12	0	1	4 066
2002						
July	229	250	0	0	0	479
August	152	34	0	0	0	186
September	126	105	0	0	0	231
October	189	178	0	0	0	367
November	278	64	0	0	1	343
December	138	61	0	0	0	199
2003						
January	101	49	0	0	0	150
February	155	208	0	0	0	363
March	91	177	0	0	0	268
April	136	127	0	0	0	263
May	163	301	12	0	0	476
June	294	447	0	0	0	741
July	103	160	0	2	0	265
TOTAL (Number)						
2000-01	79 965	37 860	868	2 225	157	121 075
2001-02	120 744	48 347	597	1 904	261	171 853
2002-03	114 639	57 363	826	1 817	406	175 051
2002						
July	10 768	4 166	63	53	28	15 078
August	11 126	6 375	67	501	19	18 088
September	9 635	3 855	81	226	33	13 830
October	10 437	8 830	52	45	36	19 400
November	9 229	4 596	79	87	5	13 996
December	8 398	4 256	47	93	71	12 865
2003						
January	7 714	4 656	47	41	11	12 469
February	8 938	3 697	29	125	32	12 821
March	9 056	4 708	49	277	9	14 099
April	8 589	4 571	107	99	57	13 423
May	10 097	4 200	144	200	83	14 724
June	10 652	3 453	61	70	22	14 258
July	11 113	4 741	30	24	28	15 936

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

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion	Total residential building	Non-residential building	Total building
PRIVATE SECTOR (\$ million)								
2000-01	10 963.3	4 823.9	76.9	2 757.2	277.9	18 899.2	9 507.1	28 406.1
2001-02	17 314.1	6 857.7	66.0	3 458.9	275.6	27 972.3	9 922.4	37 894.7
2002-03	18 084.3	9 396.5	106.1	3 953.7	273.0	31 814.0	13 339.5	45 153.5
2002								
July	1 624.0	501.1	10.5	328.1	6.1	2 469.8	862.1	3 331.9
August	1 688.1	1 025.9	7.0	356.2	73.8	3 151.1	1 337.1	4 488.2
September	1 478.9	548.4	10.3	344.0	33.0	2 414.7	1 151.7	3 566.4
October	1 613.0	1 736.6	5.1	354.5	5.3	3 714.5	1 018.9	4 733.4
November	1 420.1	827.8	10.1	298.2	12.5	2 568.8	1 453.5	4 022.3
December	1 334.6	727.1	5.6	277.7	14.8	2 359.9	869.3	3 229.2
2003								
January	1 224.8	770.5	5.4	273.7	3.6	2 278.0	1 257.7	3 535.7
February	1 432.4	596.6	3.0	334.6	25.7	2 392.3	1 185.0	3 577.3
March	1 467.4	722.4	8.7	329.9	55.1	2 583.5	1 050.6	3 634.1
April	1 389.8	867.4	13.7	332.7	14.8	2 618.4	1 003.0	3 621.4
May	1 671.4	621.9	20.6	364.6	17.2	2 695.7	1 246.3	3 942.0
June	1 739.8	450.8	6.1	359.5	11.1	2 567.3	904.3	3 471.6
July	1 860.8	801.7	4.0	410.9	2.5	3 079.9	1 190.9	4 270.8
PUBLIC SECTOR (\$ million)								
2000-01	147.2	282.2	7.6	157.7	13.7	608.2	3 376.4	3 984.8
2001-02	251.9	213.4	0.4	156.4	0.1	622.3	3 793.0	4 415.5
2002-03	288.9	256.2	1.8	178.0	0.0	724.6	3 414.8	4 139.4
2002								
July	33.5	30.3	0.0	10.3	0.0	74.1	192.2	266.3
August	20.1	3.6	0.0	17.6	0.0	41.3	194.3	235.6
September	20.1	12.7	0.0	17.3	0.0	50.1	237.6	287.7
October	26.2	21.4	0.0	12.9	0.0	60.4	340.2	400.6
November	35.4	7.8	0.0	20.8	0.0	63.9	426.3	490.2
December	17.9	7.2	0.0	16.0	0.0	41.1	342.8	383.9
2003								
January	13.7	5.8	0.0	10.5	0.0	30.0	327.1	357.1
February	23.1	34.4	0.0	20.2	0.0	77.7	291.8	369.5
March	10.3	24.2	0.0	13.9	0.0	48.4	302.1	350.5
April	19.5	14.3	0.0	12.4	0.0	46.2	284.2	330.4
May	25.9	38.1	1.8	17.7	0.0	83.4	254.6	338.0
June	43.2	56.4	0.0	8.4	0.0	108.0	221.6	329.6
July	16.9	18.3	0.0	15.8	0.4	51.3	258.4	309.7
TOTAL (\$ million)								
2000-01	11 110.5	5 106.0	84.7	2 914.7	291.6	19 507.4	12 883.4	32 390.9
2001-02	17 566.1	7 071.0	66.4	3 615.5	275.7	28 594.9	13 715.3	42 310.0
2002-03	18 373.3	9 652.8	107.9	4 131.6	273.0	32 538.6	16 754.2	49 293.1
2002								
July	1 657.6	531.4	10.5	338.3	6.1	2 543.9	1 054.3	3 598.2
August	1 708.2	1 029.4	7.0	373.9	73.8	3 192.4	1 531.4	4 723.8
September	1 499.0	561.1	10.3	361.3	33.0	2 464.8	1 389.3	3 854.1
October	1 639.1	1 758.0	5.1	367.4	5.3	3 774.9	1 359.0	5 134.0
November	1 455.5	835.6	10.1	319.0	12.5	2 632.7	1 879.8	4 512.5
December	1 352.6	734.4	5.6	293.7	14.8	2 401.0	1 212.1	3 613.2
2003								
January	1 238.5	776.3	5.4	284.3	3.6	2 308.0	1 584.8	3 892.8
February	1 455.5	631.0	3.0	354.7	25.7	2 470.0	1 476.8	3 946.8
March	1 477.7	746.6	8.7	343.7	55.1	2 631.9	1 352.7	3 984.6
April	1 409.3	881.8	13.7	345.1	14.8	2 664.6	1 287.2	3 951.8
May	1 697.2	660.0	22.4	382.3	17.2	2 779.1	1 500.9	4 280.0
June	1 783.1	507.2	6.1	367.9	11.1	2 675.3	1 125.9	3 801.3
July	1 877.7	820.0	4.0	426.7	2.9	3 131.3	1 449.3	4 580.6

DWELLING UNITS APPROVED, States and Australia

	<i>New South Wales</i>	<i>Victoria</i>	<i>Queensland</i>	<i>South Australia</i>	<i>Western Australia</i>	<i>Tasmania</i>	<i>Northern Territory</i>	<i>Australian Capital Territory</i>	<i>Australia</i>
<i>Month</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL									
2002									
May	5 144	4 462	3 160	981	1 937	165	49	249	16 147
June	3 718	3 993	3 124	826	1 701	172	122	95	13 751
July	3 866	4 179	3 348	935	2 115	179	128	328	15 078
August	4 696	5 782	4 244	1 072	1 841	177	84	192	18 088
September	3 793	3 851	2 833	860	1 640	178	108	567	13 830
October	6 143	4 739	5 044	1 125	1 758	172	101	318	19 400
November	4 468	3 311	2 993	933	1 794	145	60	292	13 996
December	3 534	3 527	2 800	882	1 528	198	80	316	12 865
2003									
January	3 756	3 226	2 737	783	1 657	141	30	139	12 469
February	3 516	3 475	2 817	745	1 809	152	83	224	12 821
March	3 765	3 399	3 776	1 051	1 637	183	69	219	14 099
April	3 590	4 561	2 630	706	1 499	173	43	221	13 423
May	4 107	4 021	3 184	823	2 049	251	97	192	14 724
June	3 546	3 968	2 993	907	2 426	189	67	162	14 258
July	4 349	3 837	4 325	975	1 931	260	73	186	15 936
SEASONALLY ADJUSTED									
2002									
May	4 384	4 375	2 870	973	1 657	155	n.a.	n.a.	14 691
June	4 115	4 270	3 189	867	1 620	197	n.a.	n.a.	14 442
July	3 326	4 507	3 288	821	1 962	187	n.a.	n.a.	14 498
August	4 863	4 877	4 034	1 118	1 834	192	n.a.	n.a.	17 242
September	4 042	4 003	2 900	862	1 699	165	n.a.	n.a.	14 414
October	5 747	4 344	4 294	1 038	1 705	150	n.a.	n.a.	17 626
November	3 932	3 455	3 056	941	1 702	135	n.a.	n.a.	13 582
December	3 783	3 621	3 203	870	1 646	182	n.a.	n.a.	13 688
2003									
January	4 075	3 713	3 137	952	1 871	152	n.a.	n.a.	14 129
February	3 840	3 461	2 976	765	1 911	164	n.a.	n.a.	13 407
March	3 869	3 184	3 652	886	1 756	189	n.a.	n.a.	13 842
April	3 742	4 573	2 617	812	1 631	188	n.a.	n.a.	13 837
May	3 750	4 014	2 975	818	1 790	231	n.a.	n.a.	13 851
June	3 835	4 225	3 151	914	2 178	221	n.a.	n.a.	14 721
July	3 927	3 952	3 963	870	1 806	272	n.a.	n.a.	15 029
TREND ESTIMATES									
2002									
May	4 271	4 243	3 194	951	1 697	173	88	179	14 772
June	4 282	4 396	3 263	956	1 739	178	91	227	15 112
July	4 285	4 470	3 339	961	1 766	179	95	278	15 386
August	4 297	4 426	3 408	967	1 769	176	98	322	15 518
September	4 314	4 284	3 429	968	1 755	169	98	347	15 457
October	4 320	4 067	3 393	961	1 743	161	94	346	15 183
November	4 264	3 827	3 314	944	1 741	155	84	319	14 735
December	4 127	3 625	3 230	913	1 750	155	75	280	14 222
2003									
January	3 966	3 516	3 147	879	1 766	160	69	242	13 809
February	3 851	3 532	3 091	855	1 780	170	66	220	13 649
March	3 811	3 632	3 073	843	1 779	184	65	211	13 720
April	3 811	3 767	3 104	843	1 771	200	64	202	13 925
May	3 814	3 901	3 176	849	1 765	217	63	191	14 156
June	3 818	4 015	3 278	857	1 766	234	62	180	14 383
July	3 820	4 109	3 403	865	1 761	250	62	174	14 600

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)									
2002									
May	1.7	2.0	10.6	-0.6	12.7	14.6	-41.7	50.0	4.9
June	-27.7	-10.5	-1.1	-15.8	-12.2	4.2	149.0	-61.8	-14.8
July	4.0	4.7	7.2	13.2	24.3	4.1	4.9	245.3	9.7
August	21.5	38.4	26.8	14.7	-13.0	-1.1	-34.4	-41.5	20.0
September	-19.2	-33.4	-33.2	-19.8	-10.9	0.6	28.6	195.3	-23.5
October	62.0	23.1	78.0	30.8	7.2	-3.4	-6.5	-43.9	40.3
November	-27.3	-30.1	-40.7	-17.1	2.0	-15.7	-40.6	-8.2	-27.9
December	-20.9	6.5	-6.4	-5.5	-14.8	36.6	33.3	8.2	-8.1
2003									
January	6.3	-8.5	-2.3	-11.2	8.4	-28.8	-62.5	-56.0	-3.1
February	-6.4	7.7	2.9	-4.9	9.2	7.8	176.7	61.2	2.8
March	7.1	-2.2	34.0	41.1	-9.5	20.4	-16.9	-2.2	10.0
April	-4.6	34.2	-30.3	-32.8	-8.4	-5.5	-37.7	0.9	-4.8
May	14.4	-11.8	21.1	16.6	36.7	45.1	125.6	-13.1	9.7
June	-13.7	-1.3	-6.0	10.2	18.4	-24.7	-30.9	-15.6	-3.2
July	22.6	-3.3	44.5	7.5	-20.4	37.6	9.0	14.8	11.8
SEASONALLY ADJUSTED (% change from preceding month)									
2002									
May	-15.2	10.1	-2.7	-9.7	-0.6	4.8	n.a.	n.a.	-3.6
June	-6.1	-2.4	11.1	-10.9	-2.2	27.1	n.a.	n.a.	-1.7
July	-19.2	5.5	3.1	-5.3	21.1	-5.3	n.a.	n.a.	0.4
August	46.2	8.2	22.7	36.2	-6.5	2.7	n.a.	n.a.	18.9
September	-16.9	-17.9	-28.1	-22.9	-7.3	-13.8	n.a.	n.a.	-16.4
October	42.2	8.5	48.1	20.4	0.3	-9.4	n.a.	n.a.	22.3
November	-31.6	-20.5	-28.8	-9.4	-0.2	-9.9	n.a.	n.a.	-22.9
December	-3.8	4.8	4.8	-7.6	-3.3	34.9	n.a.	n.a.	0.8
2003									
January	7.7	2.5	-2.0	9.4	13.7	-16.6	n.a.	n.a.	3.2
February	-5.8	-6.8	-5.2	-19.7	2.2	8.0	n.a.	n.a.	-5.1
March	0.8	-8.0	22.7	15.8	-8.1	15.4	n.a.	n.a.	3.2
April	-3.3	43.6	-28.3	-8.3	-7.1	-0.4	n.a.	n.a.	0.0
May	0.2	-12.2	13.7	0.7	9.8	22.6	n.a.	n.a.	0.1
June	2.3	5.3	5.9	11.8	21.6	-4.1	n.a.	n.a.	6.3
July	2.4	-6.5	25.8	-4.8	-17.1	22.9	n.a.	n.a.	2.1
TREND ESTIMATES (% change from preceding month)									
2002									
May	0.9	4.3	1.4	0.0	2.1	3.9	3.0	23.6	2.2
June	0.2	3.6	2.1	0.6	2.5	2.9	2.8	26.9	2.3
July	0.1	1.7	2.3	0.6	1.5	0.7	4.4	22.3	1.8
August	0.3	-1.0	2.1	0.5	0.1	-1.7	3.7	15.8	0.9
September	0.4	-3.2	0.6	0.2	-0.8	-3.9	-0.2	7.9	-0.4
October	0.1	-5.1	-1.1	-0.7	-0.7	-4.7	-4.4	-0.4	-1.8
November	-1.3	-5.9	-2.3	-1.8	-0.1	-3.8	-9.7	-7.8	-3.0
December	-3.2	-5.3	-2.5	-3.3	0.5	-0.3	-10.7	-12.3	-3.5
2003									
January	-3.9	-3.0	-2.6	-3.7	0.9	3.4	-7.9	-13.4	-2.9
February	-2.9	0.4	-1.8	-2.7	0.8	6.5	-4.5	-9.3	-1.2
March	-1.0	2.8	-0.6	-1.4	0.0	8.3	-1.7	-4.0	0.5
April	0.0	3.7	1.0	-0.1	-0.5	8.6	-1.2	-4.1	1.5
May	0.1	3.5	2.3	0.7	-0.3	8.5	-1.8	-5.7	1.7
June	0.1	2.9	3.2	1.0	0.0	7.5	-2.4	-5.8	1.6
July	0.0	2.3	3.8	0.8	-0.3	7.1	0.3	-3.4	1.5

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									
2002									
May	2 562	3 436	2 422	795	1 562	155	30	126	11 088
June	2 210	2 927	2 074	716	1 330	158	49	80	9 544
July	2 390	2 975	2 334	795	1 673	175	49	164	10 555
August	2 332	3 144	2 857	807	1 474	172	39	160	10 985
September	2 065	2 898	2 058	762	1 429	172	36	99	9 519
October	2 242	3 146	2 336	729	1 441	150	24	193	10 261
November	2 230	2 405	1 752	720	1 455	142	41	222	8 967
December	1 678	2 685	1 790	570	1 195	189	34	131	8 272
2003									
January	1 718	2 059	1 749	493	1 354	137	23	87	7 620
February	1 778	2 762	2 022	633	1 266	147	30	156	8 794
March	1 899	2 467	2 301	667	1 360	154	31	96	8 975
April	1 792	2 701	1 834	591	1 214	149	19	170	8 470
May	2 163	2 929	2 207	704	1 584	189	26	149	9 951
June	2 124	3 072	2 183	770	1 866	167	35	160	10 377
July	2 019	3 308	2 822	849	1 634	223	35	127	11 017
SEASONALLY ADJUSTED									
2002									
May	2 246	3 117	2 103	750	1 360	n.a.	n.a.	n.a.	9 866
June	2 343	3 063	2 119	735	1 388	n.a.	n.a.	n.a.	9 984
July	2 235	2 957	2 149	731	1 473	n.a.	n.a.	n.a.	9 920
August	2 278	3 077	2 758	799	1 383	n.a.	n.a.	n.a.	10 645
September	2 125	2 877	2 084	746	1 447	n.a.	n.a.	n.a.	9 620
October	2 106	3 007	2 123	697	1 372	n.a.	n.a.	n.a.	9 632
November	2 058	2 481	1 869	711	1 322	n.a.	n.a.	n.a.	8 831
December	1 803	2 798	2 126	609	1 311	n.a.	n.a.	n.a.	9 004
2003									
January	1 886	2 537	1 986	604	1 509	n.a.	n.a.	n.a.	8 819
February	1 873	2 602	2 000	629	1 407	n.a.	n.a.	n.a.	8 837
March	1 866	2 335	2 151	610	1 371	n.a.	n.a.	n.a.	8 605
April	1 980	2 750	1 967	648	1 410	n.a.	n.a.	n.a.	9 101
May	2 009	2 817	2 063	690	1 450	n.a.	n.a.	n.a.	9 377
June	2 100	3 049	2 158	748	1 880	n.a.	n.a.	n.a.	10 377
July	1 978	3 271	2 430	778	1 446	n.a.	n.a.	n.a.	10 271
TREND ESTIMATES									
2002									
May	2 261	3 055	2 179	747	1 394	n.a.	n.a.	n.a.	9 955
June	2 272	3 063	2 221	750	1 400	n.a.	n.a.	n.a.	10 035
July	2 262	3 041	2 253	754	1 405	n.a.	n.a.	n.a.	10 057
August	2 225	2 989	2 256	751	1 404	n.a.	n.a.	n.a.	9 975
September	2 160	2 919	2 218	736	1 396	n.a.	n.a.	n.a.	9 785
October	2 077	2 832	2 150	710	1 385	n.a.	n.a.	n.a.	9 509
November	1 992	2 733	2 076	677	1 378	n.a.	n.a.	n.a.	9 203
December	1 922	2 636	2 021	644	1 379	n.a.	n.a.	n.a.	8 931
2003									
January	1 883	2 562	1 996	621	1 388	n.a.	n.a.	n.a.	8 765
February	1 882	2 547	2 008	617	1 402	n.a.	n.a.	n.a.	8 774
March	1 911	2 602	2 040	633	1 417	n.a.	n.a.	n.a.	8 939
April	1 953	2 707	2 077	660	1 428	n.a.	n.a.	n.a.	9 197
May	1 991	2 838	2 127	692	1 438	n.a.	n.a.	n.a.	9 499
June	2 024	2 973	2 184	724	1 448	n.a.	n.a.	n.a.	9 803
July	2 042	3 115	2 252	753	1 450	n.a.	n.a.	n.a.	10 096

n.a. not available

PRIVATE SECTOR HOUSES APPROVED, States and Australia—Percentage Change

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
2002									
May	14.8	6.8	20.4	13.4	14.3	14.0	-21.1	28.6	13.2
June	-13.7	-14.8	-14.4	-9.9	-14.9	1.9	63.3	-36.5	-13.9
July	8.1	1.6	12.5	11.0	25.8	10.8	0.0	105.0	10.6
August	-2.4	5.7	22.4	1.5	-11.9	-1.7	-20.4	-2.4	4.1
September	-11.4	-7.8	-28.0	-5.6	-3.1	0.0	-7.7	-38.1	-13.3
October	8.6	8.6	13.5	-4.3	0.8	-12.8	-33.3	94.9	7.8
November	-0.5	-23.6	-25.0	-1.2	1.0	-5.3	70.8	15.0	-12.6
December	-24.8	11.6	2.2	-20.8	-17.9	33.1	-17.1	-41.0	-7.8
2003									
January	2.4	-23.3	-2.3	-13.5	13.3	-27.5	-32.4	-33.6	-7.9
February	3.5	34.1	15.6	28.4	-6.5	7.3	30.4	79.3	15.4
March	6.8	-10.7	13.8	5.4	7.4	4.8	3.3	-38.5	2.1
April	-5.6	9.5	-20.3	-11.4	-10.7	-3.2	-38.7	77.1	-5.6
May	20.7	8.4	20.3	19.1	30.5	26.8	36.8	-12.4	17.5
June	-1.8	4.9	-1.1	9.4	17.8	-11.6	34.6	7.4	4.3
July	-4.9	7.7	29.3	10.3	-12.4	33.5	0.0	-20.6	6.2
SEASONALLY ADJUSTED (% change from preceding month)									
2002									
May	-0.4	2.6	-1.0	0.3	-0.6	n.a.	n.a.	n.a.	0.5
June	4.3	-1.7	0.8	-2.1	2.1	n.a.	n.a.	n.a.	1.2
July	-4.6	-3.5	1.4	-0.5	6.1	n.a.	n.a.	n.a.	-0.6
August	1.9	4.1	28.3	9.3	-6.1	n.a.	n.a.	n.a.	7.3
September	-6.7	-6.5	-24.4	-6.6	4.6	n.a.	n.a.	n.a.	-9.6
October	-0.9	4.5	1.9	-6.6	-5.2	n.a.	n.a.	n.a.	0.1
November	-2.3	-17.5	-12.0	2.1	-3.7	n.a.	n.a.	n.a.	-8.3
December	-12.4	12.7	13.7	-14.4	-0.8	n.a.	n.a.	n.a.	2.0
2003									
January	4.6	-9.3	-6.6	-0.8	15.1	n.a.	n.a.	n.a.	-2.0
February	-0.7	2.6	0.7	4.0	-6.8	n.a.	n.a.	n.a.	0.2
March	-0.4	-10.3	7.6	-3.0	-2.6	n.a.	n.a.	n.a.	-2.6
April	6.1	17.8	-8.5	6.3	2.9	n.a.	n.a.	n.a.	5.8
May	1.5	2.4	4.9	6.5	2.8	n.a.	n.a.	n.a.	3.0
June	4.5	8.3	4.6	8.5	29.7	n.a.	n.a.	n.a.	10.7
July	-5.8	7.3	12.6	3.9	-23.1	n.a.	n.a.	n.a.	-1.0
TREND ESTIMATES (% change from preceding month)									
2002									
May	0.4	1.0	1.1	-0.3	-0.3	n.a.	n.a.	n.a.	0.7
June	0.5	0.3	1.9	0.4	0.4	n.a.	n.a.	n.a.	0.8
July	-0.4	-0.7	1.4	0.6	0.3	n.a.	n.a.	n.a.	0.2
August	-1.6	-1.7	0.1	-0.4	-0.1	n.a.	n.a.	n.a.	-0.8
September	-2.9	-2.3	-1.7	-2.0	-0.5	n.a.	n.a.	n.a.	-1.9
October	-3.9	-3.0	-3.1	-3.6	-0.8	n.a.	n.a.	n.a.	-2.8
November	-4.1	-3.5	-3.4	-4.6	-0.5	n.a.	n.a.	n.a.	-3.2
December	-3.5	-3.5	-2.6	-4.8	0.0	n.a.	n.a.	n.a.	-3.0
2003									
January	-2.0	-2.8	-1.3	-3.6	0.6	n.a.	n.a.	n.a.	-1.9
February	0.0	-0.6	0.6	-0.6	1.0	n.a.	n.a.	n.a.	0.1
March	1.6	2.1	1.6	2.5	1.0	n.a.	n.a.	n.a.	1.9
April	2.2	4.1	1.8	4.3	0.8	n.a.	n.a.	n.a.	2.9
May	2.0	4.8	2.4	4.8	0.7	n.a.	n.a.	n.a.	3.3
June	1.6	4.7	2.7	4.7	0.7	n.a.	n.a.	n.a.	3.2
July	0.9	4.8	3.1	3.9	0.2	n.a.	n.a.	n.a.	3.0

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

	Sydney	Melbourne	Brisbane	Adelaide	Perth	Greater Hobart	Darwin(a)	Canberra
Period	no.	no.	no.	no.	no.	no.	no.	no.
PRIVATE SECTOR								
2000-01	21 893	27 528	12 088	4 792	10 700	490	436	1 640
2001-02	31 638	36 730	16 439	6 920	14 515	814	607	2 155
2002-03	30 325	35 693	17 493	7 117	15 487	964	659	2 981
2002								
July	2 125	3 142	1 706	571	1 381	89	97	308
August	2 863	4 739	1 998	693	1 338	95	37	188
September	2 205	2 780	1 346	507	1 248	84	85	540
October	4 525	3 525	1 742	783	1 303	87	70	245
November	2 793	2 430	1 388	597	1 190	71	42	265
December	2 255	2 589	1 460	615	1 100	103	72	316
2003								
January	2 581	2 459	1 148	555	1 249	65	12	136
February	2 201	2 384	1 438	457	1 372	70	65	221
March	2 248	2 487	1 854	764	1 101	63	64	203
April	2 175	3 522	1 047	465	1 045	78	25	208
May	2 461	2 726	1 155	542	1 556	87	53	189
June	1 893	2 910	1 211	568	1 604	72	37	162
July	2 599	2 584	1 928	645	1 319	127	48	186
PUBLIC SECTOR								
2000-01	701	374	326	75	689	16	228	107
2001-02	482	635	243	302	557	53	20	75
2002-03	360	584	264	404	693	13	18	188
2002								
July	31	48	7	45	122	0	0	20
August	4	36	7	35	33	0	7	4
September	14	56	5	32	22	0	0	27
October	4	70	35	40	27	0	2	73
November	0	17	52	52	47	0	0	27
December	0	13	11	60	18	0	0	0
2003								
January	8	2	5	27	28	0	0	3
February	84	105	22	27	15	0	1	3
March	33	34	3	11	107	13	0	16
April	10	35	5	22	46	0	0	13
May	47	154	29	15	29	0	3	2
June	125	14	83	38	199	0	5	0
July	32	1	32	13	26	0	0	0
TOTAL								
2000-01	22 594	27 902	12 414	4 867	11 389	506	664	1 747
2001-02	32 120	37 365	16 682	7 222	15 072	867	627	2 230
2002-03	30 685	36 277	17 757	7 521	16 180	977	677	3 169
2002								
July	2 156	3 190	1 713	616	1 503	89	97	328
August	2 867	4 775	2 005	728	1 371	95	44	192
September	2 219	2 836	1 351	539	1 270	84	85	567
October	4 529	3 595	1 777	823	1 330	87	72	318
November	2 793	2 447	1 440	649	1 237	71	42	292
December	2 255	2 602	1 471	675	1 118	103	72	316
2003								
January	2 589	2 461	1 153	582	1 277	65	12	139
February	2 285	2 489	1 460	484	1 387	70	66	224
March	2 281	2 521	1 857	775	1 208	76	64	219
April	2 185	3 557	1 052	487	1 091	78	25	221
May	2 508	2 880	1 184	557	1 585	87	56	191
June	2 018	2 924	1 294	606	1 803	72	42	162
July	2 631	2 585	1 960	658	1 345	127	48	186

(a) Refer to Explanatory Notes paragraph 25.

DWELLING UNITS APPROVED, By State: Original

<i>State/Territory</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
PRIVATE SECTOR						
New South Wales	2 018	2 231	12	15	13	4 289
Victoria	3 302	483	9	5	13	3 812
Queensland	2 822	1 449	3	2	0	4 276
South Australia	849	101	6	0	0	956
Western Australia	1 634	207	0	0	0	1 841
Tasmania	223	36	0	0	1	260
Northern Territory	35	15	0	0	1	51
Australian Capital Territory	127	59	0	0	0	186
Australia	11 010	4 581	30	22	28	15 671
PUBLIC SECTOR						
New South Wales	5	55	0	0	0	60
Victoria	13	10	0	2	0	25
Queensland	23	26	0	0	0	49
South Australia	17	2	0	0	0	19
Western Australia	23	67	0	0	0	90
Tasmania	0	0	0	0	0	0
Northern Territory	22	0	0	0	0	22
Australian Capital Territory	0	0	0	0	0	0
Australia	103	160	0	2	0	265
TOTAL						
New South Wales	2 023	2 286	12	15	13	4 349
Victoria	3 315	493	9	7	13	3 837
Queensland	2 845	1 475	3	2	0	4 325
South Australia	866	103	6	0	0	975
Western Australia	1 657	274	0	0	0	1 931
Tasmania	223	36	0	0	1	260
Northern Territory	57	15	0	0	1	73
Australian Capital Territory	127	59	0	0	0	186
Australia	11 113	4 741	30	24	28	15 936

(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										
2000-01	79 965	7 390	8 509	15 899	2 876	4 188	14 897	21 961	37 860	117 825
2001-02	120 744	9 038	10 529	19 567	3 358	4 974	20 448	28 780	48 347	169 091
2002-03	114 639	9 389	11 594	20 983	3 470	5 307	27 603	36 380	57 363	172 002
2002										
May	11 205	927	866	1 793	250	522	1 866	2 638	4 431	15 636
June	9 692	812	943	1 755	426	207	1 470	2 103	3 858	13 550
July	10 768	999	1 313	2 312	369	402	1 083	1 854	4 166	14 934
August	11 126	797	970	1 767	300	733	3 575	4 608	6 375	17 501
September	9 635	766	779	1 545	232	273	1 805	2 310	3 855	13 490
October	10 437	1 069	1 062	2 131	532	705	5 462	6 699	8 830	19 267
November	9 229	626	822	1 448	257	350	2 541	3 148	4 596	13 825
December	8 398	682	880	1 562	190	194	2 310	2 694	4 256	12 654
2003										
January	7 714	593	952	1 545	306	355	2 450	3 111	4 656	12 370
February	8 938	630	862	1 492	176	491	1 538	2 205	3 697	12 635
March	9 056	694	887	1 581	274	527	2 326	3 127	4 708	13 764
April	8 589	868	914	1 782	260	351	2 178	2 789	4 571	13 160
May	10 097	926	941	1 867	306	547	1 480	2 333	4 200	14 297
June	10 652	739	1 212	1 951	268	379	855	1 502	3 453	14 105
July	11 113	738	886	1 624	369	435	2 313	3 117	4 741	15 854

VALUE (\$ million)

2000-01	11 110.5	640.8	1 003.4	1 644.3	302.4	510.4	2 648.8	3 461.4	5 106.0	16 216.7
2001-02	17 566.1	864.4	1 387.7	2 252.1	358.0	699.1	3 761.8	4 819.0	7 071.0	24 637.2
2002-03	18 373.3	964.2	1 659.3	2 623.6	423.6	739.3	5 866.4	7 029.2	9 652.8	28 026.0
2002										
May	1 678.1	94.9	123.4	218.3	20.0	78.7	317.6	416.3	634.6	2 312.7
June	1 498.4	73.8	122.8	196.6	50.5	33.5	251.7	335.7	532.2	2 030.6
July	1 657.6	97.9	167.2	265.1	43.5	56.4	166.5	266.3	531.4	2 189.0
August	1 708.2	76.0	128.7	204.7	28.5	116.9	679.3	824.7	1 029.4	2 737.6
September	1 499.0	72.3	107.7	180.1	33.9	35.5	311.6	381.0	561.1	2 060.1
October	1 639.1	117.9	157.0	274.9	44.2	103.3	1 335.6	1 483.1	1 758.0	3 397.1
November	1 455.5	62.3	120.4	182.7	30.0	52.0	570.9	652.9	835.6	2 291.1
December	1 352.6	76.2	131.8	208.0	20.3	24.7	481.3	526.4	734.4	2 086.9
2003										
January	1 238.5	61.1	127.3	188.4	43.5	54.6	489.8	587.9	776.3	2 014.8
February	1 455.5	68.1	123.9	192.0	20.7	61.1	357.2	439.0	631.0	2 086.5
March	1 477.7	68.8	134.8	203.6	33.7	71.7	437.7	543.0	746.6	2 224.4
April	1 409.3	89.8	138.4	228.2	27.6	42.2	583.8	653.6	881.8	2 291.1
May	1 697.2	96.6	143.4	240.0	46.6	74.8	298.6	420.0	660.0	2 357.2
June	1 783.1	77.2	178.7	255.9	51.1	46.1	154.1	251.3	507.2	2 290.2
July	1 877.7	78.3	137.8	216.1	54.0	77.4	472.4	603.8	820.0	2 697.7

(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)							
2000-01	11 398.4	5 221.5	16 621.4	3 380.8	20 000.8	13 192.0	33 195.9
2001-02	17 566.1	7 071.1	24 637.2	3 957.6	28 594.7	13 715.3	42 310.0
2002-03	17 614.7	9 185.8	26 800.5	4 339.7	31 140.2	15 966.9	47 107.1
2002							
March	4 119.2	1 430.4	5 550.0	911.0	6 460.8	3 336.1	9 801.2
June	4 607.3	1 935.0	6 544.1	1 076.5	7 620.3	3 509.1	11 135.3
September	4 758.4	2 072.1	6 830.5	1 189.9	8 020.4	3 867.2	11 887.5
December	4 314.0	3 185.4	7 499.4	1 005.1	8 504.5	4 266.7	12 771.2
2003							
March	3 979.6	2 026.3	6 005.9	1 036.7	7 042.5	4 173.8	11 216.4
June	4 562.6	1 902.1	6 464.7	1 108.1	7 572.8	3 659.2	11 232.0
SEASONALLY ADJUSTED (\$ million)							
2002							
March	4 417.7	1 570.1	5 989.7	970.7	6 960.3	3 290.9	10 255.7
June	4 504.6	1 956.2	6 462.2	1 035.4	7 497.6	3 400.2	10 902.7
September	4 530.8	2 034.5	6 565.4	1 141.1	7 706.5	4 007.2	11 713.7
December	4 301.3	2 976.0	7 277.3	1 022.5	8 299.8	4 051.0	12 350.8
2003							
March	4 202.6	2 225.8	6 428.4	1 088.9	7 517.3	4 188.9	11 706.2
June	4 580.1	1 949.5	6 529.5	1 087.1	7 616.7	3 719.8	11 336.4
TREND ESTIMATES (\$ million)							
2002							
March	4 492.2	1 657.0	6 150.7	1 006.8	7 157.5	3 383.1	10 544.4
June	4 497.7	1 884.5	6 383.6	1 045.7	7 429.3	3 533.8	10 967.0
September	4 436.6	2 305.1	6 742.2	1 074.0	7 816.1	3 858.6	11 676.4
December	4 355.9	2 473.7	6 827.0	1 079.0	7 906.6	4 063.4	11 967.9
2003							
March	4 345.0	2 368.8	6 713.5	1 074.8	7 788.3	4 043.6	11 830.7
June	4 406.9	2 146.1	6 533.0	1 074.8	7 613.8	3 921.3	11 538.1
TREND ESTIMATES (% change from preceding quarter)							
2002							
March	2.3	-2.1	1.1	3.4	1.4	-0.7	0.8
June	0.1	13.7	3.8	3.9	3.8	4.5	4.0
September	-1.4	22.3	5.6	2.7	5.2	9.2	6.5
December	-1.8	7.3	1.3	0.5	1.2	5.3	2.5
2003							
March	-0.3	-4.2	-1.7	-0.4	-1.5	-0.5	-1.1
June	1.4	-9.4	-2.7	0.0	-2.2	-3.0	-2.5

(a) Reference year for chain volume measures is 2001-2002.
Refer to explanatory notes paragraph 24.

(b) Refer to Explanatory Notes paragraph 14.

VALUE OF TOTAL BUILDING APPROVED, States and Australia

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (\$ million)									
2002									
May	1 342.8	1 210.7	724.4	191.4	398.3	36.0	15.1	50.9	3 969.6
June	882.0	1 043.6	678.3	182.1	329.4	35.7	31.9	34.4	3 217.3
July	970.9	1 074.6	715.4	187.2	462.3	54.8	36.2	96.9	3 598.2
August	1 254.0	1 524.2	923.0	253.2	624.2	36.1	44.7	64.4	4 723.8
September	1 215.0	1 207.6	704.0	195.1	318.7	35.1	51.6	127.0	3 854.1
October	1 725.5	1 283.3	1 340.1	274.6	357.2	36.0	34.5	82.7	5 134.0
November	1 867.7	1 135.4	753.6	300.0	335.3	32.6	20.7	67.1	4 512.5
December	1 228.0	1 064.4	654.6	195.8	302.9	39.6	21.8	105.9	3 613.2
2003									
January	1 126.7	1 353.6	679.5	152.8	482.6	47.6	9.2	40.7	3 892.8
February	1 354.7	1 214.0	681.1	181.8	362.7	40.4	20.5	91.6	3 946.8
March	1 185.5	1 111.8	1 007.8	218.9	343.0	45.7	27.2	44.7	3 984.6
April	1 087.1	1 434.7	714.7	204.7	373.3	46.8	27.7	62.8	3 951.8
May	1 392.6	1 269.9	832.0	233.6	403.6	49.2	25.5	73.5	4 280.0
June	989.3	1 185.6	744.2	246.5	498.0	60.8	25.3	51.5	3 801.3
July	1 640.8	1 083.4	1 048.6	242.7	421.4	63.3	27.6	52.7	4 580.6
SEASONALLY ADJUSTED (\$ million)									
2002									
May	1 187.8	1 162.5	677.5	175.4	321.4	n.a.	n.a.	n.a.	3 626.0
June	1 041.9	1 186.6	711.5	187.0	352.3	n.a.	n.a.	n.a.	3 582.0
July	792.7	1 241.4	685.6	174.3	426.3	n.a.	n.a.	n.a.	3 477.2
August	1 272.1	1 409.8	899.3	215.0	587.5	n.a.	n.a.	n.a.	4 546.6
September	1 220.1	1 269.0	754.9	202.8	348.6	n.a.	n.a.	n.a.	4 004.9
October	1 481.5	1 206.6	1 281.0	266.0	302.3	n.a.	n.a.	n.a.	4 668.1
November	1 778.9	1 142.4	649.1	291.3	310.4	n.a.	n.a.	n.a.	4 292.7
December	1 341.7	1 054.0	760.1	208.0	360.4	n.a.	n.a.	n.a.	3 876.2
2003									
January	1 239.2	1 602.7	770.4	208.1	546.3	n.a.	n.a.	n.a.	4 498.6
February	1 336.0	1 055.5	756.2	190.0	405.4	n.a.	n.a.	n.a.	3 898.9
March	1 293.2	1 011.0	945.9	197.8	382.6	n.a.	n.a.	n.a.	3 958.3
April	1 219.8	1 388.0	659.0	210.9	373.7	n.a.	n.a.	n.a.	3 994.8
May	1 295.6	1 196.5	753.2	221.1	322.4	n.a.	n.a.	n.a.	3 938.2
June	1 096.6	1 374.8	826.1	260.0	537.1	n.a.	n.a.	n.a.	4 223.1
July	1 418.5	1 249.8	996.8	233.4	379.7	n.a.	n.a.	n.a.	4 412.0
TREND (\$ million)									
2002									
May	1 111.7	1 177.1	709.1	182.2	350.4	n.a.	n.a.	n.a.	3 642.1
June	1 100.1	1 228.5	734.3	181.8	374.3	n.a.	n.a.	n.a.	3 740.5
July	1 111.3	1 267.3	769.1	188.0	385.0	n.a.	n.a.	n.a.	3 876.5
August	1 151.0	1 279.5	803.5	199.3	382.4	n.a.	n.a.	n.a.	4 022.8
September	1 215.3	1 262.0	824.0	210.7	374.1	n.a.	n.a.	n.a.	4 144.0
October	1 287.9	1 215.9	826.5	219.2	369.0	n.a.	n.a.	n.a.	4 201.2
November	1 340.0	1 154.2	815.8	222.1	374.0	n.a.	n.a.	n.a.	4 183.6
December	1 353.1	1 091.6	797.6	218.6	384.7	n.a.	n.a.	n.a.	4 099.4
2003									
January	1 331.0	1 052.6	777.7	212.0	397.9	n.a.	n.a.	n.a.	3 996.7
February	1 296.3	1 053.7	768.2	207.1	407.8	n.a.	n.a.	n.a.	3 936.2
March	1 270.7	1 088.5	774.6	207.3	408.2	n.a.	n.a.	n.a.	3 942.6
April	1 256.6	1 139.5	793.1	213.0	402.6	n.a.	n.a.	n.a.	3 998.7
May	1 253.6	1 195.0	815.2	222.7	400.7	n.a.	n.a.	n.a.	4 078.3
June	1 258.6	1 247.8	840.5	233.3	403.5	n.a.	n.a.	n.a.	4 166.4
July	1 270.8	1 291.8	870.8	241.5	403.8	n.a.	n.a.	n.a.	4 244.4

n.a. not available

VALUE OF TOTAL BUILDING APPROVED, States and Australia—Percentage Change

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
2002									
May	-2.6	-7.9	-5.4	4.4	13.1	40.1	-37.7	12.6	-2.9
June	-34.3	-13.8	-6.4	-4.8	-17.3	-0.7	110.9	-32.5	-18.9
July	10.1	3.0	5.5	2.8	40.4	53.5	13.3	182.0	11.8
August	29.2	41.8	29.0	35.3	35.0	-34.0	23.5	-33.5	31.3
September	-3.1	-20.8	-23.7	-22.9	-48.9	-2.9	15.4	97.2	-18.4
October	42.0	6.3	90.4	40.8	12.1	2.6	-33.1	-34.9	33.2
November	8.2	-11.5	-43.8	9.3	-6.1	-9.4	-40.0	-18.8	-12.1
December	-34.3	-6.3	-13.1	-34.7	-9.7	21.5	5.5	57.8	-19.9
2003									
January	-8.2	27.2	3.8	-22.0	59.3	20.2	-57.6	-61.6	7.7
February	20.2	-10.3	0.2	19.0	-24.8	-15.2	121.9	125.1	1.4
March	-12.5	-8.4	48.0	20.4	-5.4	13.2	32.5	-51.2	1.0
April	-8.3	29.0	-29.1	-6.5	8.8	2.4	1.7	40.7	-0.8
May	28.1	-11.5	16.4	14.1	8.1	5.0	-7.7	17.1	8.3
June	-29.0	-6.6	-10.5	5.5	23.4	23.6	-0.9	-30.0	-11.2
July	65.9	-8.6	40.9	-1.6	-15.4	4.2	9.3	2.4	20.5
SEASONALLY ADJUSTED (% change from preceding month)									
2002									
May	-16.2	0.3	-4.1	-5.5	1.5	n.a.	n.a.	n.a.	-6.3
June	-12.3	2.1	5.0	6.6	9.6	n.a.	n.a.	n.a.	-1.2
July	-23.9	4.6	-3.6	-6.8	21.0	n.a.	n.a.	n.a.	-2.9
August	60.5	13.6	31.2	23.4	37.8	n.a.	n.a.	n.a.	30.8
September	-4.1	-10.0	-16.1	-5.7	-40.7	n.a.	n.a.	n.a.	-11.9
October	21.4	-4.9	69.7	31.1	-13.3	n.a.	n.a.	n.a.	16.6
November	20.1	-5.3	-49.3	9.5	2.7	n.a.	n.a.	n.a.	-8.0
December	-24.6	-7.7	17.1	-28.6	16.1	n.a.	n.a.	n.a.	-9.7
2003									
January	-7.6	52.1	1.3	0.0	51.6	n.a.	n.a.	n.a.	16.1
February	7.8	-34.1	-1.8	-8.7	-25.8	n.a.	n.a.	n.a.	-13.3
March	-3.2	-4.2	25.1	4.1	-5.6	n.a.	n.a.	n.a.	1.5
April	-5.7	37.3	-30.3	6.6	-2.3	n.a.	n.a.	n.a.	0.9
May	6.2	-13.8	14.3	4.8	-13.7	n.a.	n.a.	n.a.	-1.4
June	-15.4	14.9	9.7	17.6	66.6	n.a.	n.a.	n.a.	7.2
July	29.4	-9.1	20.7	-10.2	-29.3	n.a.	n.a.	n.a.	4.5
TREND ESTIMATES (% change from preceding month)									
2002									
May	-1.6	4.5	1.7	-2.5	7.2	n.a.	n.a.	n.a.	1.6
June	-1.0	4.4	3.6	-0.2	6.8	n.a.	n.a.	n.a.	2.7
July	1.0	3.2	4.7	3.5	2.9	n.a.	n.a.	n.a.	3.6
August	3.6	1.0	4.5	6.0	-0.7	n.a.	n.a.	n.a.	3.8
September	5.6	-1.4	2.6	5.7	-2.2	n.a.	n.a.	n.a.	3.0
October	6.0	-3.7	0.3	4.1	-1.4	n.a.	n.a.	n.a.	1.4
November	4.0	-5.1	-1.3	1.3	1.4	n.a.	n.a.	n.a.	-0.4
December	1.0	-5.4	-2.2	-1.6	2.9	n.a.	n.a.	n.a.	-2.0
2003									
January	-1.6	-3.6	-2.5	-3.0	3.4	n.a.	n.a.	n.a.	-2.5
February	-2.6	0.1	-1.2	-2.3	2.5	n.a.	n.a.	n.a.	-1.5
March	-2.0	3.3	0.8	0.1	0.1	n.a.	n.a.	n.a.	0.2
April	-1.1	4.7	2.4	2.7	-1.4	n.a.	n.a.	n.a.	1.4
May	-0.2	4.9	2.8	4.5	-0.5	n.a.	n.a.	n.a.	2.0
June	0.4	4.4	3.1	4.8	0.7	n.a.	n.a.	n.a.	2.2
July	1.0	3.5	3.6	3.5	0.1	n.a.	n.a.	n.a.	1.9

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

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (\$ million)									
2002									
May	398.1	427.4	184.9	55.5	125.9	11.6	5.8	10.5	1 219.8
June	197.9	307.7	164.3	68.3	78.6	14.0	11.1	13.5	855.3
July	285.4	291.9	191.7	53.3	152.7	27.7	14.6	37.0	1 054.3
August	382.5	382.7	229.4	121.0	346.9	9.1	29.1	30.7	1 531.4
September	502.5	405.2	246.6	75.1	71.7	9.9	28.9	49.3	1 389.3
October	434.8	333.5	386.3	56.1	94.6	10.3	16.0	27.4	1 359.0
November	965.1	402.4	236.8	162.8	75.4	12.3	7.7	17.2	1 879.8
December	480.2	373.4	160.6	64.6	71.2	9.8	5.1	47.0	1 212.1
2003									
January	389.4	692.5	195.1	42.4	220.5	24.1	2.9	17.8	1 584.8
February	574.5	504.6	198.4	65.2	60.1	17.0	5.0	52.0	1 476.8
March	450.3	428.7	303.4	48.4	88.5	17.4	11.6	4.4	1 352.7
April	403.3	346.1	236.9	95.6	144.2	20.5	16.9	23.7	1 287.2
May	580.8	476.7	185.4	105.4	94.4	16.0	5.4	36.9	1 500.9
June	267.2	379.7	180.2	111.5	132.9	27.6	7.9	18.9	1 125.9
July	690.6	274.4	249.9	86.2	106.1	16.3	11.5	14.3	1 449.3
TREND (\$ million)									
2002									
May	337.6	406.5	185.7	60.1	103.2	n.a.	n.a.	n.a.	1 138.5
June	328.9	424.9	196.2	60.7	121.7	n.a.	n.a.	n.a.	1 171.9
July	338.0	433.9	219.0	66.6	128.9	n.a.	n.a.	n.a.	1 234.2
August	365.1	429.5	243.7	75.9	125.1	n.a.	n.a.	n.a.	1 310.1
September	406.6	413.3	261.9	84.3	116.0	n.a.	n.a.	n.a.	1 384.0
October	450.8	388.2	267.7	89.5	107.9	n.a.	n.a.	n.a.	1 432.0
November	484.7	360.3	262.7	89.8	107.9	n.a.	n.a.	n.a.	1 442.1
December	502.1	334.6	248.3	85.7	114.1	n.a.	n.a.	n.a.	1 411.4
2003									
January	503.1	322.2	230.1	80.5	122.8	n.a.	n.a.	n.a.	1 360.8
February	496.5	329.4	216.2	77.4	128.7	n.a.	n.a.	n.a.	1 320.6
March	491.4	350.7	209.6	79.1	126.5	n.a.	n.a.	n.a.	1 305.5
April	488.3	376.8	206.2	85.6	118.7	n.a.	n.a.	n.a.	1 312.3
May	489.2	405.1	200.8	95.2	113.7	n.a.	n.a.	n.a.	1 340.5
June	492.0	432.3	196.7	105.3	112.1	n.a.	n.a.	n.a.	1 380.4
July	497.8	455.2	195.9	112.8	109.0	n.a.	n.a.	n.a.	1 412.2

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

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
2002									
May	-14.3	-19.2	-38.9	-0.6	32.3	66.5	-39.3	-35.2	-17.6
June	-50.3	-28.0	-11.1	23.0	-37.5	20.6	89.5	28.7	-29.9
July	44.2	-5.1	16.7	-21.9	94.1	98.2	31.9	173.5	23.3
August	34.0	31.1	19.7	127.0	127.2	-67.3	99.1	-17.1	45.3
September	31.4	5.9	7.5	-37.9	-79.3	9.7	-0.7	60.4	-9.3
October	-13.5	-17.7	56.6	-25.4	31.9	3.9	-44.8	-44.3	-2.2
November	121.9	20.7	-38.7	190.4	-20.3	19.6	-51.6	-37.2	38.3
December	-50.2	-7.2	-32.2	-60.3	-5.5	-20.4	-33.5	172.7	-35.5
2003									
January	-18.9	85.5	21.5	-34.4	209.5	145.6	-43.1	-62.1	30.7
February	47.5	-27.1	1.7	53.5	-72.7	-29.6	72.7	191.7	-6.8
March	-21.6	-15.1	52.9	-25.8	47.2	2.3	130.7	-91.5	-8.4
April	-10.4	-19.3	-21.9	97.7	62.9	17.8	45.3	433.7	-4.8
May	44.0	37.7	-21.7	10.2	-34.5	-22.1	-68.1	55.6	16.6
June	-54.0	-20.3	-2.8	5.8	40.7	73.2	47.1	-48.7	-25.0
July	158.4	-27.7	38.7	-22.6	-20.2	-41.0	44.6	-24.4	28.7
TREND ESTIMATES (% change from preceding month)									
2002									
May	-5.5	5.8	-1.7	-4.9	21.3	n.a.	n.a.	n.a.	0.3
June	-2.6	4.6	5.7	1.0	17.9	n.a.	n.a.	n.a.	2.9
July	2.8	2.1	11.6	9.8	5.9	n.a.	n.a.	n.a.	5.3
August	8.0	-1.0	11.2	14.0	-2.9	n.a.	n.a.	n.a.	6.1
September	11.4	-3.8	7.5	11.0	-7.3	n.a.	n.a.	n.a.	5.6
October	10.9	-6.1	2.2	6.3	-7.0	n.a.	n.a.	n.a.	3.5
November	7.5	-7.2	-1.9	0.3	0.0	n.a.	n.a.	n.a.	0.7
December	3.6	-7.1	-5.5	-4.6	5.7	n.a.	n.a.	n.a.	-2.1
2003									
January	0.2	-3.7	-7.3	-6.1	7.7	n.a.	n.a.	n.a.	-3.6
February	-1.3	2.2	-6.0	-3.8	4.8	n.a.	n.a.	n.a.	-3.0
March	-1.0	6.5	-3.0	2.2	-1.7	n.a.	n.a.	n.a.	-1.1
April	-0.6	7.4	-1.7	8.2	-6.1	n.a.	n.a.	n.a.	0.5
May	0.2	7.5	-2.6	11.2	-4.2	n.a.	n.a.	n.a.	2.1
June	0.6	6.7	-2.0	10.6	-1.4	n.a.	n.a.	n.a.	3.0
July	1.2	5.3	-0.4	7.1	-2.8	n.a.	n.a.	n.a.	2.3

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

VALUE OF BUILDING APPROVED, By State: Original

<i>State/Territory</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions creating dwellings</i>	<i>Alterations and additions not creating dwellings</i>	<i>Conversion</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
PRIVATE SECTOR								
New South Wales	375.6	424.9	1.5	133.6	1.2	936.9	619.0	1 555.9
Victoria	575.0	81.2	1.9	137.9	1.1	797.0	200.3	997.3
Queensland	477.6	235.7	0.3	76.9	0.2	790.7	185.6	976.2
South Australia	118.2	13.5	0.3	21.5	0.0	153.5	77.1	230.6
Western Australia	250.9	29.4	0.0	24.9	0.0	305.2	82.2	387.3
Tasmania	31.8	8.6	0.0	6.5	0.0	46.8	8.5	55.4
Northern Territory	7.3	2.6	0.0	1.6	0.0	11.5	6.0	17.5
Australian Capital Territory	24.5	5.9	0.0	8.0	0.0	38.4	12.2	50.6
Australia	1 860.8	801.7	4.0	410.9	2.5	3 079.9	1 190.9	4 270.8
PUBLIC SECTOR								
New South Wales	1.0	8.2	0.0	4.1	0.0	13.3	71.6	84.9
Victoria	2.2	1.8	0.0	7.7	0.4	12.0	74.1	86.1
Queensland	3.7	2.5	0.0	1.9	0.0	8.0	64.3	72.4
South Australia	2.1	0.2	0.0	0.6	0.0	3.0	9.1	12.1
Western Australia	3.4	5.6	0.0	1.2	0.0	10.2	23.9	34.1
Tasmania	0.0	0.0	0.0	0.2	0.0	0.2	7.8	8.0
Northern Territory	4.6	0.0	0.0	0.1	0.0	4.7	5.5	10.1
Australian Capital Territory	0.0	0.0	0.0	0.0	0.0	0.0	2.1	2.1
Australia	16.9	18.3	0.0	15.8	0.4	51.3	258.4	309.7
TOTAL								
New South Wales	376.6	433.1	1.5	137.7	1.2	950.2	690.6	1 640.8
Victoria	577.1	82.9	1.9	145.7	1.4	809.0	274.4	1 083.4
Queensland	481.2	238.2	0.3	78.7	0.2	798.7	249.9	1 048.6
South Australia	120.3	13.7	0.3	22.1	0.0	156.4	86.2	242.7
Western Australia	254.3	34.9	0.0	26.1	0.0	315.3	106.1	421.4
Tasmania	31.8	8.6	0.0	6.7	0.0	47.0	16.3	63.3
Northern Territory	11.9	2.6	0.0	1.7	0.0	16.2	11.5	27.6
Australian Capital Territory	24.5	5.9	0.0	8.0	0.0	38.4	14.3	52.7
Australia	1 877.7	820.0	4.0	426.7	2.9	3 131.3	1 449.3	4 580.6

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

State/Territory	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total non- residential building
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR											
New South Wales	43.3	327.6	15.6	73.2	53.5	56.8	3.9	21.4	15.8	8.0	619.0
Victoria	14.3	48.3	13.2	48.2	25.4	14.9	8.7	12.1	6.9	8.2	200.3
Queensland	6.6	60.2	10.5	66.5	11.5	11.6	0.7	2.0	8.4	7.7	185.6
South Australia	0.6	4.8	12.6	14.5	11.3	5.6	0.1	26.2	0.7	0.8	77.1
Western Australia	8.2	28.0	2.8	9.3	7.1	13.1	1.4	0.7	0.7	10.9	82.2
Tasmania	0.9	4.6	0.2	0.4	2.1	0.1	0.0	0.1	0.2	0.2	8.5
Northern Territory	0.6	0.2	0.0	0.7	4.1	0.3	0.0	0.0	0.0	0.1	6.0
Australian Capital Territory	0.0	0.4	0.0	3.7	1.1	1.9	0.2	0.0	4.9	0.0	12.2
Australia	74.4	474.1	54.8	216.6	116.0	104.3	15.0	62.4	37.5	35.7	1 190.9
PUBLIC SECTOR											
New South Wales	0.0	0.2	0.0	0.9	28.8	23.7	0.0	3.5	4.9	9.6	71.6
Victoria	0.0	0.8	0.0	1.0	7.9	28.2	0.0	19.7	7.7	8.7	74.1
Queensland	0.0	0.1	0.2	2.3	0.4	42.8	0.0	6.2	9.4	3.0	64.3
South Australia	0.1	0.0	0.0	3.3	0.0	2.3	0.0	2.4	0.3	0.7	9.1
Western Australia	0.2	0.0	0.1	1.7	0.1	9.8	0.0	0.9	9.6	1.6	23.9
Tasmania	0.0	0.0	0.0	0.2	0.0	7.4	0.0	0.0	0.0	0.2	7.8
Northern Territory	0.0	0.0	0.0	0.3	0.1	0.2	0.0	0.1	0.0	4.8	5.5
Australian Capital Territory	0.0	0.1	0.0	0.4	0.0	1.6	0.0	0.0	0.0	0.1	2.1
Australia	0.3	1.1	0.2	10.3	37.3	116.1	0.0	32.8	31.9	28.6	258.4
TOTAL											
New South Wales	43.3	327.7	15.6	74.1	82.3	80.5	3.9	24.9	20.7	17.5	690.6
Victoria	14.3	49.1	13.2	49.2	33.3	43.1	8.7	31.9	14.5	17.0	274.4
Queensland	6.6	60.2	10.6	68.9	11.9	54.4	0.7	8.2	17.8	10.7	249.9
South Australia	0.6	4.8	12.6	17.8	11.3	7.9	0.1	28.6	1.0	1.5	86.2
Western Australia	8.4	28.0	2.8	11.0	7.1	23.0	1.4	1.6	10.3	12.4	106.1
Tasmania	0.9	4.6	0.2	0.6	2.1	7.4	0.0	0.1	0.2	0.3	16.3
Northern Territory	0.6	0.2	0.0	1.1	4.2	0.5	0.0	0.1	0.0	4.9	11.5
Australian Capital Territory	0.0	0.5	0.0	4.1	1.1	3.5	0.2	0.0	4.9	0.1	14.3
Australia	74.7	475.2	55.0	226.9	153.3	220.3	15.0	95.2	69.4	64.3	1 449.3

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

Period	Hotels, motels and other short term accommodation....		Shops.....		Factories.....		Offices.....		Other business premises.....		Educational.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999												
2003												
May	26	2.8	342	31.1	56	6.0	157	15.9	137	13.3	68	7.2
June	33	3.3	353	32.2	58	6.0	182	16.5	129	12.5	79	8.4
July	28	2.8	409	36.6	67	7.0	196	19.4	128	12.0	74	7.5
Value—\$200,000–\$499,999												
2003												
May	16	4.7	86	26.9	40	12.8	59	17.9	78	22.1	46	14.4
June	12	3.9	66	17.2	38	12.2	73	22.4	55	18.3	31	9.9
July	11	2.9	84	23.9	33	10.9	68	21.0	75	23.2	39	12.3
Value—\$500,000–\$999,999												
2003												
May	7	5.3	39	27.9	23	15.7	18	13.2	31	20.3	22	15.6
June	7	5.0	25	18.8	19	13.0	27	19.5	20	14.7	26	18.5
July	5	3.0	39	27.6	13	9.4	30	19.5	34	22.4	27	21.1
Value—\$1,000,000–\$4,999,999												
2003												
May	11	24.6	42	79.5	8	14.0	20	38.0	25	50.0	46	110.5
June	11	27.6	30	54.2	9	14.7	31	60.4	28	64.8	26	57.9
July	4	6.4	39	89.7	8	14.1	31	58.1	17	35.4	37	95.9
Value—\$5,000,000 and over												
2003												
May	2	29.0	6	57.7	2	28.2	7	422.6	6	49.0	9	89.4
June	2	14.1	7	121.7	1	6.0	7	160.3	4	29.8	7	63.5
July	4	59.6	6	297.3	2	13.6	6	108.9	7	60.3	12	83.5
Value—Total												
2000-01	502	461.1	4 754	2 141.9	1 685	790.5	3 657	2 674.9	2 759	1 663.8	1 745	1 997.2
2001-02	594	587.7	4 771	2 016.3	1 475	779.8	3 312	2 984.7	2 869	1 946.3	2 100	2 009.2
2002-03	614	829.6	5 536	3 062.0	1 588	917.8	3 413	3 619.1	3 083	2 215.2	2 189	2 025.9
2003												
May	62	66.3	515	223.2	129	76.8	261	507.7	277	154.6	191	237.1
June	65	53.9	481	244.0	125	51.9	320	279.1	236	140.1	169	158.3
July	52	74.7	577	475.2	123	55.0	331	226.9	261	153.3	189	220.3

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										
2003										
May	7	0.8	31	3.1	34	3.2	54	5.1	912	88.5
June	5	0.6	36	3.7	31	2.9	66	6.3	972	92.4
July	11	1.0	29	3.0	48	4.3	58	5.4	1 048	99.1
Value—\$200,000–\$499,999										
2003										
May	3	0.8	24	7.9	17	6.0	28	7.5	397	120.9
June	8	2.6	17	5.2	21	5.9	22	6.2	343	103.7
July	7	1.9	16	4.6	19	5.5	31	9.2	383	115.5
Value—\$500,000–\$999,999										
2003										
May	0	0.0	14	9.7	11	7.5	14	9.1	179	124.2
June	3	2.0	4	2.0	7	4.8	10	6.6	148	105.0
July	1	0.8	7	4.8	11	7.3	15	10.5	182	126.4
Value—\$1,000,000–\$4,999,999										
2003										
May	1	2.5	14	25.2	10	22.2	14	38.0	191	404.5
June	2	3.1	12	28.5	12	20.1	9	16.0	170	347.4
July	3	5.4	14	30.3	14	29.3	11	26.4	178	391.0
Value—\$5,000,000 and over										
2003										
May	0	0.0	3	22.7	1	6.5	6	57.8	42	762.8
June	1	5.2	2	13.6	3	22.9	4	40.3	38	477.4
July	1	5.9	6	52.4	3	23.0	2	12.7	49	717.3
Value—Total										
2000-01	219	105.0	733	1 315.8	945	922.4	1 081	810.8	18 080	12 883.4
2001-02	195	137.4	863	1 421.7	970	1 032.1	1 190	799.8	18 339	13 715.3
2002-03	182	77.2	891	1 277.8	954	1 503.9	1 218	1 225.2	19 668	16 754.2
2003										
May	11	4.1	86	68.6	73	45.3	116	117.4	1 721	1 500.9
June	19	13.6	71	52.9	74	56.7	111	75.3	1 671	1 125.9
July	23	15.0	72	95.2	95	69.4	117	64.3	1 840	1 449.3

(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 From May 2003, the seasonally adjusted estimates are produced by the concurrent seasonal adjustment method which takes account of the latest available original estimates. The concurrent method improves the estimation of seasonal factors, and therefore, the seasonally adjusted and trend estimates for the current and previous months. As a result of this improvement, revisions to the seasonally adjusted and trend estimates will be observed for recent periods. The estimates that will improve the most will be for the current month, previous month and the same month one year ago. In most instances the only noticeable revisions will be to the previous month and the same month one year ago. The concurrent seasonal adjustment methodology replaces the forward factor methodology previously used to adjust Building Approval series, where seasonal factors were only revised following an annual reanalysis.

19 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.

20 A more detailed review of concurrent seasonal factors will be conducted annually, generally prior to the release of data for May. The timing of this review may vary and when appropriate will be notified in the 'Data Notes' section of this publication.

TREND ESTIMATES

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

22 While the smoothing techniques described in paragraph 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.

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

EXPLANATORY NOTES

- CHAIN VOLUME MEASURES **24** The chain volume measures appearing in this publication are annually reweighted chain Laspeyres indexes referenced to current price values in a chosen reference year. The reference year is updated annually in the July issue of this publication. While current price estimates reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and hence only reflect volume changes. The direct impact of the GST is a price change, and hence is removed from chain volume estimates. Further information on the nature and concepts of chain volume measures is contained in the ABS publication *Information Paper: Introduction of Chain Volume Measures in the Australian National Accounts* (cat. no. 5248.0).
- AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC) **25** Area statistics are now being classified to the *Australian Standard Geographical Classification (ASGC), 2003 Edition* (cat. no 1216.0), effective from July 2003. Building work approved before July 2003 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.
- 26** From 1 July 2002, approvals in the External Territories of Australia are included in these statistics. Jervis Bay is included in New South Wales, while Christmas Island and Cocos-Keeling Islands are included in Western Australia
- ABS DATA AVAILABLE ON REQUEST **27** As well as the statistics included in this and related publications, the ABS may have other relevant data available on request. Inquiries should be made to the National Information and Referral Service on 1300 135 070.
- RELATED PUBLICATIONS **28** Users may also wish to refer to the following publications:
- *Building Activity, Australia*, (cat. no. 8752.0–8752.7)
 - *Building Activity, Australia: Dwelling Unit Commencements*, (cat. no. 8750.0)
 - *Building Approvals*, (cat. no. 8731.1–8731.7)
 - *Construction Work Done, Australia, Preliminary*, (cat. no. 8755.0)
 - *Engineering Construction Activity, Australia*, (cat. no. 8762.0)
 - *House Price Indexes: Eight Capital Cities*, (cat. no. 6416.0)
 - *Housing Finance for Owner Occupation, Australia*, (cat. no. 5609.0)
 - *Producer Price Indexes, Australia*, (cat. no. 6427.0)
- 29** While building approvals value series are shown inclusive of GST, this is different to building activity — *Building Activity, Australia* (cat. no. 8752.0) and *Construction Work Done, Australia, Preliminary* (cat. no 8755.0) — in which residential work will be published inclusive of GST and non-residential work exclusive of GST. In the Engineering Construction Survey — *Engineering Construction Activity, Australia* (cat. no. 8762.0) all values will exclude GST.
- ROUNDING **30** When figures have been rounded, discrepancies may occur between sums of the component items and totals.

G L O S S A R Y

Alterations and additions	Building activity carried out on existing buildings. Includes adding to or diminishing floor area, altering the structural design of a building and affixing rigid components which are integral to the functioning of the building.
Alterations and additions to residential buildings	Alterations and additions carried out on existing residential buildings, which may result in the creation of new dwelling units. See also Explanatory Notes paragraph 14.
Building	A building is a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design is the provision for regular access by persons in order to satisfy its intended use.
Conversion	Building activity which converts a non-residential building to a residential building, e.g. conversion of a warehouse to residential apartments. Conversion is considered to be a special type of alteration, and these jobs have been separately identified as such from the July 1996 reference month, though they have only appeared separately in this publication from the January 1998 issue. Prior to that issue, conversions were published as part of the 'Conversions, etc.' category or included elsewhere within a table. See also Explanatory Notes paragraph 14.
Dwelling unit	A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Regardless of whether they are self-contained or not, units within buildings offering institutional care (e.g. hospitals) or temporary accommodation (e.g. motels, hostels and holiday apartments) are not defined as dwelling units. Such units are included in the appropriate category of non-residential building approvals. Dwelling units can be created in one of four ways: through new work to create a residential building; through alteration/addition work to an existing residential building; through either new or alteration/addition work on non-residential building or through conversion of a non-residential building to a residential building.
Educational	Includes schools, colleges, kindergartens, libraries, museums and universities.
Entertainment and recreational	Includes clubs, cinemas, sport and recreation centres.
Factories	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
Flats, units or apartments	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
Health	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
Hotels, motels and other short term accommodation	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
House	A house is a detached building primarily used for long term residential purposes. It consists of one dwelling unit. For instance, detached 'granny flats' and detached dwelling units (e.g. caretaker's residences) associated with a non-residential building are defined as houses.
Miscellaneous	Includes justice and defence buildings, welfare and charitable homes, prisons and reformatories, maintenance camps, farming and livestock buildings, veterinary clinics, child-minding centres, police stations and public toilets.

G L O S S A R Y

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

FOR MORE INFORMATION...

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

INFORMATION SERVICE

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

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

WHY NOT SUBSCRIBE?

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

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



2873100007037
ISSN 1031-0177

RRP \$22.00