



BUILDING APPROVALS NSW AND ACT

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DECEMBER KEY FIGURES

NEW SOUTH WALES (a)

	Oct 2002	Nov 2002	Dec 2002
Dwelling units approved			
Original	6 063	4 468	3 528
Seasonally adjusted	5 708	4 082	3 569
Trend	4 418	4 385	4 315
.....			
	% change Sep 2002 to Oct 2002	% change Oct 2002 to Nov 2002	% change Nov 2002 to Dec 2002
Dwelling units approved			
Original	59.8	-26.3	-21.0
Seasonally adjusted	40.9	-28.5	-12.6
Trend	0.6	-0.8	-1.6

DECEMBER KEY POINTS

NEW SOUTH WALES (a)

TREND ESTIMATES

- The trend estimate for total dwelling units approved fell by 0.8% in November and 1.6% in December, after rising for the previous eight months.
- The trend estimate for private sector houses has fallen for the last five months. The trend fell 4.7% in December 2002.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units approved rose 40.9% in October 2002 and fell 28.5% and 12.6% in November and December 2002 respectively.
- The seasonally adjusted estimate for private sector houses rose in both October (1.6%) and November 2002 (0.4%) before falling 18.3% in December.

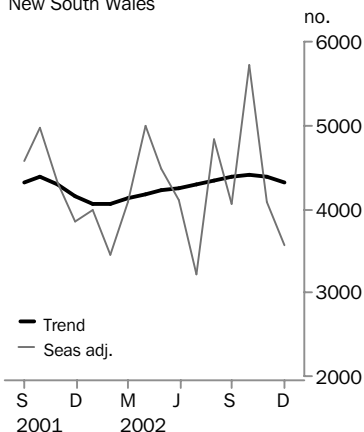
ORIGINAL ESTIMATES

- In original terms the total number of dwelling units approved in the December 2002 quarter (14,059) was 14.1% higher than that recorded in the September 2002 quarter. The number of private sector houses approved in the December 2002 quarter fell by 9.0% to 6,176 while other dwellings increased by 42.2% to 7,836.
- The value of total building approved increased by 39.4% to \$4,770.8 million for the December 2002 quarter. The value of residential building increased by 29.7% to \$2,932.0 million and non-residential building increased by 58.4% to \$1,838.8 million.

(a) Key figures and key points for the Australian Capital Territory are shown on page 23 of this publication.

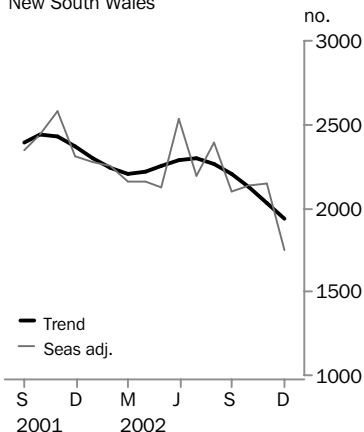
Dwelling units approved

New South Wales



Private sector houses approved

New South Wales



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

NOTES

FORTHCOMING ISSUES

ISSUE	RELEASE DATE
March 2003	12 May 2003
June 2003	6 August 2003
September 2003	7 November 2003

CHANGES IN THIS ISSUE

There are no changes in this issue.

DATA NOTES

A special article on 'Inner City Development' was included in the December 2002 issue of *'Building Approvals Australia'* (ABS cat. no. 8731.0). This and other articles are available from the ABS website at www.abs.gov.au. Go to the 'Australia Now' tab on the home page then select 'Construction'.

Building Approvals are now available in two SuperTable data cubes. Data cubes contain variables in a time series, enabling users to download cross classifications. The first data cube contains monthly Australian and state data for the most recent 37 months, with the number and value of approvals by sector of ownership (public/private), type of building and type of work. The second cube contains similar data for Statistical Local Areas within states/territories by financial year, with a separate cube for each state/territory. Users can obtain cubes and detailed instructions via an AusStats subscription, or from the ABS website (www.abs.gov.au then go to 'Data Cubes'). All Building Approval data cubes are \$20 per month except for the Queensland SLA cube (\$25). Further information can be obtained from Roger Mableson on (08) 8237 7494.

An estimate has been included in this issue for a council unable to report all approvals in one of the months this quarter (Coffs Harbour).

REVISIONS THIS QUARTER

The following is a summary of revisions made to total dwelling units since the last issue of this publication.

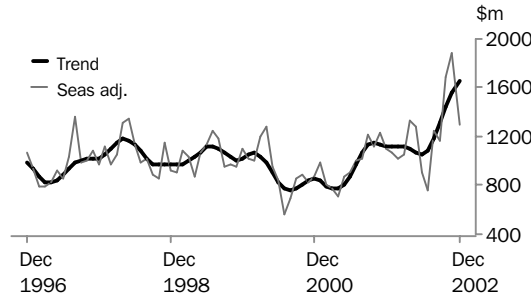
	2000-2001	2001-2002	Total
New South Wales	+ 27	+ 185	+212

John Struik
Regional Director, New South Wales

VALUE OF BUILDING APPROVED: New South Wales

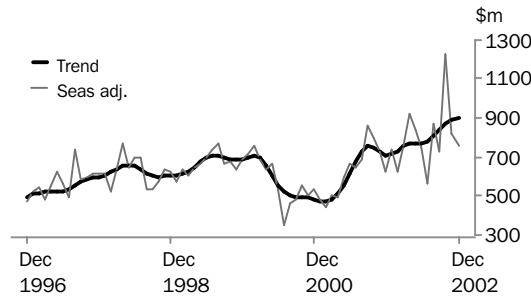
VALUE OF TOTAL BUILDING

The trend estimates for the value of total building approved has risen for the past six months following four months of decline.



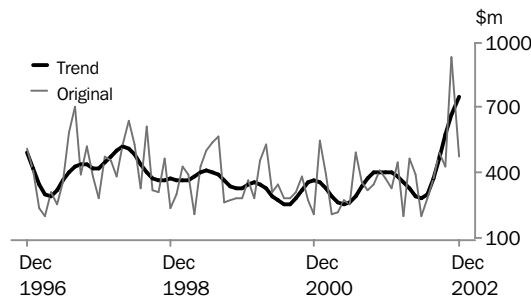
VALUE OF RESIDENTIAL BUILDING

The trend estimate for the value of residential building approved has risen for the last seven months.



VALUE OF NON-RESIDENTIAL BUILDING

The trend estimate for the value of non-residential building approved continued to rise throughout the December 2002 quarter and has now risen for six months.



SUMMARY OF 2002 BUILDINGS APPROVED

DWELLING UNITS APPROVED

The number of dwelling units approved in the 2002 calendar year and the percentage movement between 2001 and 2002 for New South Wales and the Australian Capital Territory is summarised below.

	<i>Houses</i>		<i>Other dwellings</i>		<i>Total dwelling units</i>	
	<i>no.</i>	<i>% change</i>	<i>no.</i>	<i>% change</i>	<i>no.</i>	<i>% change</i>
Sydney SD	11 760	-2.0	20 191	26.9	31 951	14.5
Hunter SD	3 309	19.3	1 410	36.1	4 719	23.9
Illawarra SD	2 782	8.5	1 078	52.7	3 860	18.1
Richmond-Tweed SD	1 515	29.3	553	165.9	2 068	49.9
Mid-North Coast SD	2 035	25.6	490	-8.1	2 525	17.3
Northern SD	534	18.4	64	120.7	598	24.6
North Western SD	421	15.7	103	347.8	524	35.4
Central West SD	822	-0.6	70	-34.0	892	-4.4
South Eastern SD	1 813	26.3	406	111.5	2 219	36.3
Murrumbidgee SD	625	16.6	78	66.0	703	20.6
Murray SD	642	24.2	36	44.0	678	25.1
Far West SD	6	-50.0	0	0.0	6	-50.0
New South Wales	26 264	8.2	24 479	30.1	50 743	17.8
Canberra SD	1 641	52.4	1 224	-3.2	2 865	22.3
Aust Capital Territory - Bal SD	1	0.0	0	0.0	1	0.0
Australian Capital Territory	1 642	52.3	1 224	-3.2	2 866	22.3

The number of dwelling units approved in New South Wales in 2002 was 17.8% higher than in 2001, driven by a 30.1% increase in other dwellings. In the Australian Capital Territory, dwellings units approved rose 22.3% compared to 2001, with a 52.3% rise in houses offsetting a 3.2% fall in other dwellings..

VALUE OF BUILDING APPROVED

The value of building approved in 2002 and the percentage movement between 2001 and 2002 for New South Wales and the Australian Capital Territory is summarised below.

	<i>Total residential building</i>		<i>Non-residential building</i>		<i>Total building</i>	
	<i>\$m</i>	<i>% change</i>	<i>\$m</i>	<i>% change</i>	<i>\$m</i>	<i>% change</i>
Sydney SD	6 529.5	24.3	3 853.4	32.2	10 382.9	27.1
Hunter SD	827.8	28.5	363.9	-13.4	1 191.7	12.0
Illawarra SD	657.8	24.6	174.0	-16.6	831.8	12.9
Richmond-Tweed SD	288.3	59.1	126.1	34.5	414.4	50.7
Mid-North Coast SD	382.4	31.6	173.5	-6.0	556.0	17.0
Northern SD	101.2	34.0	37.1	-51.3	138.3	-8.8
North Western SD	80.2	29.2	24.9	-60.2	105.0	-15.6
Central West SD	151.9	11.6	70.2	-18.3	222.1	0.0
South Eastern SD	342.3	39.3	94.4	96.2	436.8	48.6
Murrumbidgee SD	117.8	22.2	65.6	-8.4	183.4	9.1
Murray SD	118.7	38.0	56.4	4.3	175.0	25.0
Far West SD	1.7	-32.6	1.2	-8.2	2.9	-24.5
New South Wales	9 599.6	26.3	5 040.7	19.4	14 640.3	23.8
Canberra SD	495.8	26.0	298.7	21.2	794.6	24.1
Aust Capital Territory - Bal SD	0.1	-59.8	0.0	0.0	0.1	-59.8
Australian Capital Territory	495.9	25.9	298.7	21.2	794.7	24.1

The value of total building approved in 2002 increased by 23.8% in New South Wales and by 24.1% in the Australian Capital Territory compared to 2001. The value of residential and non-residential building rose in both New South Wales and the Australian Capital Territory.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

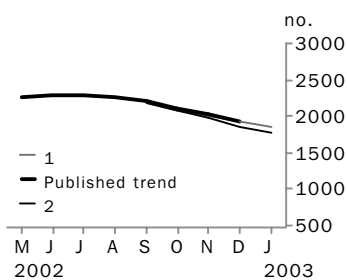
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

TREND REVISIONS

Generally, the greater the volatility of the original series, the larger the size of the revisions to trend estimates. Analysis of the building approval original series has shown that they can be revised substantially. As a result, some months can elapse before turning points in the trend series are reliably identified.

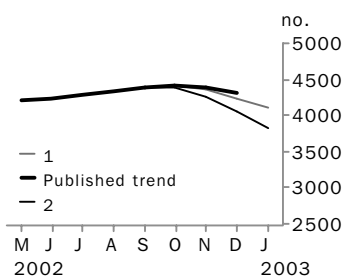
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the January seasonally adjusted estimate is higher than the December estimate by 6% for the number of private sector houses approved and 9% for total dwelling units approved; and that the January seasonally adjusted estimate is lower than the December estimate by 6% for the number of private sector houses approved and 9% for total 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



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 6% on Dec 2002</i>	% change	2 <i>falls by 6% on Dec 2002</i>	% change
August 2002	2 265	-1.3	2 256	-1.7	2 264	-1.6
September 2002	2 201	-2.9	2 183	-3.2	2 187	-3.4
October 2002	2 118	-3.8	2 093	-4.1	2 084	-4.7
November 2002	2 031	-4.1	2 003	-4.3	1 970	-5.4
December 2002	1 936	-4.7	1 916	-4.3	1 855	-5.9
January 2003	n.y.a.	n.y.a.	1 855	-3.2	1 763	-4.9

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 9% on Dec 2002</i>	% change	2 <i>falls by 9% on Dec 2002</i>	% change
August 2002	4 335	1.1	4 328	1.3	4 350	1.5
September 2002	4 391	1.3	4 388	1.4	4 399	1.1
October 2002	4 418	0.6	4 419	0.7	4 390	-0.2
November 2002	4 385	-0.8	4 360	-1.3	4 264	-2.9
December 2002	4 315	-1.6	4 241	-2.7	4 060	-4.8
January 2003	n.y.a.	n.y.a.	4 107	-3.2	3 834	-5.6

DWELLING UNITS APPROVED—NSW

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>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL						
2001						
October	2 626	2 650	2 689	2 730	5 315	5 380
November	2 774	2 780	1 936	1 988	4 710	4 768
December	2 175	2 175	1 352	1 421	3 527	3 596
2002						
January	2 064	2 068	1 595	1 623	3 659	3 691
February	2 147	2 150	997	1 131	3 144	3 281
March	1 988	1 990	1 593	1 654	3 581	3 644
April	2 232	2 233	2 616	2 648	4 848	4 881
May	2 565	2 577	2 543	2 567	5 108	5 144
June	2 210	2 210	1 460	1 508	3 670	3 718
July	2 391	2 395	1 381	1 446	3 772	3 841
August	2 333	2 337	2 345	2 353	4 678	4 690
September	2 066	2 081	1 702	1 713	3 768	3 794
October	2 243	2 252	3 798	3 811	6 041	6 063
November	2 239	2 261	2 203	2 207	4 442	4 468
December	1 694	1 710	1 806	1 818	3 500	3 528
SEASONALLY ADJUSTED						
2001						
October	2 435	2 459	n.a.	n.a.	4 916	4 981
November	2 576	2 582	n.a.	n.a.	4 265	4 323
December	2 311	2 311	n.a.	n.a.	3 790	3 859
2002						
January	2 271	2 275	n.a.	n.a.	3 947	3 979
February	2 249	2 252	n.a.	n.a.	3 321	3 458
March	2 159	2 161	n.a.	n.a.	4 009	4 072
April	2 163	2 164	n.a.	n.a.	4 954	4 987
May	2 124	2 136	n.a.	n.a.	4 449	4 485
June	2 537	2 537	n.a.	n.a.	4 067	4 115
July	2 196	2 200	n.a.	n.a.	3 138	3 207
August	2 397	2 401	n.a.	n.a.	4 809	4 821
September	2 101	2 116	n.a.	n.a.	4 024	4 050
October	2 135	2 144	n.a.	n.a.	5 686	5 708
November	2 145	2 167	n.a.	n.a.	4 056	4 082
December	1 753	1 769	n.a.	n.a.	3 541	3 569
TREND ESTIMATES						
2001						
October	2 443	2 456	1 873	1 923	4 316	4 379
November	2 432	2 443	1 788	1 846	4 220	4 289
December	2 372	2 379	1 704	1 768	4 076	4 147
2002						
January	2 301	2 305	1 690	1 756	3 991	4 061
February	2 238	2 240	1 744	1 810	3 982	4 050
March	2 208	2 210	1 844	1 907	4 052	4 117
April	2 216	2 219	1 903	1 959	4 119	4 178
May	2 248	2 252	1 914	1 961	4 162	4 213
June	2 284	2 288	1 918	1 957	4 202	4 245
July	2 294	2 300	1 955	1 986	4 249	4 286
August	2 265	2 273	2 037	2 062	4 302	4 335
September	2 201	2 211	2 161	2 180	4 362	4 391
October	2 118	2 131	2 274	2 287	4 392	4 418
November	2 031	2 047	2 330	2 338	4 361	4 385
December	1 936	1 954	2 358	2 361	4 294	4 315

DWELLING UNITS APPROVED, Percentage Change—NSW

Month	HOUSES.....		OTHER DWELLINGS....		TOTAL DWELLING UNITS	
	Private sector	Total	Private sector	Total	Private sector	Total
ORIGINAL (% change from preceding month)						
2001						
October	21.4	21.3	40.6	39.4	30.4	29.9
November	5.6	4.9	-28.0	-27.2	-11.4	-11.4
December	-21.6	-21.8	-30.2	-28.5	-25.1	-24.6
2002						
January	-5.1	-4.9	18.0	14.2	3.7	2.6
February	4.0	4.0	-37.5	-30.3	-14.1	-11.1
March	-7.4	-7.4	59.8	46.2	13.9	11.1
April	12.3	12.2	64.2	60.1	35.4	33.9
May	14.9	15.4	-2.8	-3.1	5.4	5.4
June	-13.8	-14.2	-42.6	-41.3	-28.2	-27.7
July	8.2	8.4	-5.4	-4.1	2.8	3.3
August	-2.4	-2.4	69.8	62.7	24.0	22.1
September	-11.4	-11.0	-27.4	-27.2	-19.5	-19.1
October	8.6	8.2	123.1	122.5	60.3	59.8
November	-0.2	0.4	-42.0	-42.1	-26.5	-26.3
December	-24.3	-24.4	-18.0	-17.6	-21.2	-21.0
SEASONALLY ADJUSTED (% change from preceding month)						
2001						
October	3.7	3.7	n.a.	n.a.	9.0	8.8
November	5.8	5.0	n.a.	n.a.	-13.2	-13.2
December	-10.3	-10.5	n.a.	n.a.	-11.1	-10.7
2002						
January	-1.7	-1.6	n.a.	n.a.	4.1	3.1
February	-1.0	-1.0	n.a.	n.a.	-15.9	-13.1
March	-4.0	-4.0	n.a.	n.a.	20.7	17.8
April	0.2	0.1	n.a.	n.a.	23.6	22.5
May	-1.8	-1.3	n.a.	n.a.	-10.2	-10.1
June	19.5	18.8	n.a.	n.a.	-8.6	-8.2
July	-13.4	-13.3	n.a.	n.a.	-22.8	-22.1
August	9.1	9.1	n.a.	n.a.	53.3	50.3
September	-12.3	-11.9	n.a.	n.a.	-16.3	-16.0
October	1.6	1.3	n.a.	n.a.	41.3	40.9
November	0.4	1.1	n.a.	n.a.	-28.7	-28.5
December	-18.3	-18.4	n.a.	n.a.	-12.7	-12.6
TREND ESTIMATES (% change from preceding month)						
2001						
October	2.2	2.1	-0.1	0.1	1.2	1.2
November	-0.5	-0.5	-4.5	-4.0	-2.2	-2.0
December	-2.5	-2.6	-4.7	-4.2	-3.4	-3.3
2002						
January	-3.0	-3.1	-0.8	-0.7	-2.1	-2.1
February	-2.8	-2.8	3.2	3.1	-0.2	-0.3
March	-1.3	-1.3	5.7	5.4	1.8	1.6
April	0.4	0.4	3.2	2.7	1.7	1.5
May	1.4	1.5	0.6	0.1	1.0	0.8
June	1.6	1.6	0.2	-0.2	1.0	0.8
July	0.4	0.5	1.9	1.5	1.1	1.0
August	-1.3	-1.2	4.2	3.8	1.2	1.1
September	-2.9	-2.7	6.1	5.7	1.4	1.3
October	-3.8	-3.6	5.2	4.9	0.7	0.6
November	-4.1	-3.9	2.5	2.2	-0.7	-0.8
December	-4.7	-4.5	1.2	1.0	-1.5	-1.6

VALUE OF BUILDING APPROVED—NSW

<i>Month</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(a)</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>
ORIGINAL					
2001					
October	779.8	125.1	904.9	349.2	1 254.1
November	680.0	125.4	805.4	412.6	1 218.0
December	517.0	88.5	605.4	379.4	984.8
2002					
January	528.8	119.0	647.8	332.8	980.6
February	486.7	107.8	594.4	445.0	1 039.5
March	542.2	104.6	646.8	202.2	849.0
April	754.7	134.4	889.1	464.7	1 353.7
May	767.0	177.7	944.7	398.1	1 342.8
June	568.8	115.3	684.1	197.9	882.0
July	562.8	120.8	683.5	284.9	968.4
August	700.6	168.6	869.2	378.9	1 248.1
September	551.9	156.1	708.0	497.4	1 205.4
October	1 148.0	137.7	1 285.7	434.8	1 720.5
November	771.2	131.4	902.6	931.2	1 833.8
December	631.0	112.7	743.7	472.8	1 216.5
SEASONALLY ADJUSTED					
2001					
October	681.2	120.6	801.8	n.a.	1 111.8
November	599.8	128.2	728.0	n.a.	1 234.3
December	515.2	109.8	625.0	n.a.	1 094.8
2002					
January	608.4	130.7	739.1	n.a.	1 065.1
February	517.3	110.2	627.6	n.a.	1 018.0
March	648.7	107.5	756.2	n.a.	1 047.5
April	789.3	130.7	920.0	n.a.	1 327.3
May	697.9	138.5	836.4	n.a.	1 274.7
June	625.0	124.8	749.8	n.a.	910.6
July	457.3	105.3	562.6	n.a.	753.2
August	698.5	171.1	869.6	n.a.	1 251.6
September	562.4	163.7	726.0	n.a.	1 170.1
October	1 093.3	132.2	1 225.5	n.a.	1 690.5
November	686.9	132.1	819.0	n.a.	1 892.9
December	622.3	133.2	755.6	n.a.	1 301.6
TREND ESTIMATES					
2001					
October	634.8	118.9	753.7	399.1	1 152.8
November	612.2	119.5	731.7	407.4	1 139.2
December	593.1	119.0	712.1	407.4	1 119.5
2002					
January	594.9	119.0	713.9	402.7	1 116.6
February	612.7	118.9	731.6	387.8	1 119.3
March	639.2	119.0	758.2	359.8	1 118.1
April	649.5	121.2	770.7	327.7	1 098.4
May	643.6	126.0	769.6	292.0	1 061.5
June	638.1	132.4	770.5	279.2	1 049.7
July	644.6	138.3	782.9	304.5	1 087.4
August	666.8	142.2	808.9	371.8	1 180.8
September	700.4	143.4	843.8	468.6	1 312.5
October	732.6	143.0	875.6	573.4	1 449.0
November	752.8	141.0	893.8	667.7	1 561.5
December	763.1	139.1	902.2	754.6	1 656.7

(a) Refer to Explanatory Notes paragraph 16.

VALUE OF BUILDING APPROVED, Percentage Change—NSW

Month	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non-residential building	Total building
ORIGINAL (% change from preceding month)					
2001					
October	20.2	14.6	19.4	7.6	15.9
November	-12.8	0.2	-11.0	18.2	-2.9
December	-24.0	-29.4	-24.8	-8.0	-19.1
2002					
January	2.3	34.5	7.0	-12.3	-0.4
February	-8.0	-9.4	-8.2	33.7	6.0
March	11.4	-3.0	8.8	-54.6	-18.3
April	39.2	28.5	37.5	129.8	59.4
May	1.6	32.2	6.3	-14.3	-0.8
June	-25.8	-35.1	-27.6	-50.3	-34.3
July	-1.1	4.8	-0.1	44.0	9.8
August	24.5	39.6	27.2	33.0	28.9
September	-21.2	-7.4	-18.5	31.3	-3.4
October	108.0	-11.8	81.6	-12.6	42.7
November	-32.8	-4.6	-29.8	114.2	6.6
December	-18.2	-14.2	-17.6	-49.2	-33.7
SEASONALLY ADJUSTED (% change from preceding month)					
2001					
October	-8.4	6.9	-6.4	n.a.	-9.2
November	-11.9	6.3	-9.2	n.a.	11.0
December	-14.1	-14.4	-14.1	n.a.	-11.3
2002					
January	18.1	19.0	18.3	n.a.	-2.7
February	-15.0	-15.7	-15.1	n.a.	-4.4
March	25.4	-2.5	20.5	n.a.	2.9
April	21.7	21.6	21.7	n.a.	26.7
May	-11.6	6.0	-9.1	n.a.	-4.0
June	-10.4	-9.9	-10.4	n.a.	-28.6
July	-26.8	-15.6	-25.0	n.a.	-17.3
August	52.7	62.5	54.6	n.a.	66.2
September	-19.5	-4.3	-16.5	n.a.	-6.5
October	94.4	-19.2	68.8	n.a.	44.5
November	-37.2	-0.1	-33.2	n.a.	12.0
December	-9.4	0.8	-7.7	n.a.	-31.2
TREND ESTIMATES (% change from preceding month)					
2001					
October	-0.9	2.4	-0.3	6.9	2.0
November	-3.6	0.5	-2.9	2.1	-1.2
December	-3.1	-0.4	-2.7	0.0	-1.7
2002					
January	0.3	0.0	0.3	-1.2	-0.3
February	3.0	-0.1	2.5	-3.7	0.2
March	4.3	0.1	3.6	-7.2	-0.1
April	1.6	1.8	1.6	-8.9	-1.8
May	-0.9	4.0	-0.1	-10.9	-3.4
June	-0.9	5.1	0.1	-4.4	-1.1
July	1.0	4.5	1.6	9.1	3.6
August	3.4	2.8	3.3	22.1	8.6
September	5.0	0.8	4.3	26.0	11.2
October	4.6	-0.3	3.8	22.4	10.4
November	2.8	-1.4	2.1	16.4	7.8
December	1.4	-1.3	0.9	13.0	6.1

(a) Refer to Explanatory Notes paragraph 16.

DWELLING UNITS APPROVED, Private and Public Sector—NSW: Original

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion</i>	<i>Non-residential building</i>	<i>Total dwelling units</i>
PRIVATE SECTOR (Number)						
1999-00	31 053	19 160	244	501	153	51 111
2000-01	18 997	13 469	203	774	35	33 478
2001-02	27 465	20 902	258	697	88	49 410
2001						
December	2 169	1 305	25	19	9	3 527
2002						
January	2 057	1 477	16	102	7	3 659
February	2 143	908	32	56	5	3 144
March	1 986	1 523	13	56	3	3 581
April	2 229	2 522	53	39	5	4 848
May	2 561	2 310	27	200	10	5 108
June	2 206	1 375	12	73	4	3 670
July	2 385	1 346	20	17	4	3 772
August	2 330	2 090	21	232	5	4 678
September	2 063	1 492	39	170	4	3 768
October	2 240	3 755	17	26	3	6 041
November	2 232	2 123	22	64	1	4 442
December	1 691	1 691	24	87	7	3 500
PUBLIC SECTOR (Number)						
1999-00	203	889	14	0	1	1 107
2000-01	107	892	8	0	0	1 007
2001-02	89	646	1	1	0	737
2001						
December	0	69	0	0	0	69
2002						
January	4	28	0	0	0	32
February	3	134	0	0	0	137
March	2	61	0	0	0	63
April	1	32	0	0	0	33
May	12	24	0	0	0	36
June	0	48	0	0	0	48
July	4	65	0	0	0	69
August	4	8	0	0	0	12
September	15	11	0	0	0	26
October	9	13	0	0	0	22
November	22	4	0	0	0	26
December	16	12	0	0	0	28
TOTAL (Number)						
1999-00	31 256	20 049	258	501	154	52 218
2000-01	19 104	14 361	211	774	35	34 485
2001-02	27 554	21 548	259	698	88	50 147
2001						
December	2 169	1 374	25	19	9	3 596
2002						
January	2 061	1 505	16	102	7	3 691
February	2 146	1 042	32	56	5	3 281
March	1 988	1 584	13	56	3	3 644
April	2 230	2 554	53	39	5	4 881
May	2 573	2 334	27	200	10	5 144
June	2 206	1 423	12	73	4	3 718
July	2 389	1 411	20	17	4	3 841
August	2 334	2 098	21	232	5	4 690
September	2 078	1 503	39	170	4	3 794
October	2 249	3 768	17	26	3	6 063
November	2 254	2 127	22	64	1	4 468
December	1 707	1 703	24	87	7	3 528

VALUE OF BUILDING APPROVED, Private and Public Sector—NSW: Original

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion	Total residential building	Non-residential building	Total building
PRIVATE SECTOR (\$ million)								
1999-00	4 333.5	2 359.5	26.7	1 248.5	62.9	8 030.9	3 652.2	11 683.5
2000-01	2 887.4	1 883.6	20.9	1 011.5	98.3	5 901.5	2 900.4	8 802.0
2001-02	4 402.1	3 014.4	30.7	1 246.8	130.7	8 824.7	3 184.7	12 009.5
2001								
December	330.5	179.4	2.5	81.7	4.2	598.2	234.6	832.9
2002								
January	331.9	192.4	2.3	88.0	27.4	641.9	239.4	881.3
February	349.6	121.9	4.4	92.6	8.0	576.5	335.1	911.6
March	326.7	209.6	1.6	95.2	6.7	639.9	136.8	776.7
April	359.5	390.4	6.6	122.5	3.8	882.8	412.0	1 294.8
May	423.2	338.6	2.7	123.7	48.9	937.1	280.5	1 217.5
June	376.4	187.5	1.3	104.0	8.2	677.4	142.8	820.3
July	402.0	152.3	2.7	115.6	1.3	673.9	232.2	906.1
August	386.9	311.9	1.9	121.9	44.3	866.9	338.4	1 205.3
September	361.0	186.9	4.5	124.4	25.1	702.0	455.9	1 157.9
October	385.0	760.3	1.7	132.2	2.8	1 281.9	389.1	1 671.0
November	407.5	360.0	3.3	118.0	9.2	897.9	719.2	1 617.1
December	304.5	322.1	3.8	95.2	13.5	739.2	264.3	1 003.4
PUBLIC SECTOR (\$ million)								
1999-00	28.2	99.1	2.0	19.6	0.0	148.8	860.8	1 009.8
2000-01	15.1	107.0	1.4	12.0	0.0	135.7	745.9	881.6
2001-02	14.3	72.3	0.2	27.0	0.1	113.6	1 169.6	1 283.2
2001								
December	0.0	7.1	0.0	0.1	0.0	7.2	144.7	151.9
2002								
January	0.6	4.0	0.0	1.4	0.0	5.9	93.4	99.3
February	0.5	14.7	0.0	2.8	0.0	17.9	109.9	127.9
March	0.3	5.6	0.0	1.1	0.0	7.0	65.4	72.4
April	0.2	4.6	0.0	1.6	0.0	6.3	52.6	58.9
May	1.9	3.3	0.0	2.4	0.0	7.6	117.7	125.3
June	0.0	4.9	0.0	1.8	0.0	6.7	55.0	61.7
July	0.7	7.7	0.0	1.2	0.0	9.6	52.7	62.3
August	0.9	0.9	0.0	0.5	0.0	2.3	40.5	42.8
September	2.5	1.4	0.0	2.0	0.0	6.0	41.5	47.5
October	1.4	1.3	0.0	1.1	0.0	3.8	45.8	49.6
November	3.2	0.6	0.0	1.0	0.0	4.7	211.9	216.7
December	2.6	1.8	0.0	0.2	0.0	4.5	208.5	213.1
TOTAL (\$ million)								
1999-00	4 361.9	2 458.6	28.8	1 268.1	62.9	8 180.1	4 513.0	12 692.9
2000-01	2 902.7	1 990.7	22.1	1 023.6	98.3	6 037.3	3 646.1	9 683.5
2001-02	4 416.4	3 086.9	30.9	1 273.8	130.8	8 938.0	4 354.4	13 292.5
2001								
December	330.5	186.5	2.5	81.8	4.2	605.4	379.4	984.8
2002								
January	332.5	196.3	2.3	89.4	27.4	647.8	332.8	980.6
February	350.1	136.6	4.4	95.4	8.0	594.4	445.0	1 039.5
March	327.0	215.3	1.6	96.3	6.7	646.8	202.2	849.0
April	359.7	395.0	6.6	124.1	3.8	889.1	464.7	1 353.7
May	425.1	341.9	2.7	126.1	48.9	944.7	398.1	1 342.8
June	376.4	192.4	1.3	105.8	8.2	684.1	197.9	882.0
July	402.7	160.0	2.7	116.8	1.3	683.5	284.9	968.4
August	387.8	312.8	1.9	122.4	44.3	869.2	378.9	1 248.1
September	363.6	188.3	4.5	126.4	25.1	708.0	497.4	1 205.4
October	386.3	761.6	1.7	133.2	2.8	1 285.7	434.8	1 720.5
November	410.6	360.6	3.3	118.9	9.2	902.6	931.2	1 833.8
December	307.1	323.9	3.8	95.4	13.5	743.7	472.8	1 216.5

NEW OTHER RESIDENTIAL BUILDING.....

Period	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			
NUMBER OF DWELLING UNITS										
1999-00	31 256	3 367	4 841	8 208	1 605	2 230	8 006	11 841	20 049	51 305
2000-01	19 104	1 814	3 406	5 220	985	1 848	6 308	9 141	14 361	33 465
2001-02	27 554	2 495	4 358	6 853	1 228	2 530	10 937	14 695	21 548	49 102
2001										
October	2 647	132	379	511	192	328	1 621	2 141	2 652	5 299
November	2 771	228	478	706	110	196	930	1 236	1 942	4 713
December	2 169	183	368	551	117	111	595	823	1 374	3 543
2002										
January	2 061	226	315	541	77	197	690	964	1 505	3 566
February	2 146	86	281	367	207	241	227	675	1 042	3 188
March	1 988	225	342	567	55	248	714	1 017	1 584	3 572
April	2 230	306	502	808	90	268	1 388	1 746	2 554	4 784
May	2 573	245	374	619	52	307	1 356	1 715	2 334	4 907
June	2 206	295	358	653	55	83	632	770	1 423	3 629
July	2 389	287	523	810	95	81	425	601	1 411	3 800
August	2 334	235	393	628	129	383	958	1 470	2 098	4 432
September	2 078	247	354	601	131	110	661	902	1 503	3 581
October	2 249	268	469	737	63	335	2 633	3 031	3 768	6 017
November	2 254	282	443	725	21	86	1 295	1 402	2 127	4 381
December	1 707	119	370	489	24	108	1 082	1 214	1 703	3 410

VALUE (\$ million)

1999-00	4 361.9	301.4	503.1	804.5	164.4	218.8	1 270.8	1 654.0	2 458.6	6 820.2
2000-01	2 902.7	174.9	399.2	573.9	112.4	221.1	1 083.4	1 416.9	1 990.7	4 893.3
2001-02	4 416.4	259.0	591.6	850.6	134.4	349.7	1 752.0	2 236.2	3 086.9	7 503.0
2001										
October	415.8	14.7	39.9	54.6	22.6	39.7	247.1	309.4	364.1	779.8
November	419.3	23.8	64.6	88.4	12.7	23.6	136.1	172.3	260.7	680.0
December	330.5	19.1	46.4	65.5	16.2	16.9	87.9	121.0	186.5	517.0
2002										
January	332.5	18.8	41.9	60.7	9.9	21.7	104.1	135.6	196.3	528.8
February	350.1	9.2	33.9	43.1	20.7	27.8	45.0	93.5	136.6	486.7
March	327.0	23.1	44.9	68.0	5.0	32.2	110.0	147.3	215.3	542.2
April	359.7	37.0	80.4	117.4	9.9	37.0	230.7	277.6	395.0	754.7
May	425.1	27.2	56.5	83.6	4.0	42.1	212.1	258.3	341.9	767.0
June	376.4	27.7	43.2	70.9	5.1	9.9	106.5	121.5	192.4	568.8
July	402.7	29.0	65.1	94.1	9.8	11.3	44.9	66.0	160.0	562.8
August	387.8	24.2	52.9	77.1	12.5	66.6	156.7	235.7	312.8	700.6
September	363.6	22.8	50.2	73.0	18.4	13.1	83.9	115.4	188.3	551.9
October	386.3	28.7	70.1	98.8	7.9	48.6	606.4	662.9	761.6	1 148.0
November	410.6	26.6	62.3	88.9	2.2	11.6	257.9	271.7	360.6	771.2
December	307.1	13.7	46.4	60.1	2.7	15.9	245.1	263.8	323.9	631.0

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Chain Volume Measures(a)—NSW

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
1999-00	4 948.3	2 588.7	7 501.1	1 542.4	9 048.7	4 485.1	13 467.6
2000-01	2 902.9	1 990.6	4 893.4	1 143.9	6 037.2	3 646.2	9 683.5
2001-02	4 324.4	3 036.9	7 361.3	1 404.6	8 765.9	4 278.3	13 044.2
2001							
June	833.9	599.3	1 434.2	304.4	1 739.1	751.0	2 474.9
September	1 068.8	797.8	1 866.6	333.9	2 200.4	1 167.6	3 368.0
December	1 144.0	803.6	1 947.6	332.7	2 280.3	1 126.7	3 407.0
2002							
March	987.5	536.4	1 523.9	324.2	1 848.1	957.9	2 806.0
June	1 124.1	899.1	2 023.2	413.8	2 437.1	1 026.1	3 463.2
September	1 112.7	627.6	1 740.3	429.3	2 169.6	1 111.6	3 281.2
ORIGINAL (% change from preceding quarter)							
2001							
June	20.8	54.9	33.6	19.4	30.9	-35.3	-1.5
September	28.2	33.1	30.1	9.7	26.5	55.5	36.1
December	7.0	0.7	4.3	-0.4	3.6	-3.5	1.2
2002							
March	-13.7	-33.3	-21.8	-2.6	-19.0	-15.0	-17.6
June	13.8	67.6	32.8	27.6	31.9	7.1	23.4
September	-1.0	-30.2	-14.0	3.7	-11.0	8.3	-5.3

(a) Reference year of chain volume measures is 2000-2001.
Refer to Explanatory Notes paragraphs 24-25.

(b) Refer to Explanatory Notes paragraph 16.

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

Period	<i>Hotels, motels and other short term accommodation</i>		<i>Shops.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<i>Other business premises.....</i>		<i>Educational.....</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999												
2002												
October	10	1.2	107	9.0	11	1.3	47	4.3	42	4.6	15	1.5
November	0	0.0	105	9.0	14	1.5	44	4.2	41	4.3	13	1.4
December	8	0.9	66	6.1	8	0.7	35	3.3	37	3.2	19	2.1
Value—\$200,000—\$499,999												
2002												
October	2	0.6	27	7.0	9	2.8	18	5.4	19	5.2	9	2.8
November	5	1.7	17	4.9	13	4.3	16	4.7	24	7.2	6	2.4
December	4	1.3	19	5.3	3	0.9	13	3.1	22	5.9	9	2.8
Value—\$500,000—\$999,999												
2002												
October	4	2.5	7	4.7	7	5.1	4	2.2	5	3.2	4	2.8
November	1	0.7	9	5.5	7	4.9	5	3.9	9	6.5	3	2.0
December	2	1.2	1	0.6	5	3.9	8	6.0	9	5.6	4	3.0
Value—\$1,000,000—\$4,999,999												
2002												
October	0	0.0	8	19.0	2	2.5	4	6.6	12	24.6	8	15.6
November	0	0.0	3	5.6	3	4.5	6	11.0	11	24.8	14	27.2
December	2	4.5	7	15.0	10	17.9	12	29.9	8	21.7	7	17.9
Value—\$5,000,000 and over												
2002												
October	4	37.2	2	21.7	0	0.0	1	5.5	6	74.1	2	29.6
November	2	143.4	5	402.5	1	19.0	1	8.5	2	12.7	3	18.7
December	0	0.0	0	0.0	1	53.0	1	8.2	3	35.1	2	17.2
Value—Total												
1999-00	230	328.1	1 758	1 183.8	570	322.6	1 172	791.4	1 045	662.4	381	397.2
2000-01	131	94.1	1 285	567.6	472	238.4	1 037	1 063.7	755	572.5	328	355.1
2001-02	163	186.2	1 325	690.4	453	304.8	877	869.6	789	609.1	512	730.5
2002												
October	20	41.5	151	61.4	29	11.6	74	23.9	84	111.8	38	52.2
November	8	145.8	139	427.4	38	34.2	72	32.3	87	55.4	39	51.8
December	16	7.9	93	27.0	27	76.4	69	50.5	79	71.5	41	43.1

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

Period	Religious.....		Health.....		Entertainment and recreational.....		Miscellaneous.....		Total non-residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999										
2002										
October	2	0.3	9	0.8	6	0.7	12	1.4	261	24.9
November	4	0.4	6	0.6	6	0.7	14	1.2	247	23.4
December	2	0.3	9	1.0	4	0.3	15	1.5	203	19.3
Value—\$200,000–\$499,999										
2002										
October	2	0.5	4	1.4	8	2.7	3	1.0	101	29.4
November	2	0.6	3	1.0	7	2.3	7	1.8	100	30.8
December	3	1.2	3	1.0	5	1.7	11	3.4	92	26.6
Value—\$500,000–\$999,999										
2002										
October	2	1.1	2	1.5	7	4.7	3	1.5	45	29.4
November	1	0.8	4	2.8	4	2.3	2	1.1	45	30.4
December	0	0.0	2	1.7	2	1.2	1	0.7	34	23.9
Value—\$1,000,000–\$4,999,999										
2002										
October	0	0.0	2	2.3	2	4.5	2	4.2	40	79.2
November	0	0.0	2	3.4	7	17.9	1	3.7	47	98.1
December	2	5.4	4	11.7	1	4.8	2	3.6	55	132.3
Value—\$5,000,000 and over										
2002										
October	0	0.0	7	69.4	2	20.7	2	13.8	26	271.9
November	0	0.0	1	7.7	0	0.0	1	136.0	16	748.5
December	0	0.0	3	137.1	2	13.0	1	7.0	13	270.7
Value—Total										
1999-00	73	42.0	211	349.1	327	307.1	322	129.5	6 089	4 513.0
2000-01	58	51.6	163	216.7	265	318.9	278	167.7	4 772	3 646.1
2001-02	49	46.4	229	368.0	287	318.6	311	231.1	4 995	4 354.4
2002										
October	6	1.9	24	75.3	25	33.3	22	21.9	473	434.8
November	7	1.7	16	15.6	24	23.2	25	143.8	455	931.2
December	7	6.8	21	152.5	14	21.1	30	16.1	397	472.8

VALUE OF NON-RESIDENTIAL BUILDING APPROVED—NSW: Original

Period	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total non-residential building
PRIVATE SECTOR (\$ million)											
1999-00	318.3	1 176.0	320.4	690.5	553.7	150.3	42.0	104.7	234.1	62.8	3 652.2
2000-01	90.8	563.0	237.2	973.6	400.4	97.1	51.6	99.5	294.5	93.2	2 900.4
2001-02	185.6	682.4	303.2	789.2	480.5	261.0	46.4	146.8	240.1	49.9	3 184.7
2001											
December	5.5	35.0	23.8	54.7	65.4	16.6	6.5	7.7	17.9	1.5	234.6
2002											
January	40.3	22.3	20.5	46.3	52.1	24.5	5.5	1.7	24.3	1.9	239.4
February	6.1	182.3	14.0	39.7	32.4	26.8	1.9	13.0	15.1	3.8	335.1
March	4.8	37.6	24.9	22.8	11.7	16.3	1.0	5.9	8.9	3.0	136.8
April	24.4	28.8	44.5	225.6	19.4	13.0	3.1	29.7	18.3	5.3	412.0
May	8.6	36.3	27.4	56.1	79.8	18.1	12.2	19.6	15.8	6.6	280.5
June	3.2	31.9	14.2	40.8	15.2	10.7	3.3	10.9	7.9	4.7	142.8
July	21.7	51.9	19.2	27.0	51.9	15.5	2.6	15.0	22.0	5.3	232.2
August	27.7	88.0	24.9	66.1	38.9	32.9	1.1	17.7	36.9	4.3	338.4
September	12.0	51.0	27.8	189.4	45.8	35.1	0.8	26.0	59.2	8.7	455.9
October	41.5	61.1	11.6	19.2	109.8	39.7	1.9	74.4	17.2	12.7	389.1
November	145.8	426.7	34.2	24.4	46.7	10.3	1.7	2.0	20.2	7.2	719.2
December	7.9	26.6	76.4	38.8	71.3	7.3	6.8	6.7	9.5	13.0	264.3
PUBLIC SECTOR (\$ million)											
1999-00	9.7	8.0	2.3	101.2	108.7	246.9	0.0	244.5	73.1	66.7	860.8
2000-01	3.3	4.9	1.2	89.9	172.2	258.1	0.0	117.3	24.8	74.2	745.9
2001-02	0.6	8.2	1.7	80.5	128.5	469.7	0.0	221.4	78.8	181.0	1 169.6
2001											
December	0.0	0.6	0.0	6.1	1.4	64.1	0.0	2.6	3.8	66.2	144.7
2002											
January	0.0	0.0	0.0	3.9	4.2	65.4	0.0	4.6	3.9	11.4	93.4
February	0.0	2.8	0.0	8.2	6.5	34.0	0.0	5.2	9.5	43.8	109.9
March	0.0	0.0	0.0	8.2	6.0	26.1	0.0	10.1	7.3	7.7	65.4
April	0.0	1.1	0.0	3.1	0.9	26.9	0.0	8.0	7.6	5.1	52.6
May	0.0	0.1	0.0	3.5	55.0	25.0	0.0	23.3	6.4	4.5	117.7
June	0.0	0.6	0.0	13.3	14.0	17.3	0.0	2.7	3.1	4.2	55.0
July	0.0	0.3	0.0	0.5	8.1	8.1	0.0	27.3	2.8	5.5	52.7
August	0.0	0.6	0.0	6.0	8.3	12.6	0.0	11.1	1.5	0.4	40.5
September	0.0	0.7	0.0	3.2	5.2	25.2	0.0	3.0	3.3	0.9	41.5
October	0.0	0.3	0.0	4.7	2.0	12.6	0.0	0.9	16.1	9.2	45.8
November	0.0	0.7	0.0	7.9	8.7	41.5	0.0	13.6	3.0	136.7	211.9
December	0.0	0.4	0.0	11.7	0.2	35.8	0.0	145.8	11.5	3.2	208.5
TOTAL (\$ million)											
1999-00	328.1	1 183.8	322.6	791.4	662.4	397.2	42.0	349.1	307.1	129.5	4 513.0
2000-01	94.1	567.6	238.4	1 063.7	572.5	355.1	51.6	216.7	318.9	167.7	3 646.1
2001-02	186.2	690.4	304.8	869.6	609.1	730.5	46.4	368.0	318.6	231.1	4 354.4
2001											
December	5.5	35.5	23.8	60.9	66.8	80.8	6.5	10.3	21.7	67.7	379.4
2002											
January	40.3	22.3	20.5	50.3	56.3	89.9	5.5	6.3	28.2	13.4	332.8
February	6.1	185.1	14.0	47.9	39.0	60.8	1.9	18.2	24.5	47.6	445.0
March	4.8	37.6	24.9	31.0	17.7	42.3	1.0	16.0	16.2	10.8	202.2
April	24.4	29.9	44.5	228.7	20.3	39.8	3.1	37.6	25.9	10.4	464.7
May	8.6	36.3	27.4	59.5	134.8	43.2	12.2	42.9	22.1	11.1	398.1
June	3.2	32.4	14.2	54.0	29.2	28.0	3.3	13.6	11.0	8.9	197.9
July	21.7	52.2	19.2	27.6	59.9	23.7	2.6	42.3	24.8	10.9	284.9
August	27.7	88.6	24.9	72.1	47.2	45.4	1.1	28.8	38.4	4.7	378.9
September	12.0	51.7	27.8	192.6	51.0	60.3	0.8	29.0	62.5	9.6	497.4
October	41.5	61.4	11.6	23.9	111.8	52.2	1.9	75.3	33.3	21.9	434.8
November	145.8	427.4	34.2	32.3	55.4	51.8	1.7	15.6	23.2	143.8	931.2
December	7.9	27.0	76.4	50.5	71.5	43.1	6.8	152.5	21.1	16.1	472.8

Period	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential building(b)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR									
2000-01	9 774	11 362	21 881	1 643 170	1 649 511	855 170	4 147 852	2 157 359	6 305 211
2001-02	13 205	17 474	31 455	2 383 071	2 585 387	1 044 164	6 012 623	2 388 921	8 401 543
2001									
December	1 034	1 029	2 101	173 180	146 096	64 802	384 078	196 716	580 795
2002									
January	990	1 180	2 277	180 753	156 067	95 795	432 616	152 698	585 314
February	1 066	754	1 893	194 033	105 763	78 276	378 072	294 214	672 285
March	979	1 278	2 309	181 671	180 606	74 665	436 941	106 297	543 238
April	998	2 010	3 070	181 463	329 136	100 138	610 738	334 534	945 271
May	1 119	2 028	3 366	208 907	299 987	138 205	647 098	211 305	858 404
June	1 007	1 005	2 091	197 230	146 077	84 734	428 042	98 131	526 173
July	1 040	1 035	2 100	198 235	121 960	86 910	407 104	149 421	556 525
August	936	1 677	2 858	179 428	250 643	135 762	565 832	192 075	757 907
September	887	1 147	2 205	183 903	145 476	114 655	444 034	349 725	793 759
October	963	3 447	4 445	187 868	723 868	96 035	1 007 770	238 681	1 246 451
November	1 017	1 702	2 793	215 316	293 970	92 555	601 841	664 978	1 266 818
December	722	1 429	2 255	149 631	289 406	83 518	522 555	210 065	732 620
PUBLIC SECTOR									
2000-01	38	655	701	5 343	80 181	11 409	96 933	543 908	640 841
2001-02	16	466	482	2 872	50 518	23 686	77 075	717 233	794 308
2001									
December	0	47	47	0	4 956	96	5 052	17 962	23 014
2002									
January	1	14	15	191	1 816	1 367	3 374	83 820	87 195
February	0	90	90	0	9 102	2 600	11 702	90 531	102 233
March	1	51	52	146	4 439	1 057	5 641	35 713	41 354
April	0	18	18	0	2 848	0	2 848	34 450	37 298
May	6	8	14	981	1 232	2 346	4 558	95 636	100 194
June	0	48	48	0	4 925	1 575	6 500	42 368	48 868
July	1	30	31	187	3 769	1 178	5 134	23 266	28 400
August	1	2	3	241	203	427	871	24 712	25 582
September	5	9	14	775	1 073	1 595	3 443	20 225	23 667
October	4	0	4	711	0	1 002	1 713	38 314	40 028
November	0	0	0	0	0	898	898	189 638	190 536
December	0	0	0	0	0	155	155	172 622	172 777
TOTAL									
2000-01	9 812	12 017	22 582	1 648 514	1 729 692	866 579	4 244 785	2 701 267	6 946 052
2001-02	13 221	17 940	31 937	2 385 943	2 635 905	1 067 850	6 089 698	3 106 154	9 195 851
2001									
December	1 034	1 076	2 148	173 180	151 052	64 898	389 130	214 679	603 809
2002									
January	991	1 194	2 292	180 944	157 884	97 162	435 990	236 519	672 508
February	1 066	844	1 983	194 033	114 865	80 875	389 774	384 745	774 518
March	980	1 329	2 361	181 817	185 044	75 721	442 582	142 009	584 592
April	998	2 028	3 088	181 463	331 984	100 138	613 586	368 984	982 569
May	1 125	2 036	3 380	209 888	301 218	140 550	651 657	306 941	958 597
June	1 007	1 053	2 139	197 230	151 002	86 310	434 542	140 499	575 040
July	1 041	1 065	2 131	198 422	125 729	88 087	412 238	172 687	584 925
August	937	1 679	2 861	179 668	250 846	136 188	566 702	216 787	783 489
September	892	1 156	2 219	184 678	146 549	116 249	447 477	369 950	817 427
October	967	3 447	4 449	188 579	723 868	97 037	1 009 483	276 996	1 286 479
November	1 017	1 702	2 793	215 316	293 970	93 454	602 739	854 615	1 457 354
December	722	1 429	2 255	149 631	289 406	83 673	522 710	382 687	905 397

(a) Refer to footnote (a) in Table 12.

(b) Refer to Explanatory Notes paragraph 16.

BUILDING APPROVED IN STATISTICAL AREAS—NSW—Dec Qtr 2002

	DWELLING (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non residential building	Total building
STATISTICAL AREAS									
NEW SOUTH WALES	6 210	7 598	14 059	1 104 070	1 446 084	381 850	2 932 003	1 838 808	4 770 811
Sydney (SD)	2 706	6 578	9 497	553 526	1 307 243	274 164	2 134 933	1 514 298	3 649 231
Inner Sydney (SSD)	20	2 406	2 602	4 605	544 969	45 680	595 254	331 279	926 533
Botany Bay (C)	3	0	3	558	0	1 691	2 249	8 415	10 664
Leichhardt (A)	5	14	40	948	2 200	9 038	12 186	26 740	38 926
Marrickville (A)	8	196	209	1 149	27 179	3 075	31 403	8 154	39 557
South Sydney (C)	3	1 442	1 591	600	283 422	30 951	314 973	83 490	398 462
Sydney (C) – Inner	0	23	23	0	4 950	0	4 950	184 851	189 801
Sydney (C) – Remainder	1	731	736	1 350	227 217	926	229 493	19 629	249 123
Eastern Suburbs (SSD)	36	147	187	26 180	35 825	30 678	92 683	370 999	463 682
Randwick (C)	20	84	106	6 140	12 225	9 995	28 360	17 079	45 438
Waverley (A)	2	13	17	900	3 100	7 717	11 717	351 792	363 509
Woollahra (A)	14	50	64	19 140	20 500	12 967	52 607	2 128	54 735
St George–Sutherland (SSD)	174	838	1 013	41 083	158 560	23 391	223 033	167 852	390 885
Hurstville (C)	36	67	104	7 980	8 399	2 885	19 265	2 381	21 645
Kogarah (A)	31	91	122	8 254	12 387	3 432	24 073	3 324	27 396
Rockdale (C)	21	479	500	4 953	103 487	3 354	111 794	2 870	114 664
Sutherland Shire (A)–East	55	67	122	13 640	11 037	7 136	31 812	4 861	36 674
Sutherland Shire (A)–West	31	134	165	6 256	23 250	6 584	36 089	154 416	190 505
Canterbury–Bankstown (SSD)	48	332	382	9 393	39 844	14 961	64 198	11 543	75 741
Bankstown (C)	39	163	202	7 814	16 874	4 210	28 898	4 312	33 210
Canterbury (C)	9	169	180	1 579	22 970	10 751	35 299	7 231	42 531
Fairfield–Liverpool (SSD)	186	125	315	37 829	12 829	7 471	58 129	35 219	93 348
Fairfield (C)	68	68	136	13 214	7 165	3 071	23 450	21 018	44 469
Liverpool (C)	118	57	179	24 615	5 664	4 400	34 679	14 201	48 880
Outer South Western Sydney (SSD)	240	34	279	43 418	3 535	8 434	55 387	17 059	72 446
Camden (A)	83	0	85	14 845	0	1 473	16 317	5 240	21 557
Campbelltown (C)	64	32	96	10 747	3 345	4 966	19 057	10 693	29 750
Wollondilly (A)	93	2	98	17 826	190	1 996	20 012	1 126	21 138
Inner Western Sydney (SSD)	43	369	412	12 823	89 270	8 881	110 974	6 682	117 656
Ashfield (A)	2	23	25	451	2 250	2 054	4 755	1 145	5 900
Burwood (A)	9	0	9	2 236	0	1 106	3 342	302	3 644
Canada Bay–Concord (A)	15	169	184	4 906	46 260	1 095	52 261	85	52 346
Canada Bay–Drummoyne (A)	5	163	168	1 153	39 360	2 390	42 903	2 060	44 963
Strathfield (A)	12	14	26	4 077	1 400	2 235	7 713	3 090	10 803
Central Western Sydney (SSD)	139	513	655	21 752	85 638	8 873	116 263	103 238	219 501
Auburn (A)	15	269	284	2 770	57 440	632	60 843	5 371	66 214
Holroyd (C)	51	113	165	6 547	11 992	2 582	21 120	63 416	84 536
Parramatta (C)	73	131	206	12 435	16 206	5 659	34 300	34 451	68 751
Outer Western Sydney (SSD)	284	138	425	46 228	14 906	16 179	77 313	53 587	130 900
Blue Mountains (C)	47	0	47	8 116	0	6 111	14 228	2 283	16 511
Hawkesbury (C)	82	49	133	14 214	5 338	2 776	22 328	37 959	60 288
Penrith (C)	155	89	245	23 897	9 568	7 292	40 757	13 345	54 101
Blacktown (SSD)	330	170	500	50 007	15 755	7 698	73 460	42 130	115 590
Blacktown (C) – North	262	12	274	40 712	1 380	2 807	44 900	18 870	63 770
Blacktown (C) – South-East	19	56	75	3 169	4 874	2 375	10 418	15 852	26 270
Blacktown (C) – South-West	49	102	151	6 126	9 501	2 516	18 142	7 407	25 550
Lower Northern Sydney (SSD)	88	438	528	24 023	88 735	22 805	135 564	90 295	225 858
Hunter's Hill (A)	0	0	0	0	0	1 115	1 115	3 394	4 509
Lane Cove (A)	11	0	11	3 780	0	4 974	8 754	4 930	13 684
Mosman (A)	2	2	4	861	2 400	1 484	4 744	376	5 120
North Sydney (A)	16	253	271	2 929	59 230	5 564	67 724	21 427	89 151
Ryde (C)	49	115	164	12 276	12 350	4 273	28 899	45 665	74 564
Willoughby (C)	10	68	78	4 178	14 755	5 395	24 328	14 503	38 830

DWELLINGS (no.)..... VALUE (\$'000).....

	<i>New houses</i>	<i>New other residential building</i>	<i>Total dwellings(a)</i>	<i>New houses</i>	<i>New other residential buildings</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non residential building</i>	<i>Total building</i>
STATISTICAL AREAS									
Sydney (SD) <i>continued</i>									
Central North Sydney (SSD)	605	552	1 158	135 384	108 100	32 910	276 394	93 138	369 532
Baulkham Hills (A)	357	276	634	80 698	44 500	7 313	132 511	74 879	207 390
Hornsby (A)	117	113	230	22 878	23 500	13 857	60 235	8 962	69 197
Ku-ring-gai (A)	131	163	294	31 809	40 100	11 739	83 648	9 297	92 945
Northern Beaches (SSD)	103	125	238	28 411	30 960	22 788	82 160	24 582	106 742
Manly (A)	6	39	48	2 364	16 403	4 929	23 696	3 677	27 373
Pittwater (A)	26	10	37	10 845	1 977	7 273	20 095	2 115	22 210
Warringah (A)	71	76	153	15 202	12 580	10 586	38 368	18 790	57 158
Gosford–Wyong (SSD)	410	391	803	72 390	78 317	23 413	174 120	166 697	340 817
Gosford (C)	148	315	463	33 002	71 163	14 917	119 081	90 692	209 773
Wyong (A)	262	76	340	39 389	7 154	8 497	55 039	76 004	131 043
Hunter (SD)	897	367	1 279	140 759	51 024	37 928	229 711	81 610	311 321
Newcastle (SSD)	719	319	1 052	111 501	44 788	34 429	190 719	74 783	265 503
Cessnock (C)	94	5	100	12 891	398	2 044	15 333	1 381	16 714
Lake Macquarie (C)	251	66	321	41 699	8 557	12 632	62 888	9 049	71 936
Maitland (C)	153	11	165	21 941	1 042	2 221	25 203	7 216	32 420
Newcastle (C) – Inner	0	10	14	0	1 500	3 291	4 791	1 779	6 570
Newcastle (C) – Remainder	79	104	186	11 633	15 900	11 094	38 628	45 558	84 186
Port Stephens (A)	142	123	266	23 337	17 391	3 148	43 876	9 800	53 676
Hunter SD Balance (SSD)	178	48	227	29 257	6 236	3 498	38 992	6 826	45 818
Dungog (A)	11	0	11	1 205	0	402	1 607	0	1 607
Gloucester (A)	7	0	8	1 220	0	119	1 339	723	2 061
Great Lakes (A)	106	40	146	16 661	5 176	1 316	23 153	3 400	26 553
Merriwa (A)	2	0	2	340	0	83	423	0	423
Murrurundi (A)	1	0	1	121	0	90	211	0	211
Muswellbrook (A)	3	2	5	471	166	472	1 109	0	1 109
Scone (A)	12	0	12	2 101	0	203	2 305	500	2 805
Singleton (A)	36	6	42	7 138	894	814	8 845	2 204	11 050
Illawarra (SD)	616	315	937	103 860	46 585	22 984	173 428	50 438	223 866
Wollongong (SSD)	261	251	513	49 589	42 125	12 074	103 788	34 103	137 891
Kiama (A)	24	8	32	5 394	1 260	1 813	8 467	930	9 397
Shellharbour (C)	92	15	107	16 588	1 570	2 217	20 375	13 115	33 490
Wollongong (C)	145	228	374	27 607	39 295	8 043	74 945	20 058	95 004
Nowra–Bomaderry (SSD)	99	7	106	14 049	760	772	15 580	11 115	26 695
Shoalhaven (C) – Pt A	99	7	106	14 049	760	772	15 580	11 115	26 695
Illawarra SD Balance (SSD)	256	57	318	40 222	3 700	10 138	54 060	5 220	59 280
Shoalhaven (C) – Pt B	174	57	234	25 715	3 700	4 920	34 335	5 120	39 455
Wingecarribee (A)	82	0	84	14 508	0	5 217	19 725	100	19 825
Richmond–Tweed (SD)	331	60	393	44 065	8 150	7 315	59 529	30 766	90 296
Tweed Heads (SSD)	154	44	198	18 747	6 274	1 622	26 643	17 221	43 864
Tweed (A)–Pt A	154	44	198	18 747	6 274	1 622	26 643	17 221	43 864
Lismore (SSD)	18	4	22	2 425	296	681	3 402	1 020	4 422
Lismore (C) – Pt A	18	4	22	2 425	296	681	3 402	1 020	4 422
Richmond–Tweed SD Balance (SSD)	159	12	173	22 893	1 580	5 012	29 485	12 525	42 010
Ballina (A)	60	8	68	9 476	1 260	2 250	12 986	8 229	21 215
Byron (A)	23	0	25	3 694	0	506	4 200	3 399	7 599
Kyogle (A)	3	0	3	308	0	15	323	95	418
Lismore (C) – Pt B	20	0	20	2 603	0	454	3 058	120	3 178
Richmond Valley (A) – Casino	7	0	7	924	0	90	1 014	0	1 014
Richmond Valley (A) – Bal	5	4	9	637	320	244	1 202	194	1 396
Tweed (A)–Pt B	41	0	41	5 250	0	1 453	6 703	488	7 191

DWELLINGS (no.)..... VALUE (\$'000).....

	<i>New houses</i>	<i>New other residential building</i>	<i>Total dwellings(a)</i>	<i>New houses</i>	<i>New other residential buildings</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non residential building</i>	<i>Total building</i>
STATISTICAL AREAS									
Mid-North Coast (SD)	477	98	577	71 062	15 941	10 777	97 780	58 924	156 704
Coffs Harbour (SSD)	119	2	121	18 082	300	1 253	19 635	9 544	29 179
Coffs Harbour (C) – Pt A	119	2	121	18 082	300	1 253	19 635	9 544	29 179
Port Macquarie (SSD)	58	69	128	9 586	11 130	2 015	22 731	37 414	60 145
Hastings (A) – Pt A	58	69	128	9 586	11 130	2 015	22 731	37 414	60 145
Clarence (excl. Coffs Harbour) (SSD)	122	4	127	17 443	440	4 184	22 067	4 541	26 608
Bellingen (A)	20	2	22	3 060	280	638	3 979	280	4 259
Coffs Harbour (C) – Pt B	18	0	18	2 655	0	870	3 525	240	3 765
Copmanhurst (A)	4	0	4	548	0	83	631	0	631
Grafton (C)	8	0	8	1 244	0	449	1 693	2 354	4 047
Maclean (A)	36	0	37	4 820	0	1 102	5 922	1 073	6 995
Nambucca (A)	14	2	16	1 972	160	693	2 825	595	3 420
Pristine Waters (A) – Nymbodia	6	0	6	959	0	76	1 034	0	1 034
Pristine Waters (A) – Ulmarra	16	0	16	2 184	0	273	2 457	0	2 457
Hastings (excl. Port Macquarie) (SSD)	178	23	201	25 951	4 071	3 325	33 348	7 425	40 773
Greater Taree (C)	92	23	115	13 360	4 071	1 535	18 966	1 883	20 850
Hastings (A) – Pt B	30	0	30	5 077	0	836	5 913	3 409	9 322
Kempsey (A)	56	0	56	7 514	0	954	8 468	2 133	10 601
Lord Howe Island	0	0	0	0	0	0	0	0	0
Northern (SD)	138	15	157	22 332	1 475	4 387	28 195	4 929	33 124
Tamworth (SSD)	66	6	72	10 662	408	1 517	12 586	2 149	14 735
Parry (A) – Pt A	17	0	17	2 411	0	426	2 837	73	2 910
Tamworth (C)	49	6	55	8 251	408	1 090	9 749	2 076	11 825
Northern Slopes (excl. Tamworth) (SSD)	22	0	23	3 405	0	497	3 902	80	3 982
Barraba (A)	1	0	1	150	0	0	150	0	150
Bingara (A)	2	0	2	333	0	50	383	0	383
Gunnedah (A)	5	0	5	847	0	74	921	0	921
Inverell (A)–Pt A	1	0	1	200	0	0	200	0	200
Manilla (A)	0	0	0	0	0	71	71	0	71
Nundle (A)	1	0	1	65	0	0	65	0	65
Parry (A) – Pt B	9	0	9	1 446	0	63	1 508	0	1 508
Quirindi (A)	3	0	4	365	0	227	592	0	592
Yallaroi (A)	0	0	0	0	0	12	12	80	92
Northern Tablelands (SSD)	40	9	52	6 414	1 067	1 849	9 331	2 002	11 332
Armidale Dumaresq (A) – City	12	0	12	1 823	0	527	2 350	1 156	3 506
Armidale Dumaresq (A) – Bal	2	0	2	398	0	174	572	0	572
Glen Innes (A)	3	0	3	402	0	0	402	0	402
Guyra (A)	0	0	0	0	0	38	38	0	38
Inverell (A)–Pt B	5	5	11	718	647	738	2 103	601	2 704
Severn (A)	3	0	5	440	0	156	596	0	596
Tenterfield (A)	5	0	5	772	0	76	848	120	968
Uralla (A)	4	0	4	569	0	70	639	55	694
Walcha (A)	6	4	10	1 293	420	69	1 782	70	1 852
North Central Plain (SSD)	10	0	10	1 851	0	525	2 376	699	3 075
Moree Plains (A)	4	0	4	929	0	384	1 313	200	1 513
Narrabri (A)	6	0	6	922	0	141	1 063	499	1 562
North Western (SD)	101	0	101	16 213	0	2 231	18 444	5 493	23 936
Dubbo (SSD)	64	0	64	10 509	0	1 155	11 665	2 747	14 412
Dubbo (C) – Pt A	64	0	64	10 509	0	1 155	11 665	2 747	14 412

D WELLINGS (no.)..... VALUE (\$'000).....

	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non residential building	Total building
STATISTICAL AREAS									
North Western (SD) continued									
Central Macquarie (excl.)									
Dubbo (SSD)	28	0	28	4 400	0	858	5 258	2 386	7 644
Coolah (A)	1	0	1	198	0	25	223	0	223
Coonabarabran (A)	2	0	2	240	0	104	344	0	344
Dubbo (C) – Pt B	1	0	1	65	0	10	75	0	75
Gilgandra (A)	2	0	2	328	0	117	446	243	689
Mudgee (A)	17	0	17	2 937	0	315	3 252	1 763	5 015
Narromine (A)	1	0	1	177	0	40	217	270	487
Wellington (A)	4	0	4	455	0	247	702	110	812
Macquarie–Barwon (SSD)	7	0	7	1 089	0	133	1 222	100	1 322
Bogan (A)	1	0	1	250	0	12	262	0	262
Coonamble (A)	1	0	1	180	0	68	248	100	348
Walgett (A)	3	0	3	425	0	11	436	0	436
Warren (A)	2	0	2	234	0	42	276	0	276
Upper Darling (SSD)	2	0	2	215	0	84	299	260	559
Bourke (A)	2	0	2	215	0	11	226	0	226
Brewarrina (A)	0	0	0	0	0	0	0	0	0
Cobar (A)	0	0	0	0	0	73	73	260	333
Central West (SD)	194	4	201	32 454	480	5 439	38 373	19 039	57 412
Bathurst–Orange (SSD)	105	4	112	19 192	480	2 651	22 323	16 162	38 484
Bathurst (C)	46	0	48	7 662	0	809	8 471	4 882	13 353
Blayney (A)–Pt A	6	0	6	859	0	290	1 149	3 200	4 349
Cabonne (A)–Pt A	3	0	3	1 123	0	97	1 220	0	1 220
Evans (A)–Pt A	3	0	3	628	0	0	628	0	628
Orange (C)	47	4	52	8 920	480	1 455	10 855	8 080	18 935
Central Tablelands (excl. Bathurst–Orange) (SSD)	47	0	47	7 336	0	1 288	8 624	933	9 556
Blayney (A)–Pt B	0	0	0	0	0	165	165	0	165
Cabonne (A) –Pt B	1	0	1	90	0	50	140	0	140
Evans (A)–Pt B	2	0	2	384	0	0	384	0	384
Lithgow (C)	28	0	28	4 106	0	886	4 992	808	5 799
Oberon (A)	12	0	12	2 070	0	163	2 233	125	2 358
Rylstone (A)	4	0	4	686	0	24	710	0	710
Lachlan (SSD)	42	0	42	5 926	0	1 501	7 426	1 945	9 372
Bland (A)	4	0	4	670	0	131	801	351	1 152
Cabonne (A)–Pt C	11	0	11	1 831	0	376	2 207	0	2 207
Cowra (A)	16	0	16	2 228	0	435	2 663	490	3 153
Forbes (A)	1	0	1	123	0	48	171	450	621
Lachlan (A)	4	0	4	403	0	204	607	0	607
Parkes (A)	5	0	5	651	0	284	934	654	1 588
Weddin (A)	1	0	1	20	0	24	44	0	44
South Eastern (SD)	423	142	569	65 775	13 440	8 074	87 289	34 654	121 943
Queanbeyan (SSD)	117	52	169	19 173	4 480	1 999	25 652	3 530	29 182
Queanbeyan (C)	93	52	145	14 140	4 480	695	19 315	3 240	22 555
Yarrowlumla (A)–Pt A	24	0	24	5 033	0	1 304	6 337	290	6 627

DWELLINGS (no.)..... VALUE (\$'000).....

	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non residential building	Total building
STATISTICAL AREAS									
South Eastern (SD) continued									
Southern Tablelands (excl. Queanbeyan) (SSD)									
Queanbeyan (SSD)	109	6	117	15 355	435	2 028	17 818	18 381	36 199
Boorowa (A)	6	4	10	905	255	0	1 159	0	1 159
Crookwell (A)	4	0	4	500	0	192	692	90	782
Goulburn (C)	11	0	11	1 442	0	91	1 532	1 007	2 539
Gunning (A)	3	0	3	443	0	26	469	0	469
Harden (A)	6	0	6	799	0	107	906	208	1 115
Mulwaree (A)	28	2	32	3 980	180	489	4 649	440	5 089
Tallaganda (A)	7	0	7	841	0	60	901	350	1 251
Yarrowlumla (A) - Pt B	0	0	0	0	0	98	98	0	98
Yass (A)	26	0	26	4 407	0	792	5 199	929	6 128
Young (A)	18	0	18	2 039	0	174	2 212	15 357	17 570
Lower South Coast (SSD)									
Bega Valley (A)	56	52	108	9 015	4 913	1 447	15 374	3 693	19 067
Eurobodalla (A)	115	30	146	17 786	3 343	1 430	22 559	6 597	29 157
Snowy (SSD)									
Bombala (A)	2	0	2	75	0	260	335	506	841
Cooma-Monaro (A)	11	0	12	1 489	0	477	1 966	655	2 621
Snowy River (A)	13	2	15	2 883	270	433	3 586	1 292	4 878
Murrumbidgee (SD)									
Wagga Wagga (SSD)	72	8	82	11 473	726	1 489	13 688	1 460	15 148
Wagga Wagga (C) - Pt A	72	8	82	11 473	726	1 489	13 688	1 460	15 148
Central Murrumbidgee (excl. Wagga Wagga) (SSD)									
Coolamon (A)	4	0	4	500	0	196	696	0	696
Cootamundra (A)	11	2	13	1 513	420	36	1 969	1 280	3 249
Gundagai (A)	1	0	1	60	0	11	71	0	71
Junee (A)	4	0	4	879	0	106	985	0	985
Lockhart (A)	0	0	0	0	0	11	11	0	11
Narrandera (A)	1	0	1	81	0	91	172	80	252
Temora (A)	4	0	4	567	0	180	747	0	747
Tumut (A)	11	0	11	1 703	0	187	1 890	361	2 251
Wagga Wagga (C) - Pt B	6	0	6	882	0	334	1 216	0	1 216
Lower Murrumbidgee (SSD)									
Carrathool (A)	0	0	0	0	0	0	0	570	570
Griffith (C)	32	0	32	6 075	0	979	7 054	347	7 401
Hay (A)	3	0	3	488	0	31	519	7 986	8 506
Leeton (A)	8	0	8	1 185	0	170	1 355	1 250	2 605
Murrumbidgee (A)	3	0	3	517	0	41	557	260	817
Murray (SD)									
Albury (SSD)	88	7	95	15 282	400	2 989	18 671	14 543	33 214
Albury (C)	58	7	65	10 310	400	2 604	13 314	14 543	27 857
Hume (A)	30	0	30	4 972	0	385	5 357	0	5 357
Upper Murray (excl. Albury) (SSD)									
Corowa (A)	13	0	13	2 608	0	330	2 939	3 725	6 663
Culcairn (A)	1	0	1	340	0	11	351	0	351
Holbrook (A)	2	0	2	455	0	27	482	0	482
Tumbarumba (A)	0	0	0	0	0	54	54	0	54
Urana (A)	1	0	1	125	0	50	175	4 300	4 475
Central Murray (SSD)									
Berrigan (A)	14	0	14	2 342	0	233	2 575	485	3 060
Conargo (A)	1	0	1	110	0	0	110	0	110
Deniliquin (A)	6	2	8	862	200	32	1 093	595	1 688
Jerilderie (A)	0	0	0	0	0	0	0	0	0
Murray (A)	19	0	19	2 743	0	304	3 047	130	3 177
Wakool (A)	4	0	4	493	0	111	604	270	874

DWELLINGS (no.)..... VALUE (\$'000).....

	<i>New houses</i>	<i>New other residential building</i>	<i>Total dwellings(a)</i>	<i>New houses</i>	<i>New other residential buildings</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non residential building</i>	<i>Total building</i>
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STATISTICAL AREAS

Murray (SD) continued

Murray-Darling (SSD)	17	0	17	2 542	0	302	2 844	560	3 404
Balranald (A)	3	0	3	547	0	0	547	0	547
Wentworth(A)	14	0	14	1 995	0	302	2 297	560	2 857
Far West (SD)	1	0	1	200	0	247	447	454	901
Far West (SSD)	1	0	1	200	0	247	447	454	901
Broken Hill (C)	1	0	1	200	0	247	447	304	751
Central Darling (A)	0	0	0	0	0	0	0	150	150
Unincorp. Far West	0	0	0	0	0	0	0	0	0

STATISTICAL DISTRICT

Newcastle NSW	719	319	1 052	111 501	44 788	34 429	190 719	74 783	265 503
Wollongong NSW	261	251	513	49 589	42 125	12 074	103 788	34 103	137 891
Nowra-Bomaderry NSW	99	7	106	14 049	760	772	15 580	11 115	26 695
Bathurst-Orange NSW	105	4	112	19 192	480	2 651	22 323	16 162	38 484
Lismore NSW	18	4	22	2 425	296	681	3 402	1 020	4 422
Coffs Harbour NSW	119	2	121	18 082	300	1 253	19 635	9 544	29 179
Port Macquarie NSW	58	69	128	9 586	11 130	2 015	22 731	37 414	60 145
Tamworth NSW	66	6	72	10 662	408	1 517	12 586	2 149	14 735
Dubbo NSW	64	0	64	10 509	0	1 155	11 665	2 747	14 412
Wagga Wagga NSW	72	8	82	11 473	726	1 489	13 688	1 460	15 148
Albury-Wodonga NSW/VIC	192	7	200	32 490	400	5 335	38 225	19 558	57 783
Gold Coast-Tweed QLD/NSW	903	1 690	2 597	157 650	419 954	14 788	592 392	183 585	775 977
Canberra-Queanbeyan ACT/NSW	703	392	1 095	109 415	59 420	20 873	189 707	95 185	284 892

(a) Includes conversions and dwelling units approved as part of alterations and additions or the construction of non-residential buildings.

(b) Refer to Explanatory Notes paragraph 16.

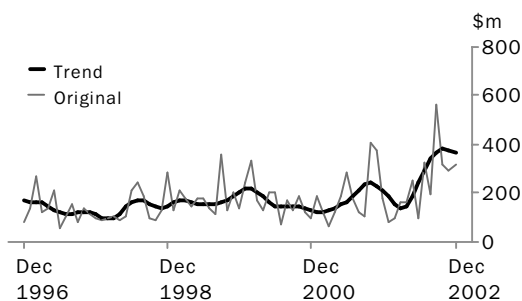
BUILDING APPROVALS KEY FEATURES: ACT

KEY FIGURES

	Oct 2002	Nov 2002	Dec 2002
Dwelling units approved			
Original	318	292	316
Trend	380	377	371

	% change Sep 2002 to Oct 2002	% change Oct 2002 to Nov 2002	% change Nov 2002 to Dec 2002
Dwelling units approved			
Original	-43.9	-8.2	8.2
Trend	3.1	-0.7	-1.6

DWELLING UNITS APPROVED



KEY POINTS

TREND ESTIMATE

- The trend estimate for total dwelling units approved increased by 3.1% in October 2002 and fell 0.7% and 1.6% in November and December 2002.

ORIGINAL ESTIMATES

- There were 926 dwelling units approved in the December 2002 quarter, a decrease of 14.8% or 161 dwelling units from the September 2002 quarter. The highest number of approvals in the December 2002 quarter were in Amaroo (178) and Kingston (167).
- During the December 2002 quarter there were 586 new houses and 340 other residential dwellings approved. The number of new houses approved rose by 120 while other residential building fell by 281 compared with the September 2002 quarter.
- The value of total building work fell by 4.8% to \$255.7 million in the December 2002 quarter. Residential building fell 4.2% to \$164.1 million and non-residential building fell by 5.9% to \$91.7 million.

DWELLING UNITS APPROVED, Private and Public Sector—ACT: Original & Trend Estimates

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion	Non-residential building	Total dwelling units	Total dwelling units trend estimates
PRIVATE SECTOR (Number)							
1999-00	1 477	772	3	68	0	2 320	n.a.
2000-01	924	715	1	0	1	1 641	n.a.
2001-02	1 169	984	3	0	1	2 157	n.a.
2001							
December	107	72	1	0	0	180	n.a.
2002							
January	57	0	0	0	0	57	n.a.
February	68	27	2	0	0	97	n.a.
March	145	18	0	0	0	163	n.a.
April	98	67	0	0	1	166	n.a.
May	126	123	0	0	0	249	n.a.
June	80	15	0	0	0	95	n.a.
July	164	144	0	0	0	308	n.a.
August	160	28	0	0	0	188	n.a.
September	99	441	0	0	0	540	n.a.
October	193	52	0	0	0	245	n.a.
November	222	43	0	0	0	265	n.a.
December	131	185	0	0	0	316	n.a.
PUBLIC SECTOR (Number)							
1999-00	23	32	0	0	0	55	n.a.
2000-01	43	64	0	0	0	107	n.a.
2001-02	45	30	0	0	0	75	n.a.
2001							
December	0	0	0	0	0	0	n.a.
2002							
January	16	6	0	0	0	22	n.a.
February	0	0	0	0	0	0	n.a.
March	0	4	0	0	0	4	n.a.
April	0	0	0	0	0	0	n.a.
May	0	0	0	0	0	0	n.a.
June	0	0	0	0	0	0	n.a.
July	20	0	0	0	0	20	n.a.
August	4	0	0	0	0	4	n.a.
September	19	8	0	0	0	27	n.a.
October	13	60	0	0	0	73	n.a.
November	27	0	0	0	0	27	n.a.
December	0	0	0	0	0	0	n.a.
TOTAL (Number)							
1999-00	1 500	804	3	68	0	2 375	n.a.
2000-01	967	779	1	0	1	1 748	n.a.
2001-02	1 214	1 014	3	0	1	2 232	n.a.
2001							
December	107	72	1	0	0	180	212
2002							
January	73	6	0	0	0	79	184
February	68	27	2	0	0	97	158
March	145	22	0	0	0	167	139
April	98	67	0	0	1	166	147
May	126	123	0	0	0	249	187
June	80	15	0	0	0	95	242
July	184	144	0	0	0	328	295
August	164	28	0	0	0	192	339
September	118	449	0	0	0	567	368
October	206	112	0	0	0	318	380
November	249	43	0	0	0	292	377
December	131	185	0	0	0	316	371

VALUE OF BUILDING APPROVED, Private and Public Sector—ACT: 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(a)	Total building
PRIVATE SECTOR (\$ '000)								
1999-00	205 161	91 444	517	61 553	7 985	366 659	149 493	516 152
2000-01	149 321	90 869	60	47 077	0	287 327	100 576	387 903
2001-02	183 107	125 437	409	68 873	0	377 826	152 681	530 507
2001								
December	16 871	7 542	290	5 131	0	29 833	10 891	40 725
2002								
January	9 304	0	0	3 283	0	12 587	1 269	13 856
February	11 552	4 266	119	5 697	0	21 635	7 240	28 875
March	22 385	2 294	0	6 284	0	30 963	23 071	54 034
April	15 000	8 871	0	5 162	0	29 032	6 459	35 491
May	19 105	14 599	0	6 723	0	40 427	8 443	48 869
June	13 405	1 863	0	5 561	0	20 829	6 028	26 857
July	26 291	23 923	0	6 379	0	56 593	29 229	85 822
August	24 601	3 079	0	5 248	0	32 928	29 840	62 768
September	18 911	47 345	0	6 565	0	72 822	17 117	89 939
October	30 047	7 485	0	5 971	0	43 503	14 652	58 155
November	33 069	5 857	0	6 596	0	45 522	6 000	51 522
December	20 360	32 333	0	6 236	0	58 929	34 984	93 913
PUBLIC SECTOR (\$ '000)								
1999-00	2 162	2 016	0	4 476	0	8 654	141 902	150 555
2000-01	5 324	7 762	0	35	0	13 122	73 861	86 983
2001-02	7 455	3 304	0	534	0	11 292	91 987	103 280
2001								
December	0	0	0	0	0	0	12 758	12 758
2002								
January	3 491	1 309	0	0	0	4 800	3 266	8 066
February	0	0	0	0	0	0	3 383	3 383
March	0	280	0	0	0	280	31 244	31 524
April	0	0	0	0	0	0	9 753	9 753
May	0	0	0	0	0	0	2 070	2 070
June	0	0	0	0	0	0	7 503	7 503
July	3 300	0	0	0	0	3 300	7 783	11 083
August	745	0	0	31	0	775	858	1 633
September	3 458	1 440	0	0	0	4 898	12 537	17 435
October	2 397	9 264	0	71	0	11 732	12 776	24 508
November	4 369	0	0	0	0	4 369	11 233	15 602
December	0	0	0	0	0	0	12 010	12 010
TOTAL (\$ '000)								
1999-00	207 323	93 460	517	66 028	7 985	375 313	291 394	666 707
2000-01	154 645	98 632	60	47 112	0	300 449	174 437	474 886
2001-02	190 561	128 741	409	69 407	0	389 119	244 668	633 787
2001								
December	16 871	7 542	290	5 131	0	29 833	23 649	53 482
2002								
January	12 795	1 309	0	3 283	0	17 387	4 535	21 922
February	11 552	4 266	119	5 697	0	21 635	10 623	32 257
March	22 385	2 574	0	6 284	0	31 243	54 314	85 557
April	15 000	8 871	0	5 162	0	29 032	16 212	45 244
May	19 105	14 599	0	6 723	0	40 427	10 513	50 939
June	13 405	1 863	0	5 561	0	20 829	13 531	34 360
July	29 591	23 923	0	6 379	0	59 893	37 012	96 905
August	25 346	3 079	0	5 279	0	33 703	30 698	64 401
September	22 369	48 785	0	6 565	0	77 720	29 654	107 374
October	32 444	16 749	0	6 042	0	55 235	27 428	82 663
November	37 438	5 857	0	6 596	0	49 891	17 233	67 124
December	20 360	32 333	0	6 236	0	58 929	46 994	105 923

BUILDING APPROVED IN STATISTICAL AREAS—ACT—Dec Qtr 2002

Statistical area(c)	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non residential building	Total building
AUSTRALIAN CAPITAL TERRITORY	586	340	926	90 242	54 940	18 874	164 055	91 655	255 710
Canberra (SD)	586	340	926	90 242	54 940	18 874	164 055	91 655	255 710
North Canberra (SSD)	27	87	114	4 812	13 893	3 616	22 321	26 244	48 565
Acton	0	0	0	0	0	0	0	15 261	15 261
Ainslie	3	0	3	466	0	944	1 411	0	1 411
Braddon	0	0	0	0	0	126	126	322	448
Campbell	1	0	1	220	0	358	578	0	578
City	0	0	0	0	0	0	0	6 267	6 267
Dickson	0	0	0	0	0	128	128	556	684
Downer	2	2	4	267	233	450	949	0	949
Duntroon	13	42	55	2 397	7 803	0	10 200	0	10 200
Hackett	0	0	0	0	0	211	211	0	211
Kowen	0	0	0	0	0	0	0	0	0
Lyneham	0	43	43	0	5 857	135	5 992	0	5 992
Majura	0	0	0	0	0	0	0	2 780	2 780
O'Connor	4	0	4	760	0	61	821	50	871
Reid	0	0	0	0	0	633	633	350	983
Russell	0	0	0	0	0	0	0	0	0
Turner	1	0	1	291	0	100	390	0	390
Watson	3	0	3	410	0	470	880	658	1 538
Belconnen (SSD)	110	8	118	14 742	1 133	3 631	19 506	21 348	40 854
Aranda	0	0	0	0	0	41	41	0	41
Belconnen Town Centre	0	0	0	0	0	0	0	1 051	1 051
Belconnen-SSD Bal	0	0	0	0	0	0	0	250	250
Bruce	13	0	13	1 944	0	68	2 012	17 650	19 662
Charnwood	0	0	0	0	0	11	11	0	11
Cook	1	0	1	198	0	80	278	0	278
Dunlop	91	0	91	12 112	0	167	12 278	0	12 278
Evatt	0	0	0	0	0	350	350	0	350
Florey	0	0	0	0	0	255	255	1 067	1 322
Flynn	0	0	0	0	0	177	177	0	177
Fraser	0	0	0	0	0	14	14	0	14
Giralang	0	0	0	0	0	316	316	0	316
Hawker	2	0	2	179	0	282	461	0	461
Higgins	1	0	1	126	0	63	190	0	190
Holt	0	0	0	0	0	91	91	1 330	1 421
Kaleen	0	8	8	0	1 133	701	1 833	0	1 833
Latham	0	0	0	0	0	150	150	0	150
McKellar	0	0	0	0	0	148	148	0	148
Macgregor	0	0	0	0	0	163	163	0	163
Macquarie	0	0	0	0	0	42	42	0	42
Melba	0	0	0	0	0	0	0	0	0
Page	0	0	0	0	0	41	41	0	41
Scullin	0	0	0	0	0	174	174	0	174
Spence	0	0	0	0	0	120	120	0	120
Weetangera	2	0	2	183	0	177	360	0	360
Woden Valley (SSD)	13	0	13	1 668	0	2 279	3 947	1 411	5 359
Chiffley	0	0	0	0	0	137	137	0	137
Curtin	3	0	3	389	0	582	970	0	970
Farrer	0	0	0	0	0	212	212	0	212
Garran	3	0	3	437	0	14	450	611	1 061
Hughes	2	0	2	244	0	481	725	0	725
Isaacs	0	0	0	0	0	133	133	0	133
Lyons	1	0	1	73	0	20	93	0	93
Mawson	4	0	4	526	0	351	877	53	930
O'Malley	0	0	0	0	0	30	30	0	30
Pearce	0	0	0	0	0	310	310	0	310
Phillip	0	0	0	0	0	10	10	748	758
Torrens	0	0	0	0	0	0	0	0	0

Statistical area(c)	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non residential building	Total building
Weston Creek–Stromlo (SSD)	1	2	3	139	237	1 435	1 811	471	2 282
Chapman	0	0	0	0	0	217	217	0	217
Duffy	0	0	0	0	0	110	110	0	110
Fisher	0	0	0	0	0	212	212	0	212
Holder	0	0	0	0	0	125	125	0	125
Rivett	0	0	0	0	0	102	102	0	102
Stirling	0	2	2	0	237	69	306	0	306
Stromlo	0	0	0	0	0	0	0	0	0
Waramanga	0	0	0	0	0	182	182	0	182
Weston	1	0	1	139	0	418	557	0	557
Weston Creek–Stromlo – SSD Bal	0	0	0	0	0	0	0	471	471
Tuggeranong (SSD)	88	40	128	13 268	3 993	5 184	22 445	2 813	25 258
Banks	43	10	53	6 882	1 176	151	8 209	0	8 209
Bonython	0	0	0	0	0	298	298	0	298
Calwell	17	0	17	1 436	0	205	1 641	0	1 641
Chisholm	0	0	0	0	0	248	248	0	248
Conder	16	0	16	2 878	0	204	3 082	0	3 082
Fadden	0	0	0	0	0	186	186	0	186
Gilmore	0	0	0	0	0	310	310	0	310
Gordon	12	18	30	2 072	1 461	589	4 122	0	4 122
Gowrie	0	0	0	0	0	138	138	0	138
Greenway	0	12	12	0	1 356	0	1 356	2 523	3 879
Isabella Plains	0	0	0	0	0	296	296	0	296
Kambah	0	0	0	0	0	670	670	290	960
Macarthur	0	0	0	0	0	82	82	0	82
Monash	0	0	0	0	0	338	338	0	338
Oxley	0	0	0	0	0	182	182	0	182
Richardson	0	0	0	0	0	84	84	0	84
Theodore	0	0	0	0	0	339	339	0	339
Tuggeranong–SSD Bal	0	0	0	0	0	0	0	0	0
Wanniassa	0	0	0	0	0	864	864	0	864
South Canberra (SSD)	19	167	186	4 122	30 000	2 382	36 504	37 099	73 604
Barton	0	0	0	0	0	110	110	510	620
Deakin	5	0	5	1 183	0	152	1 335	1 300	2 635
Forrest	1	0	1	342	0	24	365	4 789	5 155
Fyshwick	0	0	0	0	0	0	0	986	986
Griffith	1	0	1	200	0	820	1 020	722	1 742
Harman	0	0	0	0	0	0	0	0	0
Hume	0	0	0	0	0	0	0	579	579
Jerrabomberra	0	0	0	0	0	0	0	0	0
Kingston	0	167	167	0	30 000	0	30 000	2 585	32 585
		.0							
Narrabundah	2	0	2	291	0	584	874	0	874
Oaks Estate	0	0	0	0	0	0	0	0	0
Parkes	0	0	0	0	0	0	0	712	712
Pialligo	0	0	0	0	0	0	0	20 000	20 000
Red Hill	4	0	4	916	0	427	1 343	1 616	2 960
Symonston	1	0	1	75	0	0	75	0	75
Yarralumla	5	0	5	1 116	0	266	1 382	3 300	4 682
Gungahlin–Hall (SSD)	328	36	364	51 491	5 684	346	57 521	2 268	59 789
Amaroo	178	0	178	24 210	0	12	24 223	0	24 223
Gungahlin–Hall – SSD Bal	60	36	96	9 290	5 684	0	14 974	247	15 221
Hall	0	0	0	0	0	0	0	0	0
Mitchell	0	0	0	0	0	0	0	1 787	1 787
Ngunnawal	3	0	3	524	0	184	708	234	942
Nicholls	86	0	86	17 210	0	36	17 246	0	17 246
Palmerston	1	0	1	257	0	114	371	0	371
Australian Capital Territory - Bal	0	0	0	0	0	0	0	0	0

(a) Includes conversions and dwelling units approved as part of alterations and additions or the construction of non-residential buildings.

(b) Refer to Explanatory Notes paragraph 16.

(c) Data for the statistical district of Canberra-Queanbeyan is located in table 12.

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
- permits issued by ACT Building, Electrical and Plumbing Control—Department of Urban Services
- 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 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.

5 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).

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 GST. Where it has been 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 CLASSIFICATIONS

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.

13 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.

14 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.

15 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.

16 The Type of Work classification refers to the building activity carried out. Conversion jobs are shown separately in tables 5, 6, 13 and 14. However, in other tables they are included within existing categories, as follows: in tables 1, 2, 11, 12 and 15 they are included in the appropriate Type of Building category, and in tables 3, 4, 11, 12 and 15 they are included in the 'Alterations and additions to residential buildings' category.

EXPLANATORY NOTES

SEASONAL ADJUSTMENT

17 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.

18 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.

19 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).

20 Some of the component series have been seasonally adjusted independently. Therefore, the adjusted components may not add to the adjusted totals.

21 As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. The timing of this review may vary and when appropriate will be notified in the 'Data Notes' section of this publication.

TREND ESTIMATES

22 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 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.

23 While the smoothing techniques described in paragraph 24 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.

CHAIN VOLUME MEASURES

24 The chain volume measures appearing in this publication are annually re-weighted chain Laspeyres indexes referenced to current price values in a chosen reference year. The reference year will be updated annually in the September 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 therefore only reflect volume changes. The direct impact of the GST is a price change, and hence is removed from chain volume estimates.

25 Further information on the nature and concepts of chain volume measures is contained in the ABS publication *Information Paper: Introduction of Chain Volume Measures in the Australian National Accounts* (cat. no. 5248.0).

EXPLANATORY NOTES

AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)	<p>26 Area statistics are now being classified to the <i>Australian Standard Geographical Classification (ASGC), 2002 Edition</i> (cat. no. 1216.0), effective from 1 July 2002. Building work approved before July 2002 was classified according to the current editions 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.</p> <p>27 Some Statistical Districts straddle state/territory boundaries. The Gold Coast–Tweed Statistical District lies partly in New South Wales and partly in Queensland, the Canberra–Queanbeyan Statistical District lies partly in New South Wales and partly in the Australian Capital Territory, and the Albury–Wodonga Statistical District lies partly in New South Wales and partly in Victoria.</p>
ABS DATA AVAILABLE ON REQUEST	<p>28 As well as the statistics included in this and related publications, the ABS may have other relevant data available on request. Inquiries should be made to the National Information and Referral Service on 1300 135 070.</p>
RELATED PUBLICATIONS	<p>29 Users may also wish to refer to the following publications:</p> <ul style="list-style-type: none"> ▪ <i>Building Activity, Australia</i>, cat. no. 8752.0 ▪ <i>Building Activity, Australia: Dwelling Unit Commencements</i>, cat. no. 8750.0 ▪ <i>Building Activity, Australian Capital Territory</i>, cat. no. 8752.8 ▪ <i>Building Activity, New South Wales</i>, cat. no. 8752.1 ▪ <i>Building Approvals, Australia</i>, cat. no. 8731.0 ▪ <i>Construction Work Done, Australia, Preliminary</i>, cat. no. 8755.0 ▪ <i>Engineering Construction Activity, Australia</i>, cat. no. 8762.0 ▪ <i>House Price Indexes: Eight Capital Cities</i>, cat. no. 6416.0 ▪ <i>Housing Finance for Owner Occupation, Australia</i>, cat. no. 5609.0 ▪ <i>Producer Price Indexes, Australia</i>, cat. no. 6427.0. <p>30 While building approvals value series are shown inclusive of GST, this is different to the value series shown in the Building Activity publications (cat. nos 8752.0, 8752.1 and 8755.0), in which residential work will be published inclusive of GST and non-residential work exclusive of GST. In the <i>Engineering Construction Activity, Australia</i> (cat. no. 8762.0) all values will exclude GST.</p>
ROUNDING	<p>31 When figures have been rounded, discrepancies may occur between sums of the component items and totals.</p>
SYMBOLS AND OTHER USAGES	<p>n.a. not available</p> <p>n.y.a. not yet available</p> <p>A Area</p> <p>C City</p> <p>SD Statistical Division</p> <p>SLA Statistical Local Area</p> <p>SSD Substatistical SubDivision</p>

GLOSSARY

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 16.
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 April 1998 issue. Prior to that issue, conversions were published as part of the 'Conversions, etc.' category or included elsewhere within a table. Prior to July 1996, Table 5 and 13 includes the number of Conversions in the 'Alterations and additions to residential buildings' category while Table 6 and 14 includes the value of Conversions in the 'Alterations and additions to residential buildings, creating dwellings' category. See also Explanatory Notes paragraph 16.
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.

GLOSSARY

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.
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 April 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 7 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.

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