

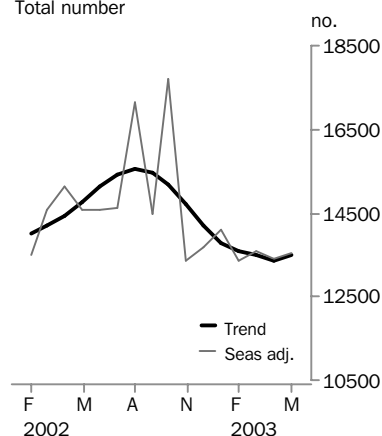
# BUILDING APPROVALS

AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) WED 2 JUL 2003

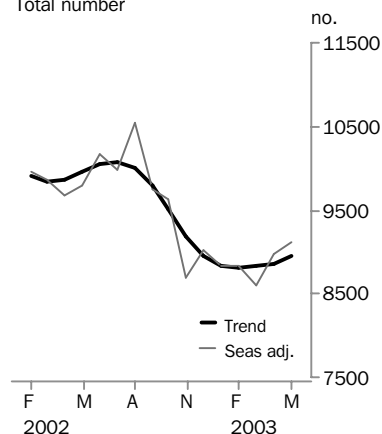
## Dwelling units approved

Total number



## Private sector houses approved

Total number



## MAY KEY FIGURES

### TREND ESTIMATES

	May 2003	% change Apr 2003 to May 2003	% change May 2002 to May 2003
Dwelling units approved			
Private sector houses	8 949	0.9	-10.0
Total dwelling units	13 490	0.9	-8.6

### SEASONALLY ADJUSTED

	May 2003	% change Apr 2003 to May 2003	% change May 2002 to May 2003
Dwelling units approved			
Private sector houses	9 125	1.8	-6.7
Total dwelling units	13 526	1.0	-7.1

## MAY KEY POINTS

### TREND ESTIMATES

- The trend estimate for total dwelling units approved rose 0.9% in May 2003, following eight months of decline.
- The trend estimate for private sector houses approved rose 0.9 % in May 2003. The trend is now showing rises over the last three months.
- The trend estimate for other dwellings approved rose 0.8% in May 2003.
- The trend estimate for the value of total building approved fell 0.1% in May 2003, the seventh consecutive monthly fall. Residential building rose slightly in May after six months of decline, while non-residential building has fallen for the last six months.

### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units approved rose 1.0% to 13,526 in May 2003.
- The seasonally adjusted estimate for private sector houses approved rose 1.8% to 9,125 in May 2003, the highest level since October 2002.
- The seasonally adjusted estimate for other dwellings approved fell 1.4% to 4,234 in May 2003. This is the lowest estimate since February 2002 (3,368).
- The seasonally adjusted estimate for the value of total building approved fell 1.8% to \$3,850.1 million in May 2003. Residential building fell 2.8% while non-residential building rose 0.4%.

- 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

June 2003

30 July 2003

July 2003

1 September 2003

August 2003

30 September 2003

.....

### CHANGES IN THIS ISSUE

Seasonally adjusted and trend estimates to April 2003 have been revised as a result of the annual reanalysis of seasonal factors. In addition, a methodological change has been introduced with the May reference month. Concurrent seasonal adjustment has replaced forward factor methodology for the Building Approvals seasonally adjusted series. See paragraphs 15-20 of the Explanatory Notes.

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### DATA NOTES

There are no notes about the data.

.....

### REVISIONS THIS MONTH

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

2002-3

Victoria +5

Queensland +628

South Australia +17

Western Australia -1

TOTAL +649

A downward revision of \$102.4 million has been made to the value of non-residential building approved in April 2003, most of which was the result of removing a duplicate record in Victoria.

.....

### SYMBOLS AND OTHER USAGES

n.a. not available

n.y.a. not yet available

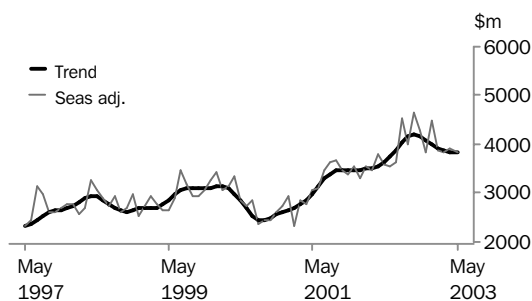
R.W. Edwards

Acting Australian Statistician

## VALUE OF BUILDING APPROVED

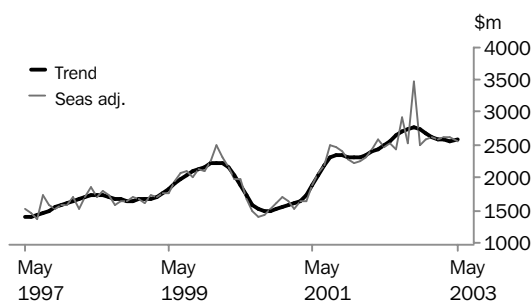
### VALUE OF TOTAL BUILDING

The trend estimate of the value of total building approved has fallen for the last seven months, with the rate of decline easing since February 2003. The trend estimate fell 0.1% in May 2003.



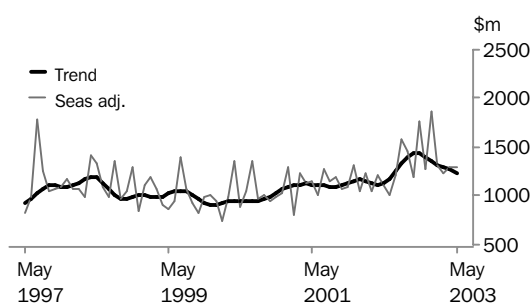
### VALUE OF RESIDENTIAL BUILDING

The trend estimate of the value of residential building approved rose 1.2% in May 2003, following six months of decline.



### VALUE OF NON-RESIDENTIAL BUILDING

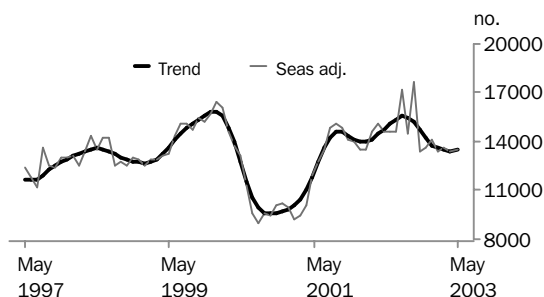
The trend estimate of the value of non-residential building approved has fallen for the last six months, following seven months of growth.



# DWELLINGS APPROVED

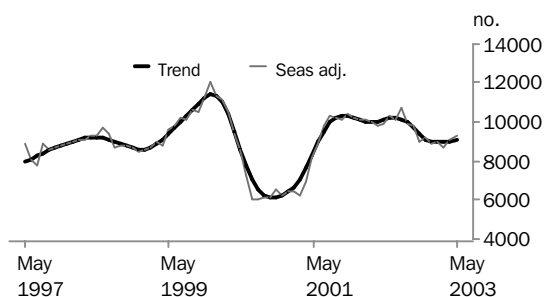
## TOTAL DWELLING UNITS

The trend estimate for total dwelling units approved rose 0.9% in May 2003, following eight months of decline.



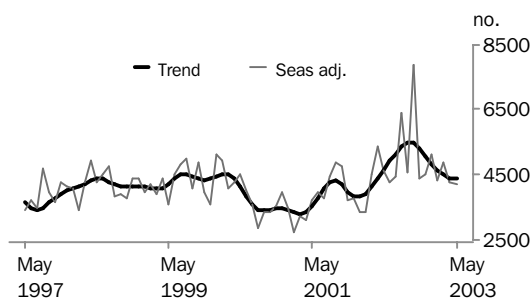
## PRIVATE SECTOR HOUSES

The trend estimate for private sector houses approved has risen for the last three months, following seven months of decline. The trend estimate rose 0.9% in May 2003.



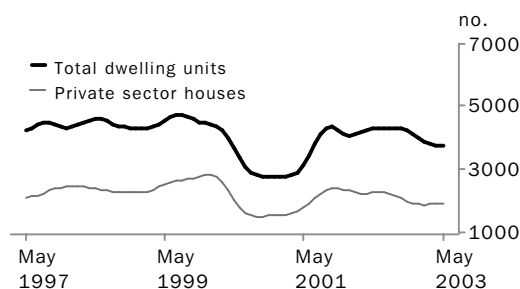
## OTHER DWELLINGS

The trend estimate for other dwellings approved rose 0.8% in May 2003, following six months of decline.



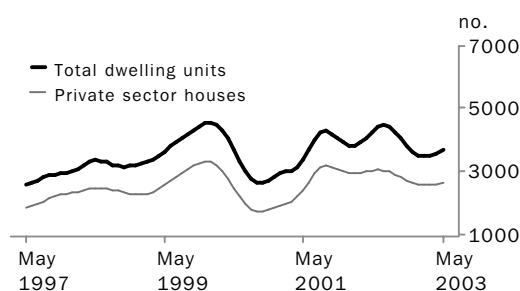
## DWELLING UNITS APPROVED: State Trends

### NEW SOUTH WALES



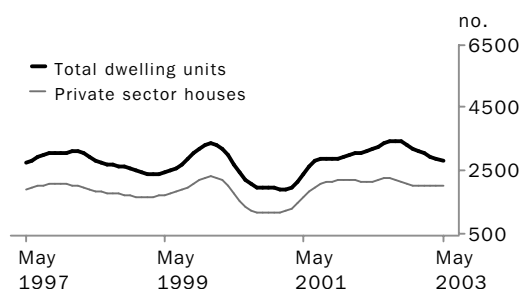
The trend estimate for total dwelling units approved in New South Wales rose 0.3% in May 2003, following six months of decline. The trend for private sector houses has risen for the last three months.

### VICTORIA



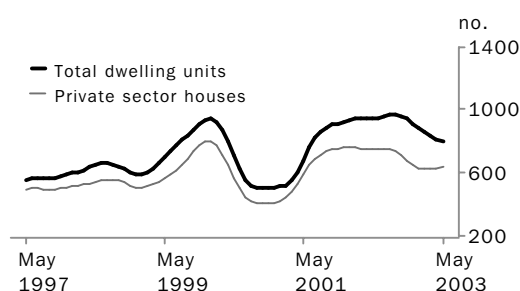
The trend estimate for total dwelling units approved in Victoria has risen for three months, following seven months of decline. The trend for private sector houses has risen for the last three months.

### QUEENSLAND



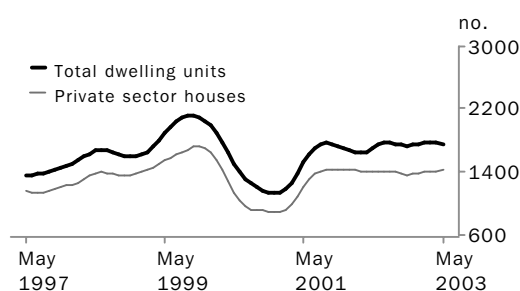
The trend estimate for total dwelling units approved in Queensland has fallen for the last eight months. The trend for private sector houses has been relatively flat for the last four months.

### SOUTH AUSTRALIA



The trend estimate for total dwelling units approved in South Australia has fallen for the last eight months. The trend for private sector houses has risen for the last three months, following seven months of decline.

### WESTERN AUSTRALIA



The trend estimate for total dwelling units approved in Western Australia has shown little movement over the last ten months. The trend for private sector houses has risen for the last six months.

# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

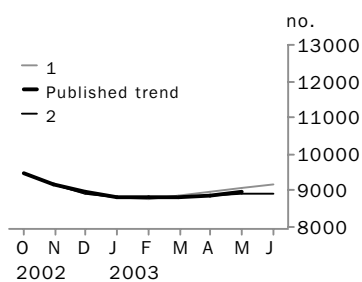
Recent seasonally adjusted and trend estimates are likely to be revised when original estimates for subsequent months become available. The Approximate effect of possible scenarios on trend estimates are presented below.

### 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.

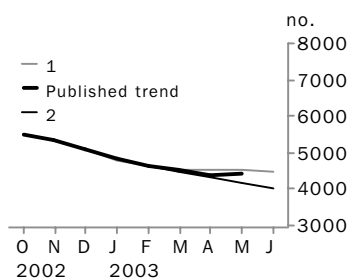
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the June seasonally adjusted estimate is higher than the May estimate by 4% for the number of private sector houses approved and 13% for other dwelling units approved; and that the June seasonally adjusted estimate is lower than the May 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:			
			<b>1</b> rises by 4% on May 2003		<b>2</b> falls by 4% on May 2003	
	no.	% change	no.	% change	no.	% change
January 2003	8 826	-1.4	8 794	-1.5	8 816	-1.4
February 2003	8 805	-0.2	8 789	-0.1	8 800	-0.2
March 2003	8 827	0.2	8 861	0.8	8 831	0.4
April 2003	8 867	0.5	8 961	1.1	8 864	0.4
May 2003	8 949	0.9	9 084	1.4	8 901	0.4
June 2003	n.y.a.	n.y.a.	9 185	1.1	8 908	0.1

### OTHER DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
			<b>1</b> rises by 13% on May 2003		<b>2</b> falls by 13% on May 2003	
	no.	% change	no.	% change	no.	% change
January 2003	4 813	-5.2	4 795	-5.4	4 835	-5.1
February 2003	4 637	-3.7	4 623	-3.6	4 643	-4.0
March 2003	4 508	-2.8	4 538	-1.8	4 485	-3.4
April 2003	4 375	-3.0	4 507	-0.7	4 332	-3.4
May 2003	4 412	0.8	4 524	0.4	4 194	-3.2
June 2003	n.y.a.	n.y.a.	4 501	-0.5	4 001	-4.6

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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>2002</b>							
March	9 341	9 478	3 897	4 018	13 238	258	13 496
April	9 798	9 944	5 302	5 447	15 100	291	15 391
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	10 550	10 779	4 044	4 294	14 594	479	15 073
August	10 974	11 126	6 917	6 951	17 891	186	18 077
September	9 512	9 638	4 080	4 185	13 592	231	13 823
October	10 259	10 448	8 772	8 950	19 031	367	19 398
November	8 962	9 237	4 606	4 671	13 568	340	13 908
December	8 246	8 384	4 394	4 455	12 640	199	12 839
<b>2003</b>							
January	7 616	7 717	4 675	4 724	12 291	150	12 441
February	8 783	8 938	3 652	3 860	12 435	363	12 798
March	8 956	9 047	4 633	4 810	13 589	268	13 857
April	8 450	8 586	4 223	4 350	12 673	263	12 936
May	9 919	10 082	4 290	4 603	14 209	476	14 685
SEASONALLY ADJUSTED							
<b>2002</b>							
March	9 858	10 016	4 392	4 536	14 250	302	14 552
April	9 665	9 802	5 211	5 348	14 876	274	15 150
May	9 784	9 915	4 506	4 643	14 290	268	14 558
June	10 161	10 314	4 120	4 253	14 281	286	14 567
July	9 984	10 171	4 126	4 432	14 110	493	14 603
August	10 538	10 714	6 375	6 418	16 913	219	17 132
September	9 751	9 885	4 434	4 591	14 185	291	14 476
October	9 627	9 776	7 685	7 918	17 312	382	17 694
November	8 683	8 964	4 311	4 411	12 994	381	13 375
December	9 025	9 173	4 428	4 509	13 453	229	13 682
<b>2003</b>							
January	8 823	8 948	5 088	5 157	13 911	194	14 105
February	8 839	8 996	4 181	4 366	13 020	342	13 362
March	8 601	8 713	4 695	4 895	13 296	312	13 608
April	8 966	9 095	4 173	4 296	13 139	252	13 391
May	9 125	9 292	4 028	4 234	13 153	373	13 526
TREND ESTIMATES							
<b>2002</b>							
March	9 850	10 014	4 012	4 167	13 863	318	14 181
April	9 862	10 019	4 268	4 418	14 130	307	14 437
May	9 948	10 099	4 514	4 667	14 462	304	14 766
June	10 049	10 200	4 759	4 920	14 809	311	15 120
July	10 083	10 240	4 995	5 163	15 078	325	15 403
August	10 001	10 169	5 199	5 365	15 200	334	15 534
September	9 797	9 974	5 333	5 488	15 130	332	15 462
October	9 504	9 685	5 352	5 492	14 857	320	15 177
November	9 189	9 366	5 220	5 346	14 409	303	14 712
December	8 949	9 117	4 957	5 078	13 906	289	14 195
<b>2003</b>							
January	8 826	8 983	4 686	4 813	13 512	284	13 796
February	8 805	8 950	4 499	4 637	13 304	283	13 587
March	8 827	8 964	4 355	4 508	13 182	290	13 472
April	8 867	9 000	4 207	4 375	13 074	301	13 375
May	8 949	9 078	4 224	4 412	13 173	317	13 490



## 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>2002</b>							
March	-5.5	-5.9	41.0	35.5	4.6	-33.8	3.5
April	4.9	4.9	36.1	35.6	14.1	12.8	14.0
May	13.2	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	10.5	11.0	8.3	6.3	9.9	1.5	9.6
August	4.0	3.2	71.0	61.9	22.6	-61.2	19.9
September	-13.3	-13.4	-41.0	-39.8	-24.0	24.2	-23.5
October	7.9	8.4	115.0	113.9	40.0	58.9	40.3
November	-12.6	-11.6	-47.5	-47.8	-28.7	-7.4	-28.3
December	-8.0	-9.2	-4.6	-4.6	-6.8	-41.5	-7.7
<b>2003</b>							
January	-7.6	-8.0	6.4	6.0	-2.8	-24.6	-3.1
February	15.3	15.8	-21.9	-18.3	1.2	142.0	2.9
March	2.0	1.2	26.9	24.6	9.3	-26.2	8.3
April	-5.6	-5.1	-8.8	-9.6	-6.7	-1.9	-6.6
May	17.4	17.4	1.6	5.8	12.1	81.0	13.5
SEASONALLY ADJUSTED (% change from preceding month)							
<b>2002</b>							
March	-0.9	-1.3	38.0	34.7	8.5	-19.9	7.7
April	-2.0	-2.1	18.6	17.9	4.4	-9.3	4.1
May	1.2	1.2	-13.5	-13.2	-3.9	-2.2	-3.9
June	3.8	4.0	-8.6	-8.4	-0.1	6.7	0.1
July	-1.7	-1.4	0.1	4.2	-1.2	72.4	0.2
August	5.5	5.3	54.5	44.8	19.9	-55.6	17.3
September	-7.5	-7.7	-30.4	-28.5	-16.1	32.9	-15.5
October	-1.3	-1.1	73.3	72.5	22.0	31.3	22.2
November	-9.8	-8.3	-43.9	-44.3	-24.9	-0.3	-24.4
December	3.9	2.3	2.7	2.2	3.5	-39.9	2.3
<b>2003</b>							
January	-2.2	-2.5	14.9	14.4	3.4	-15.3	3.1
February	0.2	0.5	-17.8	-15.3	-6.4	76.3	-5.3
March	-2.7	-3.1	12.3	12.1	2.1	-8.8	1.8
April	4.2	4.4	-11.1	-12.2	-1.2	-19.2	-1.6
May	1.8	2.2	-3.5	-1.4	0.1	48.0	1.0
TREND ESTIMATES (% change from preceding month)							
<b>2002</b>							
March	-0.5	-0.6	6.4	6.0	1.4	-5.1	1.3
April	0.1	0.0	6.4	6.0	1.9	-3.5	1.8
May	0.9	0.8	5.8	5.6	2.3	-1.0	2.3
June	1.0	1.0	5.4	5.4	2.4	2.3	2.4
July	0.3	0.4	5.0	4.9	1.8	4.5	1.9
August	-0.8	-0.7	4.1	3.9	0.8	2.8	0.9
September	-2.0	-1.9	2.6	2.3	-0.5	-0.6	-0.5
October	-3.0	-2.9	0.4	0.1	-1.8	-3.6	-1.8
November	-3.3	-3.3	-2.5	-2.7	-3.0	-5.3	-3.1
December	-2.6	-2.7	-5.0	-5.0	-3.5	-4.6	-3.5
<b>2003</b>							
January	-1.4	-1.5	-5.5	-5.2	-2.8	-1.7	-2.8
February	-0.2	-0.4	-4.0	-3.7	-1.5	-0.4	-1.5
March	0.2	0.2	-3.2	-2.8	-0.9	2.5	-0.8
April	0.5	0.4	-3.4	-3.0	-0.8	3.8	-0.7
May	0.9	0.9	0.4	0.8	0.8	5.3	0.9

## VALUE OF BUILDING APPROVED

Month	New residential building \$m	Alterations and additions to residential buildings(a) \$m	Total residential building \$m	Non- residential building \$m	Total building \$m
ORIGINAL					
<b>2002</b>					
March	1 924.5	316.0	2 240.5	977.8	3 218.2
April	2 288.8	320.7	2 609.6	1 479.9	4 089.5
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	2 188.6	354.8	2 543.4	1 052.3	3 595.8
August	2 736.2	454.6	3 190.7	1 539.4	4 730.1
September	2 059.2	404.3	2 463.5	1 388.2	3 851.7
October	3 396.9	377.6	3 774.5	1 358.8	5 133.3
November	2 274.3	341.4	2 615.7	1 882.6	4 498.3
December	2 081.4	317.5	2 398.9	1 203.4	3 602.3
<b>2003</b>					
January	2 011.2	293.0	2 304.2	1 581.6	3 885.7
February	2 081.5	383.2	2 464.7	1 479.5	3 944.2
March	2 169.6	407.3	2 576.9	1 272.9	3 849.8
April	2 191.5	372.9	2 564.4	1 342.0	3 906.4
May	2 350.4	421.1	2 771.5	1 518.5	4 290.0
SEASONALLY ADJUSTED					
<b>2002</b>					
March	2 116.4	316.8	2 433.2	1 044.7	3 477.9
April	2 267.8	324.9	2 592.7	1 215.5	3 808.2
May	2 096.0	368.4	2 464.4	1 117.4	3 581.8
June	2 185.0	357.3	2 542.3	1 007.1	3 549.4
July	2 076.3	353.5	2 429.8	1 221.6	3 651.4
August	2 511.1	418.7	2 929.8	1 588.0	4 517.8
September	2 142.6	393.6	2 536.2	1 463.4	3 999.6
October	3 142.8	338.7	3 481.5	1 187.9	4 669.4
November	2 154.7	347.1	2 501.8	1 766.3	4 268.1
December	2 211.3	370.0	2 581.3	1 274.2	3 855.5
<b>2003</b>					
January	2 268.6	352.4	2 621.0	1 877.1	4 498.1
February	2 188.6	394.4	2 583.0	1 307.0	3 890.0
March	2 231.3	390.5	2 621.8	1 226.8	3 848.7
April	2 234.2	393.7	2 627.9	1 291.1	3 919.0
May	2 187.5	366.8	2 554.2	1 295.9	3 850.1
TREND ESTIMATES					
<b>2002</b>					
March	2 069.3	326.6	2 395.9	1 127.9	3 523.8
April	2 112.8	336.1	2 448.9	1 121.0	3 569.9
May	2 155.5	350.2	2 505.7	1 131.6	3 637.3
June	2 208.8	364.1	2 572.9	1 175.8	3 748.7
July	2 272.5	374.5	2 647.0	1 247.7	3 894.7
August	2 337.5	377.7	2 715.2	1 327.9	4 043.1
September	2 385.6	374.0	2 759.6	1 399.9	4 159.4
October	2 399.4	367.5	2 766.8	1 439.4	4 206.2
November	2 373.0	363.2	2 736.2	1 439.7	4 175.9
December	2 316.7	363.8	2 680.5	1 403.3	4 083.8
<b>2003</b>					
January	2 258.9	368.7	2 627.6	1 356.3	3 983.9
February	2 222.1	376.5	2 598.6	1 318.4	3 917.0
March	2 204.0	382.6	2 586.6	1 288.7	3 875.3
April	2 188.2	386.3	2 574.5	1 269.6	3 844.0
May	2 217.4	386.8	2 604.2	1 237.4	3 841.6

(a) Refer to Explanatory Notes paragraph 14.

# VALUE OF BUILDING APPROVED, Percentage Change

Month	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non- residential building	Total building
ORIGINAL (% change from preceding month)					
<b>2002</b>					
March	0.8	2.9	1.1	-29.4	-10.7
April	18.9	1.5	16.5	51.4	27.1
May	1.0	36.3	5.4	-17.6	-2.9
June	-12.2	-24.2	-14.1	-29.9	-18.9
July	7.8	7.1	7.7	23.0	11.8
August	25.0	28.1	25.4	46.3	31.5
September	-24.7	-11.1	-22.8	-9.8	-18.6
October	65.0	-6.6	53.2	-2.1	33.3
November	-33.0	-9.6	-30.7	38.5	-12.4
December	-8.5	-7.0	-8.3	-36.1	-19.9
<b>2003</b>					
January	-3.4	-7.7	-4.0	31.4	7.9
February	3.5	30.8	7.0	-6.5	1.5
March	4.2	6.3	4.6	-14.0	-2.4
April	1.0	-8.4	-0.5	5.4	1.5
May	7.2	12.9	8.1	13.2	9.8
SEASONALLY ADJUSTED (% change from preceding month)					
<b>2002</b>					
March	6.5	0.6	5.7	-15.8	-1.8
April	7.2	2.6	6.6	16.3	9.5
May	-7.6	13.4	-4.9	-8.1	-5.9
June	4.2	-3.0	3.2	-9.9	-0.9
July	-5.0	-1.1	-4.4	21.3	2.9
August	20.9	18.5	20.6	30.0	23.7
September	-14.7	-6.0	-13.4	-7.8	-11.5
October	46.7	-13.9	37.3	-18.8	16.7
November	-31.4	2.5	-28.1	48.7	-8.6
December	2.6	6.6	3.2	-27.9	-9.7
<b>2003</b>					
January	2.6	-4.7	1.5	47.3	16.7
February	-3.5	11.9	-1.4	-30.4	-13.5
March	1.9	-1.0	1.5	-6.1	-1.1
April	0.1	0.8	0.2	5.2	1.8
May	-2.1	-6.8	-2.8	0.4	-1.8
TREND ESTIMATES (% change from preceding month)					
<b>2002</b>					
March	2.5	0.9	2.3	-2.2	0.8
April	2.1	2.9	2.2	-0.6	1.3
May	2.0	4.2	2.3	0.9	1.9
June	2.5	4.0	2.7	3.9	3.1
July	2.9	2.8	2.9	6.1	3.9
August	2.9	0.9	2.6	6.4	3.8
September	2.1	-1.0	1.6	5.4	2.9
October	0.6	-1.7	0.3	2.8	1.1
November	-1.1	-1.1	-1.1	0.0	-0.7
December	-2.4	0.1	-2.0	-2.5	-2.2
<b>2003</b>					
January	-2.5	1.4	-2.0	-3.4	-2.4
February	-1.6	2.1	-1.1	-2.8	-1.7
March	-0.8	1.6	-0.5	-2.3	-1.1
April	-0.7	1.0	-0.5	-1.5	-0.8
May	1.3	0.1	1.2	-2.5	-0.1

(a) Refer to Explanatory Notes paragraph 14

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion</i>	<i>Non-residential building</i>	<i>Total dwelling units</i>
PRIVATE SECTOR (Number)						
<b>1999-2000</b>	121 437	47 727	825	1 905	522	<b>172 416</b>
<b>2000-01</b>	78 855	35 358	763	2 120	155	<b>117 251</b>
<b>2001-02</b>	118 825	46 430	590	1 903	258	<b>168 006</b>
<b>2002</b>						
May	11 078	4 234	70	359	82	<b>15 823</b>
June	9 523	3 555	44	144	13	<b>13 279</b>
July	10 534	3 916	63	53	28	<b>14 594</b>
August	10 963	6 341	67	501	19	<b>17 891</b>
September	9 502	3 750	81	226	33	<b>13 592</b>
October	10 246	8 652	52	45	36	<b>19 031</b>
November	8 946	4 452	79	87	4	<b>13 568</b>
December	8 234	4 189	53	93	71	<b>12 640</b>
<b>2003</b>						
January	7 609	4 583	47	41	11	<b>12 291</b>
February	8 772	3 477	29	125	32	<b>12 435</b>
March	8 946	4 308	49	277	9	<b>13 589</b>
April	8 433	3 977	107	99	57	<b>12 673</b>
May	9 902	3 892	132	200	83	<b>14 209</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	2 502	105	105	2	<b>3 824</b>
<b>2001-02</b>	1 919	1 917	7	1	3	<b>3 847</b>
<b>2002</b>						
May	127	197	0	0	0	<b>324</b>
June	169	303	0	0	0	<b>472</b>
July	229	250	0	0	0	<b>479</b>
August	152	34	0	0	0	<b>186</b>
September	126	105	0	0	0	<b>231</b>
October	189	178	0	0	0	<b>367</b>
November	275	64	0	0	1	<b>340</b>
December	138	61	0	0	0	<b>199</b>
<b>2003</b>						
January	101	49	0	0	0	<b>150</b>
February	155	208	0	0	0	<b>363</b>
March	91	177	0	0	0	<b>268</b>
April	136	127	0	0	0	<b>263</b>
May	163	301	12	0	0	<b>476</b>
TOTAL (Number)						
<b>1999-2000</b>	123 191	50 244	881	1 911	531	<b>176 758</b>
<b>2000-01</b>	79 965	37 860	868	2 225	157	<b>121 075</b>
<b>2001-02</b>	120 744	48 347	597	1 904	261	<b>171 853</b>
<b>2002</b>						
May	11 205	4 431	70	359	82	<b>16 147</b>
June	9 692	3 858	44	144	13	<b>13 751</b>
July	10 763	4 166	63	53	28	<b>15 073</b>
August	11 115	6 375	67	501	19	<b>18 077</b>
September	9 628	3 855	81	226	33	<b>13 823</b>
October	10 435	8 830	52	45	36	<b>19 398</b>
November	9 221	4 516	79	87	5	<b>13 908</b>
December	8 372	4 250	53	93	71	<b>12 839</b>
<b>2003</b>						
January	7 710	4 632	47	41	11	<b>12 441</b>
February	8 927	3 685	29	125	32	<b>12 798</b>
March	9 037	4 485	49	277	9	<b>13 857</b>
April	8 569	4 104	107	99	57	<b>12 936</b>
May	10 065	4 193	144	200	83	<b>14 685</b>

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

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion	Total residential building	Non-residential building	Total building
PRIVATE SECTOR (\$ million)								
<b>1999-2000</b>	15 502.1	5 782.9	95.0	3 108.3	234.5	24 723.0	9 047.8	33 771.0
<b>2000-01</b>	10 963.3	4 823.9	76.9	2 757.2	277.9	18 899.2	9 507.1	28 406.1
<b>2001-02</b>	17 314.1	6 857.7	66.0	3 458.9	275.6	27 972.3	9 922.4	37 894.7
<b>2002</b>								
May	1 659.8	607.9	6.2	346.3	72.6	2 692.8	861.1	3 553.9
June	1 475.2	495.9	5.5	292.4	22.0	2 291.1	667.4	2 958.5
July	1 623.6	501.1	10.5	327.9	6.1	2 469.3	860.6	3 329.9
August	1 686.6	1 025.9	7.0	356.1	73.8	3 149.4	1 232.7	4 382.1
September	1 478.0	548.4	10.3	343.7	33.0	2 413.4	1 151.7	3 565.1
October	1 612.7	1 736.6	5.1	354.2	5.3	3 714.0	1 018.6	4 732.7
November	1 419.7	811.8	10.1	298.0	12.5	2 552.1	1 458.0	4 010.0
December	1 331.7	724.6	8.1	278.6	14.8	2 357.8	860.6	3 218.4
<b>2003</b>								
January	1 224.2	767.5	5.4	273.5	3.6	2 274.2	1 254.5	3 528.7
February	1 430.6	593.3	3.0	334.3	25.7	2 387.0	1 187.7	3 574.7
March	1 464.2	670.8	8.7	329.6	55.1	2 528.5	970.8	3 499.3
April	1 387.4	770.3	13.7	332.1	14.8	2 518.2	1 057.8	3 576.0
May	1 666.7	619.8	20.6	363.9	17.2	2 688.1	1 257.4	3 945.5
PUBLIC SECTOR (\$ million)								
<b>1999-2000</b>	202.1	241.9	3.7	101.9	0.9	550.7	3 150.9	3 701.7
<b>2000-01</b>	147.2	282.2	7.6	157.7	13.7	608.2	3 376.4	3 984.8
<b>2001-02</b>	251.9	213.4	0.4	156.4	0.1	622.3	3 793.0	4 415.5
<b>2002</b>								
May	18.4	26.7	0.0	11.9	0.0	57.0	358.7	415.7
June	23.1	36.3	0.0	11.4	0.0	70.9	188.0	258.9
July	33.5	30.3	0.0	10.3	0.0	74.1	191.7	265.8
August	20.1	3.6	0.0	17.6	0.0	41.3	306.7	348.0
September	20.1	12.7	0.0	17.3	0.0	50.1	236.5	286.6
October	26.2	21.4	0.0	12.9	0.0	60.4	340.2	400.6
November	35.1	7.8	0.0	20.8	0.0	63.7	424.6	488.3
December	17.9	7.2	0.0	16.0	0.0	41.1	342.8	383.9
<b>2003</b>								
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	261.1	344.5
TOTAL (\$ million)								
<b>1999-2000</b>	15 704.3	6 024.9	98.7	3 210.4	235.4	25 273.5	12 198.8	37 472.7
<b>2000-01</b>	11 110.5	5 106.0	84.7	2 914.7	291.6	19 507.4	12 883.4	32 390.9
<b>2001-02</b>	17 566.1	7 071.0	66.4	3 615.5	275.7	28 594.9	13 715.3	42 310.0
<b>2002</b>								
May	1 678.1	634.6	6.2	358.2	72.6	2 749.8	1 219.8	3 969.6
June	1 498.4	532.2	5.5	303.9	22.0	2 362.0	855.3	3 217.3
July	1 657.2	531.4	10.5	338.2	6.1	2 543.4	1 052.3	3 595.8
August	1 706.7	1 029.4	7.0	373.7	73.8	3 190.7	1 539.4	4 730.1
September	1 498.1	561.1	10.3	361.0	33.0	2 463.5	1 388.2	3 851.7
October	1 638.9	1 758.0	5.1	367.2	5.3	3 774.5	1 358.8	5 133.3
November	1 454.7	819.6	10.1	318.7	12.5	2 615.7	1 882.6	4 498.3
December	1 349.6	731.9	8.1	294.6	14.8	2 398.9	1 203.4	3 602.3
<b>2003</b>								
January	1 237.9	773.3	5.4	284.0	3.6	2 304.2	1 581.6	3 885.7
February	1 453.8	627.7	3.0	354.5	25.7	2 464.7	1 479.5	3 944.2
March	1 474.5	695.0	8.7	343.5	55.1	2 576.9	1 272.9	3 849.8
April	1 406.9	784.6	13.7	344.5	14.8	2 564.4	1 342.0	3 906.4
May	1 692.5	657.8	22.4	381.5	17.2	2 771.5	1 518.5	4 290.0

## 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>2002</b>									
March	3 644	3 530	3 598	904	1 372	163	118	167	13 496
April	5 060	4 376	2 856	987	1 718	144	84	166	15 391
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	4 170	3 348	935	2 119	179	128	328	15 073
August	4 696	5 772	4 244	1 072	1 840	177	84	192	18 077
September	3 793	3 843	2 833	860	1 641	178	108	567	13 823
October	6 143	4 736	5 044	1 125	1 759	172	101	318	19 398
November	4 468	3 307	2 913	930	1 793	145	60	292	13 908
December	3 534	3 499	2 800	882	1 530	198	80	316	12 839
<b>2003</b>									
January	3 756	3 196	2 737	783	1 659	141	30	139	12 441
February	3 516	3 472	2 808	745	1 798	152	83	224	12 798
March	3 765	3 377	3 555	1 051	1 638	183	69	219	13 857
April	3 570	4 221	2 509	700	1 499	173	43	221	12 936
May	4 085	4 017	3 169	823	2 051	251	97	192	14 685
SEASONALLY ADJUSTED									
<b>2002</b>									
March	4 165	3 909	3 454	846	1 661	171	n.a.	n.a.	14 552
April	5 123	3 971	2 948	1 064	1 653	143	n.a.	n.a.	15 150
May	4 378	4 322	2 822	956	1 649	149	n.a.	n.a.	14 558
June	4 151	4 376	3 162	879	1 625	206	n.a.	n.a.	14 567
July	3 318	4 460	3 393	816	2 000	201	n.a.	n.a.	14 603
August	4 853	4 835	3 974	1 114	1 839	191	n.a.	n.a.	17 132
September	4 051	4 034	2 915	876	1 695	167	n.a.	n.a.	14 476
October	5 658	4 337	4 471	1 031	1 696	151	n.a.	n.a.	17 694
November	3 943	3 376	2 935	935	1 692	133	n.a.	n.a.	13 375
December	3 770	3 624	3 205	871	1 641	182	n.a.	n.a.	13 682
<b>2003</b>									
January	4 070	3 657	3 182	953	1 856	149	n.a.	n.a.	14 105
February	3 845	3 435	2 966	767	1 891	161	n.a.	n.a.	13 362
March	3 920	3 204	3 293	903	1 785	186	n.a.	n.a.	13 608
April	3 705	4 290	2 527	791	1 610	184	n.a.	n.a.	13 391
May	3 708	3 881	2 852	799	1 795	214	n.a.	n.a.	13 526
TREND ESTIMATES									
<b>2002</b>									
March	4 176	3 927	3 079	947	1 648	159	85	143	14 181
April	4 247	4 076	3 109	947	1 665	165	87	148	14 437
May	4 281	4 251	3 165	947	1 703	174	89	181	14 766
June	4 286	4 400	3 253	953	1 747	181	90	228	15 120
July	4 282	4 470	3 348	960	1 775	184	94	278	15 403
August	4 286	4 420	3 430	966	1 776	181	98	321	15 534
September	4 297	4 269	3 460	968	1 757	172	98	347	15 462
October	4 301	4 049	3 422	961	1 740	163	94	347	15 177
November	4 248	3 807	3 330	944	1 733	155	85	321	14 712
December	4 120	3 616	3 222	916	1 740	154	76	282	14 195
<b>2003</b>									
January	3 972	3 514	3 126	885	1 761	160	70	247	13 796
February	3 871	3 498	3 044	860	1 776	170	67	228	13 587
March	3 806	3 525	2 957	837	1 776	180	66	219	13 472
April	3 743	3 572	2 864	815	1 768	190	67	217	13 375
May	3 754	3 671	2 834	803	1 758	199	68	209	13 490

## 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>2002</b>									
March	11.1	-7.3	15.5	-6.9	-11.4	10.9	57.3	72.2	3.5
April	38.9	24.0	-20.6	9.2	25.2	-11.7	-28.8	-0.6	14.0
May	1.7	2.0	10.6	-0.6	12.7	14.6	-41.7	50.0	4.9
June	-27.7	-10.5	-1.1	-15.8	-12.2	4.2	149.0	-61.8	-14.8
July	4.0	4.4	7.2	13.2	24.6	4.1	4.9	245.3	9.6
August	21.5	38.4	26.8	14.7	-13.2	-1.1	-34.4	-41.5	19.9
September	-19.2	-33.4	-33.2	-19.8	-10.8	0.6	28.6	195.3	-23.5
October	62.0	23.2	78.0	30.8	7.2	-3.4	-6.5	-43.9	40.3
November	-27.3	-30.2	-42.2	-17.3	1.9	-15.7	-40.6	-8.2	-28.3
December	-20.9	5.8	-3.9	-5.2	-14.7	36.6	33.3	8.2	-7.7
<b>2003</b>									
January	6.3	-8.7	-2.3	-11.2	8.4	-28.8	-62.5	-56.0	-3.1
February	-6.4	8.6	2.6	-4.9	8.4	7.8	176.7	61.2	2.9
March	7.1	-2.7	26.6	41.1	-8.9	20.4	-16.9	-2.2	8.3
April	-5.2	25.0	-29.4	-33.4	-8.5	-5.5	-37.7	0.9	-6.6
May	14.4	-4.8	26.3	17.6	36.8	45.1	125.6	-13.1	13.5
SEASONALLY ADJUSTED (% change from preceding month)									
<b>2002</b>									
March	17.3	4.6	5.1	-14.6	2.1	10.4	n.a.	n.a.	7.7
April	23.0	1.6	-14.6	25.7	-0.5	-16.4	n.a.	n.a.	4.1
May	-14.6	8.8	-4.3	-10.1	-0.3	4.0	n.a.	n.a.	-3.9
June	-5.2	1.2	12.1	-8.1	-1.5	38.2	n.a.	n.a.	0.1
July	-20.1	1.9	7.3	-7.2	23.0	-2.5	n.a.	n.a.	0.2
August	46.3	8.4	17.1	36.5	-8.0	-4.8	n.a.	n.a.	17.3
September	-16.5	-16.6	-26.6	-21.3	-7.8	-12.8	n.a.	n.a.	-15.5
October	39.7	7.5	53.4	17.7	0.1	-9.6	n.a.	n.a.	22.2
November	-30.3	-22.2	-34.4	-9.4	-0.2	-12.0	n.a.	n.a.	-24.4
December	-4.4	7.3	9.2	-6.8	-3.0	37.6	n.a.	n.a.	2.3
<b>2003</b>									
January	8.0	0.9	-0.7	9.5	13.1	-18.3	n.a.	n.a.	3.1
February	-5.5	-6.1	-6.8	-19.5	1.9	8.0	n.a.	n.a.	-5.3
March	1.9	-6.7	11.0	17.6	-5.6	15.6	n.a.	n.a.	1.8
April	-5.5	33.9	-23.3	-12.4	-9.8	-0.9	n.a.	n.a.	-1.6
May	0.1	-9.5	12.9	1.0	11.5	16.1	n.a.	n.a.	1.0
TREND ESTIMATES (% change from preceding month)									
<b>2002</b>									
March	1.9	2.4	1.2	0.3	-0.5	1.7	4.2	-11.4	1.3
April	1.7	3.8	1.0	-0.1	1.0	3.9	2.7	3.9	1.8
May	0.8	4.3	1.8	0.0	2.2	5.2	2.1	22.1	2.3
June	0.1	3.5	2.8	0.7	2.6	4.1	2.0	25.9	2.4
July	-0.1	1.6	2.9	0.7	1.6	1.4	4.1	21.8	1.9
August	0.1	-1.1	2.4	0.7	0.0	-1.6	3.8	15.6	0.9
September	0.3	-3.4	0.9	0.2	-1.0	-4.5	0.2	8.0	-0.5
October	0.1	-5.2	-1.1	-0.7	-1.0	-5.7	-4.1	-0.1	-1.8
November	-1.2	-6.0	-2.7	-1.7	-0.4	-4.7	-9.6	-7.4	-3.1
December	-3.0	-5.0	-3.3	-3.1	0.4	-0.4	-10.7	-12.2	-3.5
<b>2003</b>									
January	-3.6	-2.8	-3.0	-3.4	1.2	4.1	-7.5	-12.3	-2.8
February	-2.5	-0.5	-2.6	-2.8	0.9	5.8	-4.2	-7.8	-1.5
March	-1.7	0.8	-2.8	-2.7	0.0	5.9	-1.4	-3.6	-0.8
April	-1.6	1.3	-3.1	-2.6	-0.5	5.5	0.8	-1.0	-0.7
May	0.3	2.8	-1.1	-1.5	-0.6	4.9	2.2	-3.6	0.9

## 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>2002</b>									
March	1 988	2 955	2 115	756	1 173	162	47	145	9 341
April	2 231	3 216	2 011	701	1 367	136	38	98	9 798
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	2 966	2 334	795	1 677	175	49	164	10 550
August	2 332	3 134	2 857	807	1 473	172	39	160	10 974
September	2 065	2 890	2 058	762	1 430	172	36	99	9 512
October	2 242	3 143	2 336	729	1 442	150	24	193	10 259
November	2 230	2 401	1 752	720	1 454	142	41	222	8 962
December	1 678	2 657	1 790	570	1 197	189	34	131	8 246
<b>2003</b>									
January	1 718	2 053	1 749	493	1 356	137	23	87	7 616
February	1 778	2 757	2 013	633	1 269	147	30	156	8 783
March	1 899	2 461	2 287	667	1 361	154	31	96	8 956
April	1 788	2 695	1 824	591	1 214	149	19	170	8 450
May	2 161	2 932	2 172	704	1 586	189	26	149	9 919
SEASONALLY ADJUSTED									
<b>2002</b>									
March	2 193	3 054	2 145	731	1 382	n.a.	n.a.	n.a.	9 858
April	2 238	2 984	2 079	733	1 354	n.a.	n.a.	n.a.	9 665
May	2 259	3 062	2 078	750	1 357	n.a.	n.a.	n.a.	9 784
June	2 404	3 113	2 135	745	1 411	n.a.	n.a.	n.a.	10 161
July	2 197	2 967	2 194	739	1 514	n.a.	n.a.	n.a.	9 984
August	2 257	3 039	2 737	788	1 369	n.a.	n.a.	n.a.	10 538
September	2 162	2 923	2 110	758	1 452	n.a.	n.a.	n.a.	9 751
October	2 092	3 016	2 128	694	1 365	n.a.	n.a.	n.a.	9 627
November	2 041	2 424	1 826	702	1 312	n.a.	n.a.	n.a.	8 683
December	1 804	2 795	2 136	609	1 311	n.a.	n.a.	n.a.	9 025
<b>2003</b>									
January	1 890	2 540	2 001	610	1 487	n.a.	n.a.	n.a.	8 823
February	1 871	2 601	2 005	630	1 409	n.a.	n.a.	n.a.	8 839
March	1 873	2 340	2 119	609	1 381	n.a.	n.a.	n.a.	8 601
April	1 953	2 706	1 931	637	1 399	n.a.	n.a.	n.a.	8 966
May	1 984	2 710	1 988	673	1 440	n.a.	n.a.	n.a.	9 125
TREND ESTIMATES									
<b>2002</b>									
March	2 253	2 981	2 157	752	1 407	n.a.	n.a.	n.a.	9 850
April	2 254	3 009	2 146	747	1 399	n.a.	n.a.	n.a.	9 862
May	2 268	3 043	2 172	747	1 401	n.a.	n.a.	n.a.	9 948
June	2 279	3 058	2 220	751	1 411	n.a.	n.a.	n.a.	10 049
July	2 268	3 042	2 258	756	1 417	n.a.	n.a.	n.a.	10 083
August	2 227	2 993	2 264	753	1 412	n.a.	n.a.	n.a.	10 001
September	2 158	2 921	2 225	737	1 399	n.a.	n.a.	n.a.	9 797
October	2 073	2 830	2 153	710	1 382	n.a.	n.a.	n.a.	9 504
November	1 989	2 728	2 077	676	1 371	n.a.	n.a.	n.a.	9 189
December	1 926	2 641	2 024	647	1 372	n.a.	n.a.	n.a.	8 949
<b>2003</b>									
January	1 892	2 585	2 008	628	1 385	n.a.	n.a.	n.a.	8 826
February	1 885	2 562	2 016	623	1 398	n.a.	n.a.	n.a.	8 805
March	1 895	2 565	2 017	625	1 410	n.a.	n.a.	n.a.	8 827
April	1 912	2 580	2 009	632	1 419	n.a.	n.a.	n.a.	8 867
May	1 936	2 624	2 008	640	1 427	n.a.	n.a.	n.a.	8 949

n.a. not available



## PRIVATE SECTOR HOUSES APPROVED, States and Australia–Percentage Change

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
<b>2002</b>									
March	-7.4	-3.1	-9.3	-1.7	-12.5	19.1	6.8	113.2	-5.5
April	12.2	8.8	-4.9	-7.3	16.5	-16.0	-19.1	-32.4	4.9
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	1.3	12.5	11.0	26.1	10.8	0.0	105.0	10.5
August	-2.4	5.7	22.4	1.5	-12.2	-1.7	-20.4	-2.4	4.0
September	-11.4	-7.8	-28.0	-5.6	-2.9	0.0	-7.7	-38.1	-13.3
October	8.6	8.8	13.5	-4.3	0.8	-12.8	-33.3	94.9	7.9
November	-0.5	-23.6	-25.0	-1.2	0.8	-5.3	70.8	15.0	-12.6
December	-24.8	10.7	2.2	-20.8	-17.7	33.1	-17.1	-41.0	-8.0
<b>2003</b>									
January	2.4	-22.7	-2.3	-13.5	13.3	-27.5	-32.4	-33.6	-7.6
February	3.5	34.3	15.1	28.4	-6.4	7.3	30.4	79.3	15.3
March	6.8	-10.7	13.6	5.4	7.2	4.8	3.3	-38.5	2.0
April	-5.8	9.5	-20.2	-11.4	-10.8	-3.2	-38.7	77.1	-5.6
May	20.9	8.8	19.1	19.1	30.6	26.8	36.8	-12.4	17.4
SEASONALLY ADJUSTED (% change from preceding month)									
<b>2002</b>									
March	-2.8	6.3	-7.3	-4.6	-7.2	n.a.	n.a.	n.a.	-0.9
April	2.0	-2.3	-3.1	0.3	-2.0	n.a.	n.a.	n.a.	-2.0
May	0.9	2.6	-0.1	2.3	0.2	n.a.	n.a.	n.a.	1.2
June	6.4	1.7	2.7	-0.7	4.0	n.a.	n.a.	n.a.	3.8
July	-8.6	-4.7	2.8	-0.8	7.3	n.a.	n.a.	n.a.	-1.7
August	2.7	2.4	24.7	6.7	-9.6	n.a.	n.a.	n.a.	5.5
September	-4.2	-3.8	-22.9	-3.8	6.0	n.a.	n.a.	n.a.	-7.5
October	-3.2	3.2	0.9	-8.4	-6.0	n.a.	n.a.	n.a.	-1.3
November	-2.4	-19.6	-14.2	1.1	-3.9	n.a.	n.a.	n.a.	-9.8
December	-11.6	15.3	17.0	-13.2	-0.1	n.a.	n.a.	n.a.	3.9
<b>2003</b>									
January	4.8	-9.1	-6.3	0.1	13.4	n.a.	n.a.	n.a.	-2.2
February	-1.0	2.4	0.2	3.3	-5.2	n.a.	n.a.	n.a.	0.2
March	0.1	-10.0	5.7	-3.3	-2.0	n.a.	n.a.	n.a.	-2.7
April	4.2	15.6	-8.9	4.6	1.3	n.a.	n.a.	n.a.	4.2
May	1.6	0.1	3.0	5.6	3.0	n.a.	n.a.	n.a.	1.8
TREND ESTIMATES (% change from preceding month)									
<b>2002</b>									
March	-1.0	0.7	-1.4	-0.9	-1.0	n.a.	n.a.	n.a.	-0.5
April	0.0	0.9	-0.5	-0.6	-0.6	n.a.	n.a.	n.a.	0.1
May	0.6	1.1	1.2	0.0	0.2	n.a.	n.a.	n.a.	0.9
June	0.5	0.5	2.2	0.6	0.7	n.a.	n.a.	n.a.	1.0
July	-0.5	-0.5	1.7	0.7	0.4	n.a.	n.a.	n.a.	0.3
August	-1.8	-1.6	0.3	-0.5	-0.3	n.a.	n.a.	n.a.	-0.8
September	-3.1	-2.4	-1.7	-2.1	-1.0	n.a.	n.a.	n.a.	-2.0
October	-3.9	-3.1	-3.2	-3.7	-1.2	n.a.	n.a.	n.a.	-3.0
November	-4.1	-3.6	-3.5	-4.7	-0.8	n.a.	n.a.	n.a.	-3.3
December	-3.2	-3.2	-2.5	-4.4	0.1	n.a.	n.a.	n.a.	-2.6
<b>2003</b>									
January	-1.8	-2.1	-0.8	-2.9	0.9	n.a.	n.a.	n.a.	-1.4
February	-0.4	-0.9	0.4	-0.9	1.0	n.a.	n.a.	n.a.	-0.2
March	0.5	0.1	0.0	0.4	0.8	n.a.	n.a.	n.a.	0.2
April	0.9	0.6	-0.4	1.1	0.7	n.a.	n.a.	n.a.	0.5
May	1.3	1.7	0.0	1.3	0.6	n.a.	n.a.	n.a.	0.9

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

	Sydney	Melbourne	Brisbane	Adelaide	Perth	Greater Hobart	Darwin(a)	Canberra
Period	no.	no.	no.	no.	no.	no.	no.	no.
PRIVATE SECTOR								
<b>1999-2000</b>	33 025	38 611	15 595	6 847	16 065	813	932	2 317
<b>2000-01</b>	21 893	27 528	12 088	4 792	10 700	490	436	1 640
<b>2001-02</b>	31 638	36 730	16 439	6 920	14 515	814	607	2 155
<b>2002</b>								
May	3 366	3 152	1 360	636	1 410	79	32	248
June	2 091	2 953	1 556	477	1 169	60	77	95
July	2 125	3 142	1 706	571	1 385	89	97	308
August	2 863	4 739	1 998	693	1 338	95	37	188
September	2 205	2 780	1 346	507	1 249	84	85	540
October	4 525	3 525	1 742	783	1 304	87	70	245
November	2 793	2 430	1 308	597	1 190	71	42	265
December	2 255	2 567	1 460	615	1 102	103	72	316
<b>2003</b>								
January	2 581	2 435	1 148	555	1 251	65	12	136
February	2 201	2 384	1 430	457	1 361	70	65	221
March	2 248	2 470	1 637	764	1 102	63	64	203
April	2 156	3 216	936	459	1 045	78	25	208
May	2 441	2 726	1 152	542	1 558	87	53	189
PUBLIC SECTOR								
<b>1999-2000</b>	647	629	256	87	777	21	119	55
<b>2000-01</b>	701	374	326	75	689	16	228	107
<b>2001-02</b>	482	635	243	302	557	53	20	75
<b>2002</b>								
May	14	66	61	27	47	5	0	0
June	48	28	52	26	79	5	0	0
July	31	48	7	45	122	0	0	20
August	4	36	7	35	33	0	7	4
September	14	56	5	32	22	0	0	27
October	4	70	35	40	27	0	2	73
November	0	17	52	49	47	0	0	27
December	0	13	11	60	18	0	0	0
<b>2003</b>								
January	8	2	5	27	28	0	0	3
February	84	105	22	27	15	0	1	3
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
TOTAL								
<b>1999-2000</b>	33 672	39 240	15 851	6 934	16 842	834	1 051	2 372
<b>2000-01</b>	22 594	27 902	12 414	4 867	11 389	506	664	1 747
<b>2001-02</b>	32 120	37 365	16 682	7 222	15 072	867	627	2 230
<b>2002</b>								
May	3 380	3 218	1 421	663	1 457	84	32	248
June	2 139	2 981	1 608	503	1 248	65	77	95
July	2 156	3 190	1 713	616	1 507	89	97	328
August	2 867	4 775	2 005	728	1 371	95	44	192
September	2 219	2 836	1 351	539	1 271	84	85	567
October	4 529	3 595	1 777	823	1 331	87	72	318
November	2 793	2 447	1 360	646	1 237	71	42	292
December	2 255	2 580	1 471	675	1 120	103	72	316
<b>2003</b>								
January	2 589	2 437	1 153	582	1 279	65	12	139
February	2 285	2 489	1 452	484	1 376	70	66	224
March	2 281	2 504	1 640	775	1 209	76	64	219
April	2 166	3 251	941	481	1 091	78	25	221
May	2 488	2 880	1 181	557	1 587	87	56	191

(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>
<b>PRIVATE SECTOR</b>						
New South Wales	2 154	1 665	15	156	10	4 000
Victoria	2 929	753	83	26	60	3 851
Queensland	2 169	891	2	2	0	3 064
South Australia	703	88	0	13	1	805
Western Australia	1 586	352	32	0	9	1 979
Tasmania	186	62	0	3	0	251
Northern Territory	26	43	0	0	0	69
Australian Capital Territory	149	38	0	0	3	190
<b>Australia</b>	<b>9 902</b>	<b>3 892</b>	<b>132</b>	<b>200</b>	<b>83</b>	<b>14 209</b>
<b>PUBLIC SECTOR</b>						
New South Wales	36	49	0	0	0	85
Victoria	16	138	12	0	0	166
Queensland	14	91	0	0	0	105
South Australia	16	2	0	0	0	18
Western Australia	56	16	0	0	0	72
Tasmania	0	0	0	0	0	0
Northern Territory	23	5	0	0	0	28
Australian Capital Territory	2	0	0	0	0	2
<b>Australia</b>	<b>163</b>	<b>301</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>476</b>
<b>TOTAL</b>						
New South Wales	2 190	1 714	15	156	10	4 085
Victoria	2 945	891	95	26	60	4 017
Queensland	2 183	982	2	2	0	3 169
South Australia	719	90	0	13	1	823
Western Australia	1 642	368	32	0	9	2 051
Tasmania	186	62	0	3	0	251
Northern Territory	49	48	0	0	0	97
Australian Capital Territory	151	38	0	0	3	192
<b>Australia</b>	<b>10 065</b>	<b>4 193</b>	<b>144</b>	<b>200</b>	<b>83</b>	<b>14 685</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>	123 191	10 455	12 916	23 371	5 400	4 846	16 627	26 873	50 244	173 435
<b>2000-01</b>	79 965	7 390	8 509	15 899	2 876	4 188	14 897	21 961	37 860	117 825
<b>2001-02</b>	120 744	9 038	10 529	19 567	3 358	4 974	20 448	28 780	48 347	169 091
<b>2002</b>										
March	9 466	653	762	1 415	217	429	1 756	2 402	3 817	13 283
April	9 936	877	1 073	1 950	210	515	2 623	3 348	5 298	15 234
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	10 763	999	1 313	2 312	369	402	1 083	1 854	4 166	14 929
August	11 115	797	970	1 767	300	733	3 575	4 608	6 375	17 490
September	9 628	766	779	1 545	232	273	1 805	2 310	3 855	13 483
October	10 435	1 069	1 062	2 131	532	705	5 462	6 699	8 830	19 265
November	9 221	626	822	1 448	257	270	2 541	3 068	4 516	13 737
December	8 372	682	880	1 562	190	194	2 304	2 688	4 250	12 622
<b>2003</b>										
January	7 710	593	952	1 545	306	355	2 426	3 087	4 632	12 342
February	8 927	632	862	1 494	176	491	1 524	2 191	3 685	12 612
March	9 037	694	887	1 581	235	511	2 158	2 904	4 485	13 522
April	8 569	868	892	1 760	158	323	1 863	2 344	4 104	12 673
May	10 065	919	961	1 880	306	527	1 480	2 313	4 193	14 258

## VALUE (\$ million)

<b>1999-2000</b>	15 704.3	872.9	1 347.6	2 220.3	500.0	506.8	2 798.0	3 804.7	6 024.9	21 729.2
<b>2000-01</b>	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
<b>2001-02</b>	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
<b>2002</b>										
March	1 390.1	60.8	96.0	156.9	23.0	63.7	290.8	377.5	534.4	1 924.5
April	1 490.3	95.3	150.9	246.2	21.1	77.7	453.4	552.2	798.5	2 288.8
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	1 657.2	97.9	167.2	265.1	43.5	56.4	166.5	266.3	531.4	2 188.6
August	1 706.7	76.0	128.7	204.7	28.5	116.9	679.3	824.7	1 029.4	2 736.2
September	1 498.1	72.3	107.7	180.1	33.9	35.5	311.6	381.0	561.1	2 059.2
October	1 638.9	117.9	157.0	274.9	44.2	103.3	1 335.6	1 483.1	1 758.0	3 396.9
November	1 454.7	62.3	120.4	182.7	30.0	36.0	570.9	636.9	819.6	2 274.3
December	1 349.6	76.2	131.8	208.0	20.3	24.7	478.8	523.9	731.9	2 081.4
<b>2003</b>										
January	1 237.9	61.1	127.3	188.4	43.5	54.6	486.8	584.9	773.3	2 011.2
February	1 453.8	68.1	123.9	192.0	20.7	61.1	353.9	435.7	627.7	2 081.5
March	1 474.5	68.8	134.8	203.6	30.9	65.9	394.6	491.4	695.0	2 169.6
April	1 406.9	89.8	135.4	225.2	22.5	36.1	500.8	559.4	784.6	2 191.5
May	1 692.5	95.9	146.0	241.9	46.6	74.8	294.6	416.0	657.8	2 350.4

(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>	17 805.3	6 463.9	24 203.5	4 023.4	28 240.7	12 264.9	40 095.4
<b>2000-01</b>	11 110.6	5 106.0	16 216.7	3 290.8	19 507.4	12 883.4	32 390.9
<b>2001-02</b>	17 122.6	6 914.7	24 037.2	3 852.2	27 889.4	13 394.5	41 283.9
<b>2001</b>							
December	4 278.9	1 668.1	5 947.1	950.0	6 897.0	3 429.6	10 326.6
<b>2002</b>							
March	4 015.3	1 399.4	5 414.7	886.8	6 301.6	3 257.5	9 559.1
June	4 491.0	1 893.5	6 384.5	1 048.2	7 432.8	3 426.2	10 859.0
September	4 638.2	2 023.9	6 662.1	1 158.6	7 820.7	3 797.7	11 618.3
December	4 202.1	3 119.7	7 321.7	981.4	8 303.2	4 204.4	12 507.6
<b>2003</b>							
March	3 877.4	1 957.7	5 835.1	1 008.8	6 843.9	4 066.1	10 910.1
SEASONALLY ADJUSTED (\$ million)							
<b>2001</b>							
December	4 264.7	1 513.0	5 777.6	964.1	6 741.8	3 389.8	10 131.6
<b>2002</b>							
March	4 294.6	1 544.6	5 839.1	942.9	6 782.0	3 239.1	10 021.2
June	4 377.7	1 908.1	6 285.8	1 010.4	7 296.1	3 204.9	10 501.1
September	4 438.1	1 972.2	6 410.3	1 105.7	7 515.9	4 058.2	11 574.2
December	4 173.2	2 907.7	7 080.9	993.2	8 074.1	3 981.9	12 056.0
<b>2003</b>							
March	4 100.6	2 122.4	6 223.0	1 052.1	7 275.2	4 119.6	11 394.8
TREND ESTIMATES (\$ million)							
<b>2001</b>							
December	4 282.3	1 656.1	5 938.2	947.3	6 885.5	3 341.3	10 224.4
<b>2002</b>							
March	4 376.3	1 619.6	5 996.2	978.9	6 975.1	3 295.4	10 271.6
June	4 379.9	1 840.6	6 220.6	1 016.8	7 237.4	3 447.5	10 684.9
September	4 340.5	2 201.6	6 536.9	1 042.0	7 580.0	3 775.9	11 353.2
December	4 237.9	2 414.0	6 649.5	1 046.5	7 696.4	4 034.5	11 729.2
<b>2003</b>							
March	4 108.6	2 453.2	6 593.3	1 037.7	7 627.9	4 116.6	11 779.3
TREND ESTIMATES (% change from preceding quarter)							
<b>2001</b>							
December	8.3	1.5	6.3	2.9	5.8	-3.1	2.8
<b>2002</b>							
March	2.2	-2.2	1.0	3.3	1.3	-1.4	0.5
June	0.1	13.6	3.7	3.9	3.8	4.6	4.0
September	-0.9	19.6	5.1	2.5	4.7	9.5	6.3
December	-2.4	9.6	1.7	0.4	1.5	6.8	3.3
<b>2003</b>							
March	-3.0	1.6	-0.8	-0.8	-0.9	2.0	0.4

(a) Reference year for chain volume measures is 2000–2001.  
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)									
<b>2002</b>									
March	849.0	1 018.0	752.8	186.2	256.8	39.1	30.6	85.6	3 218.2
April	1 378.7	1 314.2	765.8	183.3	352.2	25.7	24.3	45.2	4 089.5
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	1 071.5	715.4	187.2	462.9	54.8	36.2	96.9	3 595.8
August	1 254.0	1 530.6	923.0	253.2	624.0	36.1	44.7	64.4	4 730.1
September	1 215.0	1 205.1	704.0	195.1	318.9	35.1	51.6	127.0	3 851.7
October	1 725.5	1 282.5	1 340.1	274.6	357.3	36.0	34.5	82.7	5 133.3
November	1 867.7	1 133.1	737.6	299.8	339.7	32.6	20.7	67.1	4 498.3
December	1 228.0	1 053.1	654.6	195.8	303.3	39.6	21.8	105.9	3 602.3
<b>2003</b>									
January	1 131.7	1 349.4	679.5	152.8	483.0	39.4	9.2	40.7	3 885.7
February	1 359.2	1 211.3	679.8	181.8	359.7	40.4	20.5	91.6	3 944.2
March	1 180.7	1 100.0	889.7	218.9	342.8	45.7	27.2	44.7	3 849.8
April	1 085.8	1 363.9	752.8	198.0	368.7	46.8	27.7	62.8	3 906.4
May	1 388.3	1 279.6	829.2	240.6	404.0	49.2	25.5	73.5	4 290.0
SEASONALLY ADJUSTED (\$ million)									
<b>2002</b>									
March	1 040.0	1 030.2	716.2	184.5	299.1	n.a.	n.a.	n.a.	3 477.9
April	1 397.2	1 157.8	669.9	184.2	312.7	n.a.	n.a.	n.a.	3 808.2
May	1 186.3	1 120.5	670.9	171.8	328.5	n.a.	n.a.	n.a.	3 581.8
June	979.7	1 217.9	708.6	195.1	348.0	n.a.	n.a.	n.a.	3 549.4
July	864.1	1 260.0	742.7	173.5	449.4	n.a.	n.a.	n.a.	3 651.4
August	1 257.2	1 406.6	893.4	212.3	585.3	n.a.	n.a.	n.a.	4 517.8
September	1 200.5	1 292.1	758.4	208.0	349.8	n.a.	n.a.	n.a.	3 999.6
October	1 485.3	1 200.9	1 291.1	265.3	294.7	n.a.	n.a.	n.a.	4 669.4
November	1 790.8	1 135.0	621.8	284.4	315.3	n.a.	n.a.	n.a.	4 268.1
December	1 333.0	1 045.4	757.6	210.3	357.2	n.a.	n.a.	n.a.	3 855.5
<b>2003</b>									
January	1 241.5	1 605.2	770.6	208.4	546.9	n.a.	n.a.	n.a.	4 498.1
February	1 339.6	1 057.1	746.9	189.1	400.6	n.a.	n.a.	n.a.	3 890.0
March	1 283.8	1 002.9	855.9	199.1	379.1	n.a.	n.a.	n.a.	3 848.7
April	1 241.7	1 302.6	664.4	202.2	361.0	n.a.	n.a.	n.a.	3 919.0
May	1 279.5	1 139.0	732.1	215.9	329.6	n.a.	n.a.	n.a.	3 850.1
TREND (\$ million)									
<b>2002</b>									
March	1 131.8	1 081.4	677.9	191.6	312.2	n.a.	n.a.	n.a.	3 523.8
April	1 124.8	1 118.8	691.2	186.5	327.6	n.a.	n.a.	n.a.	3 569.9
May	1 105.7	1 174.3	708.1	182.5	353.3	n.a.	n.a.	n.a.	3 637.3
June	1 094.6	1 231.4	739.5	182.7	378.9	n.a.	n.a.	n.a.	3 748.7
July	1 107.7	1 274.8	778.8	189.1	389.9	n.a.	n.a.	n.a.	3 894.7
August	1 149.8	1 288.5	813.7	200.1	386.4	n.a.	n.a.	n.a.	4 043.1
September	1 215.7	1 269.2	832.3	210.8	376.3	n.a.	n.a.	n.a.	4 159.4
October	1 288.2	1 220.2	829.2	218.9	369.5	n.a.	n.a.	n.a.	4 206.2
November	1 339.4	1 155.9	810.5	221.6	372.9	n.a.	n.a.	n.a.	4 175.9
December	1 346.7	1 096.3	786.1	218.8	385.1	n.a.	n.a.	n.a.	4 083.8
<b>2003</b>									
January	1 324.6	1 060.3	766.2	212.8	399.9	n.a.	n.a.	n.a.	3 983.9
February	1 301.3	1 049.0	755.5	206.8	406.4	n.a.	n.a.	n.a.	3 917.0
March	1 283.3	1 050.4	748.7	202.7	398.5	n.a.	n.a.	n.a.	3 875.3
April	1 268.2	1 058.7	738.8	201.1	383.2	n.a.	n.a.	n.a.	3 844.0
May	1 256.8	1 073.0	749.3	197.7	363.6	n.a.	n.a.	n.a.	3 841.6
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)									
<b>2002</b>									
March	-18.3	-19.6	7.8	2.2	-10.0	24.3	-54.2	165.2	-10.7
April	62.4	29.1	1.7	-1.5	37.1	-34.4	-20.7	-47.1	27.1
May	-2.6	-7.9	-5.4	4.4	13.1	40.1	-37.7	12.6	-2.9
June	-34.3	-13.8	-6.4	-4.8	-17.3	-0.7	110.9	-32.5	-18.9
July	10.1	2.7	5.5	2.8	40.5	53.5	13.3	182.0	11.8
August	29.2	42.9	29.0	35.3	34.8	-34.0	23.5	-33.5	31.5
September	-3.1	-21.3	-23.7	-22.9	-48.9	-2.9	15.4	97.2	-18.6
October	42.0	6.4	90.4	40.8	12.1	2.6	-33.1	-34.9	33.3
November	8.2	-11.6	-45.0	9.2	-4.9	-9.4	-40.0	-18.8	-12.4
December	-34.3	-7.1	-11.2	-34.7	-10.7	21.5	5.5	57.8	-19.9
<b>2003</b>									
January	-7.8	28.1	3.8	-22.0	59.2	-0.5	-57.6	-61.6	7.9
February	20.1	-10.2	0.0	19.0	-25.5	2.4	121.9	125.1	1.5
March	-13.1	-9.2	30.9	20.4	-4.7	13.2	32.5	-51.2	-2.4
April	-8.0	24.0	-15.4	-9.6	7.6	2.4	1.7	40.7	1.5
May	27.9	-6.2	10.1	21.6	9.6	5.0	-7.7	17.1	9.8
SEASONALLY ADJUSTED (% change from preceding month)									
<b>2002</b>									
March	1.3	-7.0	-6.7	-1.7	-5.9	n.a.	n.a.	n.a.	-1.8
April	34.3	12.4	-6.5	-0.2	4.6	n.a.	n.a.	n.a.	9.5
May	-15.1	-3.2	0.2	-6.7	5.0	n.a.	n.a.	n.a.	-5.9
June	-17.4	8.7	5.6	13.5	5.9	n.a.	n.a.	n.a.	-0.9
July	-11.8	3.5	4.8	-11.0	29.1	n.a.	n.a.	n.a.	2.9
August	45.5	11.6	20.3	22.4	30.2	n.a.	n.a.	n.a.	23.7
September	-4.5	-8.1	-15.1	-2.0	-40.2	n.a.	n.a.	n.a.	-11.5
October	23.7	-7.1	70.2	27.5	-15.8	n.a.	n.a.	n.a.	16.7
November	20.6	-5.5	-51.8	7.2	7.0	n.a.	n.a.	n.a.	-8.6
December	-25.6	-7.9	21.8	-26.1	13.3	n.a.	n.a.	n.a.	-9.7
<b>2003</b>									
January	-6.9	53.6	1.7	-0.9	53.1	n.a.	n.a.	n.a.	16.7
February	7.9	-34.1	-3.1	-9.3	-26.8	n.a.	n.a.	n.a.	-13.5
March	-4.2	-5.1	14.6	5.3	-5.4	n.a.	n.a.	n.a.	-1.1
April	-3.3	29.9	-22.4	1.6	-4.8	n.a.	n.a.	n.a.	1.8
May	3.0	-12.6	10.2	6.8	-8.7	n.a.	n.a.	n.a.	-1.8
TREND ESTIMATES (% change from preceding month)									
<b>2002</b>									
March	0.6	1.3	2.4	-2.6	0.6	n.a.	n.a.	n.a.	0.8
April	-0.6	3.5	2.0	-2.7	4.9	n.a.	n.a.	n.a.	1.3
May	-1.7	5.0	2.5	-2.1	7.9	n.a.	n.a.	n.a.	1.9
June	-1.0	4.9	4.4	0.1	7.2	n.a.	n.a.	n.a.	3.1
July	1.2	3.5	5.3	3.5	2.9	n.a.	n.a.	n.a.	3.9
August	3.8	1.1	4.5	5.8	-0.9	n.a.	n.a.	n.a.	3.8
September	5.7	-1.5	2.3	5.4	-2.6	n.a.	n.a.	n.a.	2.9
October	6.0	-3.9	-0.4	3.8	-1.8	n.a.	n.a.	n.a.	1.1
November	4.0	-5.3	-2.3	1.2	0.9	n.a.	n.a.	n.a.	-0.7
December	0.6	-5.2	-3.0	-1.3	3.3	n.a.	n.a.	n.a.	-2.2
<b>2003</b>									
January	-1.6	-3.3	-2.5	-2.8	3.8	n.a.	n.a.	n.a.	-2.4
February	-1.8	-1.1	-1.4	-2.8	1.6	n.a.	n.a.	n.a.	-1.7
March	-1.4	0.1	-0.9	-2.0	-1.9	n.a.	n.a.	n.a.	-1.1
April	-1.2	0.8	-1.3	-0.8	-3.8	n.a.	n.a.	n.a.	-0.8
May	-0.9	1.4	1.4	-1.7	-5.1	n.a.	n.a.	n.a.	-0.1

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

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (\$ million)									
<b>2002</b>									
March	202.2	373.8	197.3	74.9	47.6	15.2	12.4	54.3	977.8
April	464.7	529.0	302.5	55.8	95.2	7.0	9.6	16.2	1 479.9
May	398.1	427.4	184.9	55.5	125.9	11.6	5.8	10.5	1 219.8
June	197.9	307.7	164.3	68.3	78.6	14.0	11.1	13.5	855.3
July	285.4	290.0	191.7	53.3	152.7	27.7	14.6	37.0	1 052.3
August	382.5	390.7	229.4	121.0	346.9	9.1	29.1	30.7	1 539.4
September	502.5	404.1	246.6	75.1	71.7	9.9	28.9	49.3	1 388.2
October	434.8	333.3	386.3	56.1	94.6	10.3	16.0	27.4	1 358.8
November	965.1	400.7	236.8	162.8	79.8	12.3	7.7	17.2	1 882.6
December	480.2	364.7	160.6	64.6	71.2	9.8	5.1	47.0	1 203.4
<b>2003</b>									
January	394.4	692.5	195.1	42.4	220.5	15.9	2.9	17.8	1 581.6
February	579.0	502.9	198.4	65.2	60.0	17.0	5.0	52.0	1 479.5
March	450.1	419.4	233.4	48.4	88.1	17.4	11.6	4.4	1 272.9
April	403.3	342.8	304.3	90.9	139.6	20.5	16.9	23.7	1 342.0
May	580.8	487.3	185.3	112.4	94.4	16.0	5.4	36.9	1 518.5
TREND (\$ million)									
<b>2002</b>									
March	373.8	360.4	188.5	67.0	75.2	n.a.	n.a.	n.a.	1 127.9
April	352.3	373.7	187.8	63.1	85.8	n.a.	n.a.	n.a.	1 121.0
May	331.7	399.2	189.0	60.8	104.7	n.a.	n.a.	n.a.	1 131.6
June	323.4	424.3	203.7	62.1	123.7	n.a.	n.a.	n.a.	1 175.8
July	334.2	440.1	229.2	68.2	131.0	n.a.	n.a.	n.a.	1 247.7
August	363.7	440.0	253.3	77.2	127.0	n.a.	n.a.	n.a.	1 327.9
September	407.5	424.7	268.1	84.7	117.6	n.a.	n.a.	n.a.	1 399.9
October	452.6	397.7	267.2	89.1	109.1	n.a.	n.a.	n.a.	1 439.4
November	486.7	367.2	255.2	88.7	108.6	n.a.	n.a.	n.a.	1 439.7
December	499.7	341.7	237.0	85.1	115.6	n.a.	n.a.	n.a.	1 403.3
<b>2003</b>									
January	499.4	329.4	221.4	80.4	124.8	n.a.	n.a.	n.a.	1 356.3
February	500.1	328.0	213.0	76.5	128.0	n.a.	n.a.	n.a.	1 318.4
March	505.4	329.8	209.0	75.2	120.8	n.a.	n.a.	n.a.	1 288.7
April	515.0	333.3	203.7	76.5	108.6	n.a.	n.a.	n.a.	1 269.6
May	515.6	335.0	207.4	75.5	92.5	n.a.	n.a.	n.a.	1 237.4

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



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

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
<b>2002</b>									
March	-54.6	-31.2	-1.1	25.6	-23.9	29.2	-76.4	411.3	-29.4
April	129.8	41.5	53.3	-25.5	100.0	-54.3	-22.4	-70.2	51.4
May	-14.3	-19.2	-38.9	-0.6	32.3	66.5	-39.3	-35.2	-17.6
June	-50.3	-28.0	-11.1	23.0	-37.5	20.6	89.5	28.7	-29.9
July	44.2	-5.8	16.7	-21.9	94.1	98.2	31.9	173.5	23.0
August	34.0	34.7	19.7	127.0	127.2	-67.3	99.1	-17.1	46.3
September	31.4	3.4	7.5	-37.9	-79.3	9.7	-0.7	60.4	-9.8
October	-13.5	-17.5	56.6	-25.4	31.9	3.9	-44.8	-44.3	-2.1
November	121.9	20.2	-38.7	190.4	-15.6	19.6	-51.6	-37.2	38.5
December	-50.2	-9.0	-32.2	-60.3	-10.7	-20.4	-33.5	172.7	-36.1
<b>2003</b>									
January	-17.9	89.9	21.5	-34.4	209.5	62.1	-43.1	-62.1	31.4
February	46.8	-27.4	1.7	53.5	-72.8	6.7	72.7	191.7	-6.5
March	-22.3	-16.6	17.6	-25.8	46.7	2.3	130.7	-91.5	-14.0
April	-10.4	-18.3	30.4	87.9	58.5	17.8	45.3	433.7	5.4
May	44.0	42.1	-39.1	23.6	-32.4	-22.1	-68.1	55.6	13.2
TREND ESTIMATES (% change from preceding month)									
<b>2002</b>									
March	-4.1	-0.7	0.9	-7.1	-0.2	n.a.	n.a.	n.a.	-2.2
April	-5.7	3.7	-0.3	-5.9	14.0	n.a.	n.a.	n.a.	-0.6
May	-5.9	6.8	0.6	-3.5	22.1	n.a.	n.a.	n.a.	0.9
June	-2.5	6.3	7.8	2.1	18.1	n.a.	n.a.	n.a.	3.9
July	3.3	3.7	12.5	9.8	5.9	n.a.	n.a.	n.a.	6.1
August	8.8	0.0	10.6	13.1	-3.1	n.a.	n.a.	n.a.	6.4
September	12.0	-3.5	5.8	9.8	-7.4	n.a.	n.a.	n.a.	5.4
October	11.1	-6.3	-0.3	5.2	-7.2	n.a.	n.a.	n.a.	2.8
November	7.5	-7.7	-4.5	-0.4	-0.5	n.a.	n.a.	n.a.	0.0
December	2.7	-6.9	-7.1	-4.1	6.4	n.a.	n.a.	n.a.	-2.5
<b>2003</b>									
January	-0.1	-3.6	-6.6	-5.5	8.0	n.a.	n.a.	n.a.	-3.4
February	0.1	-0.4	-3.8	-4.8	2.6	n.a.	n.a.	n.a.	-2.8
March	1.0	0.5	-1.9	-1.8	-5.6	n.a.	n.a.	n.a.	-2.3
April	1.9	1.1	-2.6	1.8	-10.1	n.a.	n.a.	n.a.	-1.5
May	0.1	0.5	1.8	-1.4	-14.8	n.a.	n.a.	n.a.	-2.5

(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>
<b>PRIVATE SECTOR</b>								
New South Wales	390.2	246.8	1.9	138.2	13.0	790.1	483.8	<b>1 273.9</b>
Victoria	520.1	118.5	14.8	110.0	2.9	766.3	432.2	<b>1 198.4</b>
Queensland	374.5	193.2	0.1	56.5	0.1	624.4	174.0	<b>798.3</b>
South Australia	95.4	10.5	0.0	19.0	1.1	125.9	67.1	<b>193.0</b>
Western Australia	234.5	37.3	3.9	22.8	0.0	298.5	62.2	<b>360.7</b>
Tasmania	23.2	3.6	0.0	6.3	0.1	33.2	15.4	<b>48.7</b>
Northern Territory	4.7	6.1	0.0	2.4	0.0	13.2	3.4	<b>16.6</b>
Australian Capital Territory	24.0	3.9	0.0	8.6	0.0	36.5	19.3	<b>55.8</b>
Australia	1 666.7	619.8	20.6	363.9	17.2	2 688.1	1 257.4	<b>3 945.5</b>
<b>PUBLIC SECTOR</b>								
New South Wales	6.5	6.4	0.0	4.5	0.0	17.4	97.0	<b>114.4</b>
Victoria	2.5	15.7	1.8	6.1	0.0	26.0	55.1	<b>81.2</b>
Queensland	2.3	12.9	0.0	4.2	0.0	19.5	11.4	<b>30.8</b>
South Australia	1.7	0.3	0.0	0.5	0.0	2.4	45.3	<b>47.6</b>
Western Australia	8.0	1.5	0.0	1.6	0.0	11.1	32.3	<b>43.3</b>
Tasmania	0.0	0.0	0.0	0.0	0.0	0.0	0.5	<b>0.5</b>
Northern Territory	4.8	1.3	0.0	0.8	0.0	6.9	2.0	<b>8.9</b>
Australian Capital Territory	0.1	0.0	0.0	0.0	0.0	0.1	17.6	<b>17.7</b>
Australia	25.9	38.1	1.8	17.7	0.0	83.4	261.1	<b>344.5</b>
<b>TOTAL</b>								
New South Wales	396.7	253.2	1.9	142.7	13.0	807.5	580.8	<b>1 388.3</b>
Victoria	522.6	134.2	16.6	116.1	2.9	792.3	487.3	<b>1 279.6</b>
Queensland	376.8	206.1	0.1	60.6	0.1	643.8	185.3	<b>829.2</b>
South Australia	97.0	10.7	0.0	19.4	1.1	128.3	112.4	<b>240.6</b>
Western Australia	242.5	38.8	3.9	24.4	0.0	309.6	94.4	<b>404.0</b>
Tasmania	23.2	3.6	0.0	6.3	0.1	33.2	16.0	<b>49.2</b>
Northern Territory	9.4	7.4	0.0	3.3	0.0	20.1	5.4	<b>25.5</b>
Australian Capital Territory	24.2	3.9	0.0	8.6	0.0	36.6	36.9	<b>73.5</b>
Australia	1 692.5	657.8	22.4	381.5	17.2	2 771.5	1 518.5	<b>4 290.0</b>

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

State/Territory	<i>Hotels, motels and other short term accommodation</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertainment and recreational</i>	<i>Miscellaneous</i>	<i>Total non-residential building</i>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR											
New South Wales	38.5	62.8	13.5	276.2	35.3	19.1	0.4	14.0	17.0	6.9	<b>483.8</b>
Victoria	6.0	77.1	18.4	183.8	37.7	49.7	2.9	19.2	7.7	29.6	<b>432.2</b>
Queensland	13.6	47.6	16.5	9.2	27.1	10.3	0.2	13.0	5.9	30.6	<b>174.0</b>
South Australia	1.4	9.4	22.1	3.4	5.3	5.7	0.1	13.8	1.1	4.8	<b>67.1</b>
Western Australia	1.5	19.5	5.2	4.8	7.7	14.6	0.4	2.6	0.4	5.5	<b>62.2</b>
Tasmania	3.9	3.4	1.0	0.2	1.8	0.5	0.1	3.6	0.6	0.4	<b>15.4</b>
Northern Territory	0.0	0.5	0.0	0.0	2.4	0.2	0.0	0.0	0.3	0.0	<b>3.4</b>
Australian Capital Territory	0.0	2.7	0.0	2.9	1.2	9.6	0.0	0.1	2.8	0.0	<b>19.3</b>
Australia	64.8	223.1	76.7	480.5	118.5	109.7	4.1	66.3	35.9	77.9	<b>1 257.4</b>
PUBLIC SECTOR											
New South Wales	1.5	0.1	0.1	3.7	34.4	23.5	0.0	5.1	2.0	26.6	<b>97.0</b>
Victoria	0.0	0.0	0.0	3.7	1.2	35.3	0.0	1.3	5.4	8.2	<b>55.1</b>
Queensland	0.0	0.0	0.0	0.6	0.1	4.4	0.0	2.7	1.1	2.4	<b>11.4</b>
South Australia	0.0	0.0	0.0	10.1	0.0	33.9	0.0	1.0	0.1	0.1	<b>45.3</b>
Western Australia	0.0	0.0	0.0	4.8	0.0	23.7	0.0	2.7	0.2	0.8	<b>32.3</b>
Tasmania	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.3	0.1	0.0	<b>0.5</b>
Northern Territory	0.0	0.0	0.0	0.0	0.4	0.2	0.0	0.1	0.0	1.4	<b>2.0</b>
Australian Capital Territory	0.0	0.0	0.0	4.0	0.0	13.3	0.0	0.3	0.0	0.0	<b>17.6</b>
Australia	1.5	0.1	0.1	27.1	36.1	134.4	0.0	13.4	9.0	39.5	<b>261.1</b>
TOTAL											
New South Wales	40.0	62.9	13.6	280.0	69.7	42.6	0.4	19.1	19.0	33.5	<b>580.8</b>
Victoria	6.0	77.1	18.4	187.5	39.0	85.1	2.9	20.5	13.2	37.8	<b>487.3</b>
Queensland	13.6	47.6	16.5	9.8	27.2	14.7	0.2	15.6	7.1	33.0	<b>185.3</b>
South Australia	1.4	9.4	22.1	13.5	5.3	39.6	0.1	14.8	1.2	4.9	<b>112.4</b>
Western Australia	1.5	19.5	5.2	9.6	7.7	38.3	0.4	5.4	0.6	6.3	<b>94.4</b>
Tasmania	3.9	3.4	1.0	0.4	1.8	0.5	0.1	3.8	0.7	0.4	<b>16.0</b>
Northern Territory	0.0	0.5	0.0	0.0	2.7	0.4	0.0	0.1	0.3	1.4	<b>5.4</b>
Australian Capital Territory	0.0	2.7	0.0	6.9	1.2	22.9	0.0	0.4	2.8	0.0	<b>36.9</b>
Australia	66.3	223.2	76.8	507.6	154.6	244.1	4.1	79.7	44.9	117.4	<b>1 518.5</b>

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

Period	<i>Hotels, motels and other short term accommodation....</i>		<i>Shops.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<i>Other business premises.....</i>		<i>Educational.....</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999												
<b>2003</b>												
March	36	3.7	339	30.9	55	5.8	145	15.1	121	12.1	74	7.0
April	25	2.5	279	26.4	49	5.3	158	15.8	143	14.0	78	8.0
May	26	2.8	342	31.1	56	6.0	156	15.9	137	13.3	68	7.2
Value—\$200,000–\$499,999												
<b>2003</b>												
March	10	3.1	68	18.3	50	15.0	70	20.9	51	14.4	34	11.1
April	10	3.3	68	21.9	58	17.1	74	21.6	49	15.7	29	9.1
May	16	4.7	86	26.9	40	12.8	59	17.9	78	22.1	46	14.4
Value—\$500,000–\$999,999												
<b>2003</b>												
March	0	0.0	31	21.9	19	13.3	27	19.1	25	17.8	25	17.8
April	1	0.5	15	9.8	17	10.8	20	13.6	41	27.7	20	13.5
May	7	5.3	39	27.9	23	15.7	18	13.2	31	20.3	22	15.6
Value—\$1,000,000–\$4,999,999												
<b>2003</b>												
March	8	18.4	24	44.7	11	22.6	23	41.2	21	35.0	30	62.5
April	5	12.6	26	50.0	18	28.9	17	34.3	21	35.8	25	57.9
May	11	24.6	42	79.5	8	14.0	20	38.0	25	50.0	46	110.5
Value—\$5,000,000 and over												
<b>2003</b>												
March	1	22.3	7	70.1	0	0.0	8	297.8	5	44.3	9	68.2
April	7	113.2	3	28.7	2	16.9	7	174.2	8	128.3	6	87.3
May	2	29.0	6	57.7	2	28.2	7	422.6	6	49.0	10	96.4
Value—Total												
<b>1999-2000</b>	767	753.4	5 346	2 360.4	2 150	985.8	3 644	1 935.9	3 392	1 783.6	1 553	1 492.7
<b>2000-01</b>	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
<b>2001-02</b>	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
<b>2003</b>												
March	55	47.6	469	186.0	135	56.7	273	394.0	223	123.6	172	166.6
April	48	132.1	391	136.8	144	79.1	276	259.6	262	221.4	158	175.9
May	62	66.3	515	223.2	129	76.8	260	507.6	277	154.6	192	244.1

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>2003</b>										
March	7	0.6	25	2.7	34	3.4	51	5.0	887	86.3
April	7	0.8	23	2.5	38	4.0	48	4.2	848	83.6
May	7	0.8	31	3.1	33	3.1	54	5.1	910	88.4
Value—\$200,000–\$499,999										
<b>2003</b>										
March	3	0.7	13	4.9	15	4.6	22	7.8	336	100.9
April	4	1.1	10	2.7	15	4.8	22	7.0	339	104.4
May	3	0.8	24	7.9	16	5.6	28	7.5	396	120.6
Value—\$500,000–\$999,999										
<b>2003</b>										
March	3	1.9	8	5.8	7	4.6	6	3.9	151	106.0
April	1	0.5	13	8.7	5	3.7	12	8.1	145	96.8
May	0	0.0	14	9.7	11	7.5	14	9.1	179	124.2
Value—\$1,000,000–\$4,999,999										
<b>2003</b>										
March	1	2.1	12	26.5	10	16.1	11	22.1	151	291.3
April	2	2.4	17	41.7	11	22.1	13	33.0	155	318.7
May	1	2.5	13	24.0	10	22.2	14	38.0	190	403.3
Value—\$5,000,000 and over										
<b>2003</b>										
March	0	0.0	11	111.0	4	37.6	4	37.1	49	688.5
April	0	0.0	6	84.0	2	63.2	6	42.6	47	738.6
May	0	0.0	4	35.0	1	6.5	6	57.8	44	782.1
Value—Total										
<b>1999-2000</b>	245	128.7	799	1 098.8	1 024	805.1	1 118	854.1	20 038	12 198.8
<b>2000-01</b>	219	105.0	733	1 315.8	945	922.4	1 081	810.8	18 080	12 883.4
<b>2001-02</b>	195	137.4	863	1 421.7	970	1 032.1	1 190	799.8	18 339	13 715.3
<b>2003</b>										
March	14	5.4	69	150.9	70	66.3	94	75.7	1 574	1 272.9
April	14	4.7	69	139.6	71	97.9	101	94.9	1 534	1 342.0
May	11	4.1	86	79.7	71	44.9	116	117.4	1 719	1 518.5

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

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



## 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), 2002 Edition* (cat. no 1216.0), effective from July 2002. Building work approved before July 2002 was classified according to the current edition of the ASGC at that time, and is presented in this publication unrevised, in the original geographical area that applied at the time of approval. From July 2001, the Statistical Division of Darwin includes Litchfield Shire, previously in the Statistical Division of Northern Territory Balance.

**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

<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.

## FOR MORE INFORMATION...

- 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.
- 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

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