

BUILDING APPROVALS NSW AND ACT

EMBARGO: 11:30AM (CANBERRA TIME) FRI 7 NOV 2003

SEPTEMBER KEY FIGURES

NEW SOUTH WALES (a)

	Jul 2003	Aug 2003	Sep 2003
Dwelling units approved			
Original	4 367	4 056	4 325
Seasonally adjusted	3 980	4 204	4 281
Trend	3 998	4 099	4 193

	% change Jun 2003 to Jul 2003	% change Jul 2003 to Aug 2003	% change Aug 2003 to Sep 2003
Dwelling units approved			
Original	23.2	-7.1	6.6
Seasonally adjusted	3.6	5.6	1.8
Trend	2.4	2.5	2.3

SEPTEMBER KEY POINTS

NEW SOUTH WALES (a)

TREND ESTIMATES

- The trend estimate for total dwelling units approved rose by 2.4% for July 2003, 2.5% for August 2003 and 2.3% for September 2003.
- The trend estimate for private sector houses approved has risen for the last seven months. The series rose by 1.1% in September 2003 following rises of 1.3% in both July and August 2003.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units approved in September 2003 rose by 1.8% to 4,281. This estimate was 9.3% higher than the estimate for September 2002.
- The seasonally adjusted estimate for private sector houses rose by 8.7% to 2,183 in September 2003. The estimate for July 2003 was 12.2% lower than for July 2002, August 2003 was 12.8% lower than August 2002, while September 2003 was 4.4% higher than September 2002.

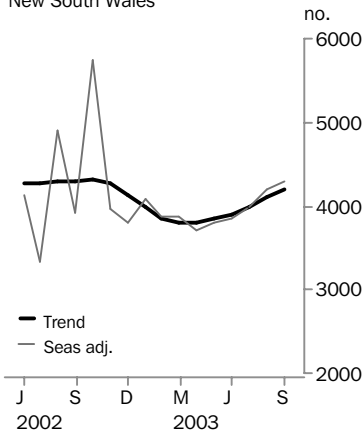
ORIGINAL ESTIMATES

- The total number of dwelling units approved in the September 2003 quarter rose by 12.9% to 12,748 from the June 2003 quarter estimate of 11,291.
- The value of total building approved in the September 2003 quarter rose by \$653.7 million or 18.7% from the June 2003 quarter. Residential building rose by 23.4% to \$2,742.3 million and non-residential building rose by 10.3% to \$1,412.6 million.

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

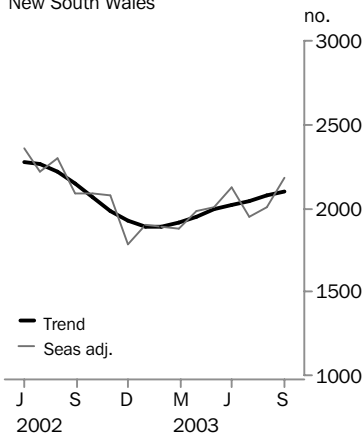
Dwelling units approved

New South Wales



Private sector houses approved

New South Wales



INQUIRIES

- For further information about these and related statistics, contact Darryl Rowe on Adelaide (08) 8237 7596 or the National Information and Referral Service on 1300 135 070.

ABOUT THIS ISSUE

This September quarter 2003 issue is the final issue of this publication.

In future, all data in this publication will be available in other ABS products, viz:

- From the October 2003 issue, Building Approvals Australia (cat. no. 8731.0) will be expanded to include the state and territory data series of interest to most users. A copy of the proposed publication is available on the ABS website. (see www.abs.gov.au and press the Publications icon, then go to 8731.0)
- A Building Approvals data cube—contains most of the variables in this publication.
- The on-line AusStats service—under Building Approvals Australia (cat. no. 8731.0).
- The ABS web site—in the Main Features for Building Approvals Australia (cat. no. 8731.0).

For further information on these alternative sources and how to access them, please refer to the letter enclosed.



CHANGES IN THIS ISSUE

Quarterly chain volume data incorporate a new base year, 2001-02, which has resulted in revisions to growth rates, small in most cases, for subsequent periods. In addition, the reference year has been advanced to 2001-02, thereby preserving additivity in the quarters after the reference year. Re-referencing resulted in revisions to levels, but not growth rates, for all periods (see paragraphs 25-26 of the Explanatory Notes).

Area statistics are now classified to the Australian Standard Geographical Classification, 2003 Edition (see paragraphs 27-28 of the Explanatory Notes).



DATA NOTES

Estimates have been included in this issue for one council that was unable to report all building work approved in their municipality this month: Holroyd (New South Wales).

A special article 'Functional Classification of Buildings', containing data for 2001-02 and 2002-03 was included in the September 2003 issue of Building Approvals Australia (cat. no. 8731.0). This and other articles are available from the ABS website at www.abs.gov.au. Go to the 'Feature Articles' link on the home page, then select 'Industry/Construction'.



REVISIONS THIS QUARTER

There have been revisions made to total dwelling units since the last issue of this publication, resulting in an additional 71 dwellings in NSW in 2002-03.

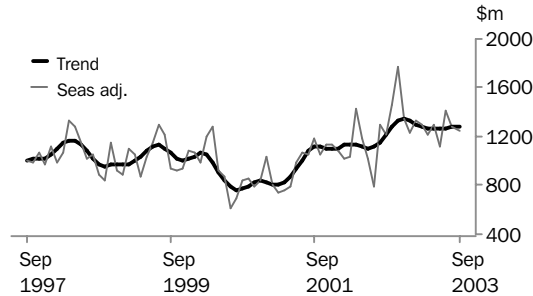


John Struik
Regional Director, New South Wales

VALUE OF BUILDING APPROVED: New South Wales

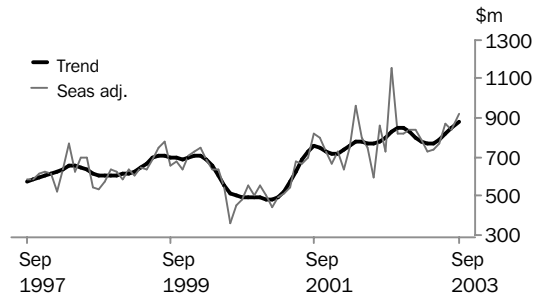
VALUE OF TOTAL BUILDING

The trend estimate of the value of total building approved has risen for each month of the September 2003 quarter.



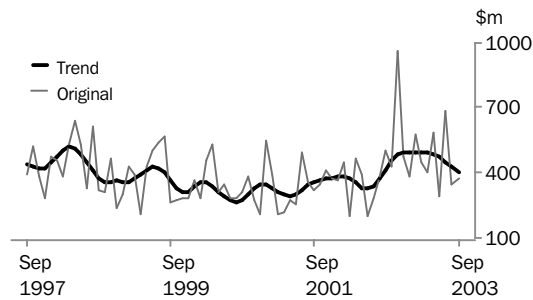
VALUE OF RESIDENTIAL BUILDING

The trend estimate of the value of residential building approved has increased for the last five months, following five months of decline.



VALUE OF NON-RESIDENTIAL BUILDING

The trend estimate of the value of non-residential building approved has fallen for the past six months.



DWELLINGS APPROVED : 2002-03 : NSW

TYPE OF DWELLING

The number of dwelling units approved in New South Wales during 2002-03 is shown in the table below, for each type of dwelling category, together with the distribution of each dwelling category as a percentage of total dwelling units approved for 2001-02 and 2002-03.

DWELLING UNITS BY TYPE			
<i>Type of dwelling</i>	<i>Number of units</i>	<i>2001-02 % of total dwellings</i>	<i>2002-03 % of total dwellings</i>
New residential			
Houses	24 514	54.7	50.2
Other residential building			
Semi-detached, row or terrace houses, townhouses etc of:			
1 storey	2 772	5.0	5.7
2 or more storeys	5 249	8.7	10.7
<i>Total</i>	8 021	13.6	16.4
Flats, units, apartments in a building of:			
1 or 2 storeys	1 000	2.4	2.0
3 storeys	2 360	5.0	4.8
4 or more storeys	11 613	22.1	23.8
<i>Total</i>	14 973	29.6	30.7
<i>Total other residential building</i>	22 994	43.2	47.1
Other			
Alterations and additions to residential building	249	0.5	0.5
Conversions	988	1.4	2.0
Non-residential building	83	0.2	0.2
Total building	48 828	100.0	100.0

SUMMARY COMMENT

The total number of dwelling units approved in 2002-03 was 48,828, a decline of 1,503 (or 3.0%) from the previous financial year. The number of houses as a proportion of total dwelling units approved has fallen slightly from 54.7% in 2001-02 to 50.2% in 2002-03, while the number of other residential dwellings has risen from 43.2% of total dwellings in 2001-2002 to 47.1% in 2002-03.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

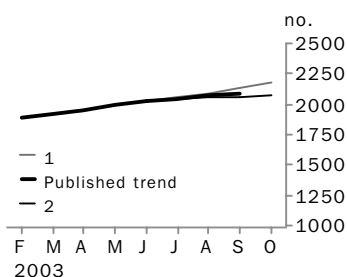
Recent seasonally adjusted and trend estimates are likely to be revised when original estimates for subsequent months become available. The approximate effect of possible scenarios on trend estimates are presented below.

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.

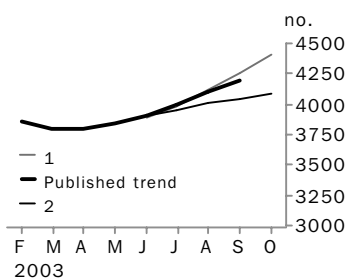
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the October seasonally adjusted estimate is higher than the September estimate by 6% for the number of private sector houses approved and 10% for total dwelling units approved; and that the October seasonally adjusted estimate is lower than the September estimate by 6% for the number of private sector houses approved and 10% 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		2	
			<i>rises by 6% on Sep 2003</i>	<i>falls by 6% on Sep 2003</i>	no.	% change
May 2003	1 989	2.0	1 994	1.6	2 003	1.8
June 2003	2 019	1.5	2 021	1.3	2 026	1.1
July 2003	2 045	1.3	2 052	1.6	2 040	0.7
August 2003	2 071	1.3	2 093	2.0	2 052	0.6
September 2003	2 094	1.1	2 139	2.2	2 062	0.5
October 2003	n.y.a.	n.y.a.	2 185	2.2	2 070	0.4

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1		2	
			<i>rises by 10% on Sep 2003</i>	<i>falls by 10% on Sep 2003</i>	no.	% change
May 2003	3 841	1.2	3 838	0.5	3 864	0.8
June 2003	3 906	1.7	3 883	1.2	3 896	0.8
July 2003	3 998	2.4	3 983	2.6	3 949	1.4
August 2003	4 099	2.5	4 117	3.4	4 004	1.4
September 2003	4 193	2.3	4 260	3.5	4 048	1.1
October 2003	n.y.a.	n.y.a.	4 410	3.5	4 090	1.0

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						
2002						
July	2 390	2 394	1 407	1 472	3 797	3 866
August	2 332	2 337	2 351	2 359	4 683	4 696
September	2 065	2 080	1 702	1 713	3 767	3 793
October	2 242	2 252	3 878	3 891	6 120	6 143
November	2 230	2 261	2 203	2 207	4 433	4 468
December	1 678	1 694	1 828	1 840	3 506	3 534
2003						
January	1 718	1 720	2 024	2 036	3 742	3 756
February	1 778	1 800	1 637	1 716	3 415	3 516
March	1 899	1 907	1 821	1 858	3 720	3 765
April	1 792	1 793	1 773	1 797	3 565	3 590
May	2 163	2 199	1 907	1 956	4 070	4 155
June	2 124	2 131	1 251	1 415	3 375	3 546
July	2 028	2 033	2 279	2 334	4 307	4 367
August	1 960	1 977	2 053	2 079	4 013	4 056
September	2 240	2 272	2 051	2 053	4 291	4 325
SEASONALLY ADJUSTED						
2002						
July	2 219	2 223	n.a.	n.a.	3 271	3 340
August	2 304	2 309	n.a.	n.a.	4 883	4 896
September	2 090	2 105	n.a.	n.a.	3 890	3 916
October	2 082	2 092	n.a.	n.a.	5 728	5 751
November	2 076	2 107	n.a.	n.a.	3 931	3 966
December	1 788	1 804	n.a.	n.a.	3 766	3 794
2003						
January	1 901	1 903	n.a.	n.a.	4 066	4 080
February	1 886	1 908	n.a.	n.a.	3 772	3 873
March	1 878	1 886	n.a.	n.a.	3 827	3 872
April	1 981	1 982	n.a.	n.a.	3 689	3 714
May	2 000	2 036	n.a.	n.a.	3 708	3 793
June	2 120	2 127	n.a.	n.a.	3 672	3 843
July	1 948	1 953	n.a.	n.a.	3 920	3 980
August	2 009	2 026	n.a.	n.a.	4 161	4 204
September	2 183	2 215	n.a.	n.a.	4 247	4 281
TREND ESTIMATES						
2002						
July	2 261	2 268	1 978	2 009	4 239	4 277
August	2 220	2 229	2 033	2 056	4 253	4 285
September	2 152	2 164	2 121	2 137	4 273	4 301
October	2 069	2 084	2 214	2 226	4 283	4 310
November	1 987	2 003	2 247	2 259	4 234	4 262
December	1 922	1 938	2 180	2 196	4 102	4 134
2003						
January	1 889	1 904	2 050	2 074	3 939	3 978
February	1 889	1 902	1 915	1 951	3 804	3 853
March	1 914	1 926	1 819	1 869	3 733	3 795
April	1 950	1 962	1 769	1 832	3 719	3 794
May	1 989	2 002	1 770	1 839	3 759	3 841
June	2 019	2 033	1 805	1 873	3 824	3 906
July	2 045	2 061	1 876	1 937	3 921	3 998
August	2 071	2 089	1 960	2 010	4 031	4 099
September	2 094	2 115	2 039	2 078	4 133	4 193

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)						
2002						
July	8.1	8.3	-3.6	-2.4	3.5	4.0
August	-2.4	-2.4	67.1	60.3	23.3	21.5
September	-11.4	-11.0	-27.6	-27.4	-19.6	-19.2
October	8.6	8.3	127.8	127.1	62.5	62.0
November	-0.5	0.4	-43.2	-43.3	-27.6	-27.3
December	-24.8	-25.1	-17.0	-16.6	-20.9	-20.9
2003						
January	2.4	1.5	10.7	10.7	6.7	6.3
February	3.5	4.7	-19.1	-15.7	-8.7	-6.4
March	6.8	5.9	11.2	8.3	8.9	7.1
April	-5.6	-6.0	-2.6	-3.3	-4.2	-4.6
May	20.7	22.6	7.6	8.8	14.2	15.7
June	-1.8	-3.1	-34.4	-27.7	-17.1	-14.7
July	-4.5	-4.6	82.2	64.9	27.6	23.2
August	-3.4	-2.8	-9.9	-10.9	-6.8	-7.1
September	14.3	14.9	-0.1	-1.3	6.9	6.6
SEASONALLY ADJUSTED (% change from preceding month)						
2002						
July	-6.0	-5.8	n.a.	n.a.	-19.9	-19.1
August	3.9	3.9	n.a.	n.a.	49.3	46.6
September	-9.3	-8.8	n.a.	n.a.	-20.3	-20.0
October	-0.4	-0.6	n.a.	n.a.	47.2	46.8
November	-0.3	0.7	n.a.	n.a.	-31.4	-31.0
December	-13.9	-14.4	n.a.	n.a.	-4.2	-4.3
2003						
January	6.3	5.5	n.a.	n.a.	8.0	7.5
February	-0.8	0.3	n.a.	n.a.	-7.2	-5.1
March	-0.4	-1.2	n.a.	n.a.	1.5	0.0
April	5.5	5.1	n.a.	n.a.	-3.6	-4.1
May	0.9	2.7	n.a.	n.a.	0.5	2.1
June	6.0	4.5	n.a.	n.a.	-1.0	1.3
July	-8.1	-8.2	n.a.	n.a.	6.8	3.6
August	3.1	3.7	n.a.	n.a.	6.1	5.6
September	8.7	9.3	n.a.	n.a.	2.1	1.8
TREND ESTIMATES (% change from preceding month)						
2002						
July	-0.6	-0.5	0.9	0.5	0.1	0.0
August	-1.8	-1.7	2.8	2.3	0.3	0.2
September	-3.0	-2.9	4.3	3.9	0.5	0.4
October	-3.9	-3.7	4.4	4.2	0.2	0.2
November	-3.9	-3.9	1.5	1.5	-1.1	-1.1
December	-3.3	-3.2	-3.0	-2.8	-3.1	-3.0
2003						
January	-1.7	-1.8	-6.0	-5.6	-4.0	-3.8
February	0.0	-0.1	-6.6	-5.9	-3.4	-3.2
March	1.3	1.3	-5.0	-4.2	-1.9	-1.5
April	1.9	1.9	-2.7	-2.0	-0.4	0.0
May	2.0	2.0	0.1	0.4	1.1	1.2
June	1.5	1.5	2.0	1.8	1.7	1.7
July	1.3	1.4	3.9	3.4	2.5	2.4
August	1.3	1.4	4.5	3.8	2.8	2.5
September	1.1	1.2	4.0	3.4	2.5	2.3

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					
2002					
July	564.7	120.8	685.5	285.4	970.9
August	702.9	168.6	871.5	382.5	1 254.0
September	551.9	160.6	712.5	502.5	1 215.0
October	1 153.0	137.7	1 290.7	434.8	1 725.5
November	771.2	131.4	902.6	965.1	1 867.7
December	634.3	113.4	747.8	480.2	1 228.0
2003					
January	632.6	104.7	737.3	387.9	1 125.2
February	647.1	133.1	780.2	574.5	1 354.7
March	587.2	150.2	737.4	450.3	1 187.7
April	551.6	132.2	683.8	402.4	1 086.2
May	656.7	157.7	814.4	586.8	1 401.2
June	587.4	134.8	722.3	291.8	1 014.0
July	813.4	143.0	956.4	691.8	1 648.2
August	642.3	215.6	858.0	343.9	1 201.9
September	770.7	157.2	927.9	376.9	1 304.8
SEASONALLY ADJUSTED					
2002					
July	476.4	123.2	599.6	n.a.	798.3
August	706.0	152.5	858.5	n.a.	1 290.1
September	572.7	156.8	729.5	n.a.	1 219.9
October	1 024.4	131.3	1 155.7	n.a.	1 467.0
November	678.6	138.6	817.2	n.a.	1 775.4
December	683.0	133.5	816.5	n.a.	1 348.2
2003					
January	712.2	126.1	838.3	n.a.	1 233.4
February	702.7	138.0	840.6	n.a.	1 336.8
March	647.2	141.5	788.7	n.a.	1 300.9
April	588.1	136.3	724.4	n.a.	1 216.2
May	612.9	126.5	739.5	n.a.	1 301.7
June	623.3	144.1	767.4	n.a.	1 113.5
July	719.4	147.7	867.1	n.a.	1 417.4
August	645.2	193.4	838.6	n.a.	1 289.7
September	774.5	145.4	919.9	n.a.	1 241.0
TREND ESTIMATES					
2002					
July	633.0	138.0	771.0	341.6	1 112.6
August	638.4	141.3	779.8	372.3	1 152.0
September	659.8	141.6	801.4	414.2	1 215.7
October	691.7	140.2	831.9	455.6	1 287.5
November	715.4	138.4	853.8	484.9	1 338.6
December	716.8	135.8	852.7	498.4	1 351.1
2003					
January	697.6	133.8	831.3	498.4	1 329.7
February	669.8	132.4	802.2	494.6	1 296.9
March	645.0	133.3	778.3	495.3	1 273.6
April	630.8	136.1	766.9	493.5	1 260.5
May	632.2	140.8	773.0	487.9	1 260.9
June	644.6	146.8	791.4	474.7	1 266.1
July	666.3	153.1	819.4	452.4	1 271.8
August	691.1	158.7	849.8	426.4	1 276.2
September	717.9	163.4	881.3	401.3	1 282.6

(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)					
2002					
July	-0.7	4.8	0.2	44.2	10.1
August	24.5	39.6	27.1	34.0	29.2
September	-21.5	-4.7	-18.2	31.4	-3.1
October	108.9	-14.3	81.2	-13.5	42.0
November	-33.1	-4.6	-30.1	122.0	8.2
December	-17.8	-13.7	-17.2	-50.2	-34.3
2003					
January	-0.3	-7.7	-1.4	-19.2	-8.4
February	2.3	27.1	5.8	48.1	20.4
March	-9.3	12.8	-5.5	-21.6	-12.3
April	-6.1	-12.0	-7.3	-10.6	-8.5
May	19.1	19.3	19.1	45.8	29.0
June	-10.6	-14.5	-11.3	-50.3	-27.6
July	38.5	6.1	32.4	137.1	62.5
August	-21.0	50.8	-10.3	-50.3	-27.1
September	20.0	-27.1	8.1	9.6	8.6
SEASONALLY ADJUSTED (% change from preceding month)					
2002					
July	-23.5	-1.7	-19.8	n.a.	-22.3
August	48.2	23.8	43.2	n.a.	61.6
September	-18.9	2.8	-15.0	n.a.	-5.4
October	78.9	-16.3	58.4	n.a.	20.3
November	-33.8	5.6	-29.3	n.a.	21.0
December	0.6	-3.7	-0.1	n.a.	-24.1
2003					
January	4.3	-5.5	2.7	n.a.	-8.5
February	-1.3	9.4	0.3	n.a.	8.4
March	-7.9	2.5	-6.2	n.a.	-2.7
April	-9.1	-3.7	-8.2	n.a.	-6.5
May	4.2	-7.2	2.1	n.a.	7.0
June	1.7	13.9	3.8	n.a.	-14.5
July	15.4	2.5	13.0	n.a.	27.3
August	-10.3	30.9	-3.3	n.a.	-9.0
September	20.0	-24.8	9.7	n.a.	-3.8
TREND ESTIMATES (% change from preceding month)					
2002					
July	-1.2	3.8	-0.3	4.1	1.0
August	0.9	2.4	1.1	9.0	3.5
September	3.4	0.2	2.8	11.3	5.5
October	4.8	-1.0	3.8	10.0	5.9
November	3.4	-1.3	2.6	6.4	4.0
December	0.2	-1.9	-0.1	2.8	0.9
2003					
January	-2.7	-1.5	-2.5	0.0	-1.6
February	-4.0	-1.0	-3.5	-0.8	-2.5
March	-3.7	0.7	-3.0	0.1	-1.8
April	-2.2	2.1	-1.5	-0.4	-1.0
May	0.2	3.5	0.8	-1.1	0.0
June	2.0	4.3	2.4	-2.7	0.4
July	3.4	4.3	3.5	-4.7	0.5
August	3.7	3.7	3.7	-5.7	0.3
September	3.9	3.0	3.7	-5.9	0.5

(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)						
2000-01	19 002	13 477	203	774	35	33 491
2001-02	27 462	21 081	262	697	88	49 590
2002-03	24 357	22 516	249	988	83	48 193
2002						
September	2 062	1 492	39	170	4	3 767
October	2 239	3 835	17	26	3	6 120
November	2 223	2 123	22	64	1	4 433
December	1 675	1 712	25	87	7	3 506
2003						
January	1 715	1 988	5	32	2	3 742
February	1 775	1 548	15	58	19	3 415
March	1 897	1 707	27	85	4	3 720
April	1 790	1 693	12	56	14	3 565
May	2 156	1 733	15	156	10	4 070
June	2 112	1 217	31	5	10	3 375
July	2 027	2 240	12	15	13	4 307
August	1 952	1 816	20	211	14	4 013
September	2 234	1 947	28	27	55	4 291
PUBLIC SECTOR (Number)						
2000-01	107	892	8	0	0	1 007
2001-02	93	646	1	1	0	741
2002-03	157	478	0	0	0	635
2002						
September	15	11	0	0	0	26
October	10	13	0	0	0	23
November	31	4	0	0	0	35
December	16	12	0	0	0	28
2003						
January	2	12	0	0	0	14
February	22	79	0	0	0	101
March	8	37	0	0	0	45
April	1	24	0	0	0	25
May	36	49	0	0	0	85
June	7	164	0	0	0	171
July	5	55	0	0	0	60
August	17	26	0	0	0	43
September	32	2	0	0	0	34
TOTAL (Number)						
2000-01	19 109	14 369	211	774	35	34 498
2001-02	27 555	21 727	263	698	88	50 331
2002-03	24 514	22 994	249	988	83	48 828
2002						
September	2 077	1 503	39	170	4	3 793
October	2 249	3 848	17	26	3	6 143
November	2 254	2 127	22	64	1	4 468
December	1 691	1 724	25	87	7	3 534
2003						
January	1 717	2 000	5	32	2	3 756
February	1 797	1 627	15	58	19	3 516
March	1 905	1 744	27	85	4	3 765
April	1 791	1 717	12	56	14	3 590
May	2 192	1 782	15	156	10	4 155
June	2 119	1 381	31	5	10	3 546
July	2 032	2 295	12	15	13	4 367
August	1 969	1 842	20	211	14	4 056
September	2 266	1 949	28	27	55	4 325

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)								
2000-01	2 890.8	1 884.2	20.9	1 011.6	98.3	5 905.5	2 900.4	8 806.1
2001-02	4 401.5	3 039.4	31.2	1 246.7	130.7	8 849.7	3 215.7	12 065.5
2002-03	4 339.1	3 609.8	31.7	1 427.5	162.5	9 570.7	4 591.0	14 161.9
2002								
September	361.0	186.9	4.5	128.9	25.1	706.5	461.0	1 167.5
October	384.8	765.3	1.7	132.2	2.8	1 286.7	388.8	1 675.5
November	406.2	360.0	3.3	117.9	9.2	896.5	753.1	1 649.7
December	302.8	327.3	4.0	95.7	13.5	743.2	267.1	1 010.4
2003								
January	306.0	324.2	0.5	100.9	2.3	734.1	298.8	1 032.9
February	327.6	305.1	1.5	112.2	15.7	762.1	464.8	1 226.9
March	352.8	228.1	4.5	117.2	25.3	728.0	324.0	1 052.0
April	326.2	222.5	1.5	116.7	9.7	676.6	359.3	1 035.9
May	390.5	253.3	1.9	138.3	13.0	797.0	483.8	1 280.8
June	392.5	168.6	3.7	130.0	0.3	695.1	217.1	912.2
July	377.5	426.7	1.5	136.1	1.2	943.1	619.8	1 562.9
August	355.0	281.4	2.8	147.9	64.1	851.2	303.5	1 154.7
September	428.6	336.2	7.9	146.5	2.2	921.4	284.7	1 206.0
PUBLIC SECTOR (\$ million)								
2000-01	15.1	107.0	1.4	12.0	0.0	135.7	745.9	881.6
2001-02	15.0	72.3	0.2	27.0	0.1	114.4	1 169.7	1 284.1
2002-03	25.6	66.3	0.0	23.3	0.0	115.3	1 153.0	1 268.2
2002								
September	2.5	1.4	0.0	2.0	0.0	6.0	41.5	47.5
October	1.6	1.3	0.0	1.1	0.0	4.0	46.1	50.0
November	4.4	0.6	0.0	1.0	0.0	6.1	211.9	218.0
December	2.6	1.8	0.0	0.2	0.0	4.5	213.1	217.6
2003								
January	0.4	2.0	0.0	0.9	0.0	3.3	89.1	92.3
February	3.5	10.9	0.0	3.7	0.0	18.1	109.7	127.8
March	1.0	5.3	0.0	3.1	0.0	9.4	126.3	135.7
April	0.2	2.8	0.0	4.3	0.0	7.2	43.1	50.3
May	6.5	6.4	0.0	4.5	0.0	17.4	103.0	120.4
June	1.1	25.2	0.0	0.8	0.0	27.2	74.6	101.8
July	1.0	8.2	0.0	4.1	0.0	13.3	72.0	85.3
August	3.0	2.9	0.0	0.8	0.0	6.7	40.4	47.2
September	5.6	0.4	0.0	0.6	0.0	6.5	92.2	98.8
TOTAL (\$ million)								
2000-01	2 906.1	1 991.3	22.1	1 023.7	98.3	6 041.4	3 646.1	9 687.7
2001-02	4 416.6	3 111.9	31.4	1 273.8	130.8	8 963.7	4 385.5	13 349.4
2002-03	4 364.5	3 675.9	31.7	1 450.9	162.5	9 686.0	5 744.2	15 430.1
2002								
September	363.5	188.3	4.5	130.9	25.1	712.5	502.5	1 215.0
October	386.3	766.6	1.7	133.2	2.8	1 290.7	434.8	1 725.5
November	410.6	360.6	3.3	118.9	9.2	902.6	965.1	1 867.7
December	305.3	329.0	4.0	95.9	13.5	747.8	480.2	1 228.0
2003								
January	306.4	326.2	0.5	101.9	2.3	737.3	387.9	1 125.2
February	331.1	316.0	1.5	115.9	15.7	780.2	574.5	1 354.7
March	353.8	233.4	4.5	120.3	25.3	737.4	450.3	1 187.7
April	326.4	225.2	1.5	121.0	9.7	683.8	402.4	1 086.2
May	397.0	259.7	1.9	142.9	13.0	814.4	586.8	1 401.2
June	393.6	193.8	3.7	130.8	0.3	722.3	291.8	1 014.0
July	378.5	434.9	1.5	140.3	1.2	956.4	691.8	1 648.2
August	358.0	284.4	2.8	148.7	64.1	858.0	343.9	1 201.9
September	434.1	336.6	7.9	147.1	2.2	927.9	376.9	1 304.8

DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDING(a)—NSW: Original

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	Total			
NUMBER OF DWELLING UNITS										
2000-01	19 109	1 814	3 406	5 220	993	1 848	6 308	9 149	14 369	33 478
2001-02	27 555	2 495	4 358	6 853	1 228	2 530	11 116	14 874	21 727	49 282
2002-03	24 514	2 772	5 249	8 021	1 000	2 360	11 613	14 973	22 994	47 508
2002										
July	2 388	287	523	810	95	81	451	627	1 437	3 825
August	2 334	235	393	628	129	389	958	1 476	2 104	4 438
September	2 077	247	354	601	131	110	661	902	1 503	3 580
October	2 249	268	469	737	63	335	2 713	3 111	3 848	6 097
November	2 254	282	443	725	21	86	1 295	1 402	2 127	4 381
December	1 691	119	375	494	24	108	1 098	1 230	1 724	3 415
2003										
January	1 717	170	424	594	137	147	1 122	1 406	2 000	3 717
February	1 797	157	297	454	77	191	905	1 173	1 627	3 424
March	1 905	152	514	666	125	255	698	1 078	1 744	3 649
April	1 791	344	444	788	101	223	605	929	1 717	3 508
May	2 192	287	436	723	69	289	701	1 059	1 782	3 974
June	2 119	224	577	801	28	146	406	580	1 381	3 500
July	2 032	194	406	600	109	98	1 488	1 695	2 295	4 327
August	1 969	168	498	666	102	178	896	1 176	1 842	3 811
September	2 266	220	492	712	70	205	962	1 237	1 949	4 215

VALUE (\$ million)

2000-01	2 906.1	174.9	399.2	573.9	113.1	221.1	1 083.4	1 417.6	1 991.3	4 897.4
2001-02	4 416.6	259.0	591.6	850.6	134.4	349.7	1 777.0	2 261.2	3 111.9	7 528.1
2002-03	4 364.5	295.3	729.2	1 024.4	127.2	321.0	2 203.8	2 651.9	3 675.9	8 040.6
2002										
July	402.7	29.0	65.1	94.1	9.8	11.3	46.9	68.0	162.0	564.7
August	387.8	24.2	52.9	77.1	12.5	68.9	156.7	238.0	315.1	702.9
September	363.5	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	611.4	667.9	766.6	1 153.0
November	410.6	26.6	62.3	88.9	2.2	11.6	257.9	271.7	360.6	771.2
December	305.3	13.7	47.1	60.8	2.7	15.9	249.6	268.3	329.0	634.3
2003										
January	306.4	19.6	53.7	73.3	21.3	18.7	212.9	252.9	326.2	632.6
February	331.1	19.0	39.5	58.4	8.9	24.9	223.8	257.5	316.0	647.1
March	353.8	17.0	78.8	95.8	13.5	36.4	87.8	137.7	233.4	587.2
April	326.4	40.1	65.6	105.6	14.8	21.4	83.4	119.6	225.2	551.6
May	397.0	27.6	60.9	88.5	9.6	33.1	128.4	171.1	259.7	656.7
June	393.6	27.0	83.0	110.1	5.6	17.1	61.1	83.8	193.8	587.4
July	378.5	23.3	61.1	84.4	13.4	14.0	323.1	350.5	434.9	813.4
August	358.0	21.5	68.7	90.2	12.3	22.4	159.5	194.1	284.4	642.3
September	434.1	23.6	69.9	93.5	8.6	29.5	204.9	243.1	336.6	770.7

(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)							
2000-01	2 967.9	2 023.6	4 991.1	1 168.6	6 152.1	3 707.3	9 868.1
2001-02	4 416.3	3 111.7	7 528.1	1 435.7	8 963.8	4 385.7	13 349.4
2002-03	4 247.0	3 474.3	7 721.3	1 601.7	9 323.0	5 432.1	14 755.1
2002							
March	1 008.5	545.1	1 552.9	331.3	1 884.4	1 007.0	2 894.5
June	1 148.0	939.3	2 087.2	422.9	2 510.9	1 046.1	3 561.0
September	1 135.7	647.6	1 783.3	443.1	2 226.4	1 134.3	3 360.7
December	1 078.9	1 388.1	2 467.0	374.7	2 841.7	1 793.3	4 635.0
2003							
March	958.3	816.9	1 775.2	375.3	2 150.5	1 323.6	3 474.1
June	1 074.1	621.7	1 695.8	408.6	2 104.4	1 180.9	3 285.3
ORIGINAL (% change from preceding quarter)							
2002							
March	-13.7	-33.2	-21.8	-2.5	-18.9	-12.1	-16.6
June	13.8	72.3	34.4	27.6	33.2	3.9	23.0
September	-1.1	-31.1	-14.6	4.8	-11.3	8.4	-5.6
December	-5.0	114.3	38.3	-15.4	27.6	58.1	37.9
2003							
March	-11.2	-41.1	-28.0	0.2	-24.3	-26.2	-25.0
June	12.1	-23.9	-4.5	8.9	-2.1	-10.8	-5.4

(a) Reference year for chain volume measures is 2001-02.
Refer to Explanatory Notes paragraphs 25-26.

(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												
2003												
July	7	0.8	128	11.5	18	2.1	51	4.7	38	3.4	25	2.6
August	7	0.9	108	9.5	7	0.8	52	5.3	51	4.7	12	1.0
September	7	0.6	133	11.7	13	1.7	51	5.1	34	3.1	12	1.4
Value—\$200,000–\$499,999												
2003												
July	1	0.2	27	7.5	12	4.1	8	2.6	19	5.7	7	2.5
August	2	0.8	25	7.1	11	3.5	20	5.7	25	7.0	6	1.8
September	5	1.7	28	8.3	13	4.1	21	6.7	26	7.7	5	1.6
Value—\$500,000–\$999,999												
2003												
July	1	0.6	10	7.0	2	1.2	8	5.3	6	3.4	4	3.6
August	0	0	14	9.0	8	5.4	8	5.6	5	3.2	3	1.7
September	2	1.5	10	6.6	11	7.5	7	5.0	8	6.2	14	10.4
Value—\$1,000,000–\$4,999,999												
2003												
July	1	1.2	9	22.0	1	3.2	4	11.0	7	17.3	7	21.5
August	3	7.9	10	23.3	5	7.7	7	17.5	6	16.5	9	20.9
September	2	3.1	8	13.2	5	6.9	10	17.2	4	8.0	15	38.7
Value—\$5,000,000 and over												
2003												
July	2	40.5	3	279.9	1	5.0	3	50.5	6	53.0	8	50.4
August	0	0	3	42.5	5	52.6	0	0	1	8.9	3	25.5
September	2	27.0	0	0	0	0	0	0	2	23.2	3	31.8
Value—Total												
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	878	885.1	790	624.8	512	730.5
2002-03	163	376.9	1 513	1 116.6	444	324.6	831	1 327.9	854	733.6	514	539.6
2003												
July	12	43.3	177	327.9	34	15.6	74	74.1	76	82.7	51	80.5
August	12	9.5	160	91.4	36	70.0	87	34.1	88	40.3	33	50.8
September	18	33.9	179	39.8	42	20.1	89	34.0	74	48.1	49	83.9

Period	Religious.....		Health.....		Entertainment and recreational.....		Miscellaneous.....		Total non-residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999										
2003										
July	3	0.2	7	0.6	15	1.4	10	1.1	302	28.4
August	3	0.2	11	0.9	7	0.5	16	2.0	274	25.6
September	1	0.1	7	0.9	4	0.5	20	2.3	282	27.2
Value—\$200,000–\$499,999										
2003										
July	3	0.7	1	0.3	7	2.2	13	4.3	98	30.0
August	0	0	5	1.5	3	0.9	5	1.4	102	29.7
September	2	0.5	2	0.6	6	1.7	4	1.3	112	34.2
Value—\$500,000–\$999,999										
2003										
July	0	0	1	0.9	2	1.4	3	2.5	37	25.8
August	1	0.6	4	2.6	1	0.5	5	3.7	49	32.2
September	2	1.7	2	1.3	5	3.3	2	1.4	63	44.6
Value—\$1,000,000–\$4,999,999										
2003										
July	1	3.0	5	8.1	4	10.9	1	4.5	40	102.6
August	0	0	3	7.0	1	1.0	4	5.1	48	106.9
September	0	0	3	6.0	7	12.4	3	8.0	57	113.5
Value—\$5,000,000 and over										
2003										
July	0	0	2	15.0	1	5.1	1	5.6	27	504.9
August	0	0	1	8.0	0	0	2	12.0	15	149.5
September	0	0	1	50.0	0	0	2	25.5	10	157.4
Value—Total										
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	4 997	4 385.5
2002-03	57	25.0	257	554.3	275	404.8	291	340.8	5 199	5 744.2
2003										
July	7	3.9	16	24.9	29	21.0	28	17.9	504	691.8
August	4	0.8	24	20.0	12	3.0	32	24.1	488	343.9
September	5	2.2	15	58.6	22	17.8	31	38.4	524	376.9

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)											
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	804.5	496.2	261.0	46.4	146.8	240.1	49.9	3 215.7
2002-03	374.7	1 107.9	320.7	1 227.8	621.5	229.6	25.0	271.5	319.3	93.2	4 591.0
2002											
September	12.0	56.2	27.8	189.4	45.8	35.1	0.8	26.0	59.2	8.7	461.0
October	41.5	61.1	11.6	19.2	109.8	39.4	1.9	74.4	17.2	12.7	388.8
November	145.8	460.6	34.2	24.4	46.7	10.3	1.7	2.0	20.2	7.2	753.1
December	7.9	26.9	76.4	38.8	72.4	8.8	6.8	6.7	9.5	13.0	267.1
2003											
January	7.0	56.4	21.5	111.4	39.5	21.5	3.0	18.5	14.2	5.7	298.8
February	40.1	128.4	33.7	170.7	32.7	2.8	0.0	30.7	21.3	4.5	464.8
March	5.3	58.1	20.1	101.9	42.8	6.6	4.9	53.5	19.5	11.3	324.0
April	17.6	25.4	18.1	145.7	54.2	19.3	0.5	3.8	67.4	7.4	359.3
May	38.5	62.8	13.5	276.2	35.3	19.1	0.4	14.0	17.0	6.9	483.8
June	9.6	32.1	19.7	57.0	51.5	19.3	1.3	9.2	14.9	2.6	217.1
July	43.3	327.7	15.6	73.2	53.9	56.8	3.9	21.4	16.1	8.0	619.8
August	9.5	91.0	67.9	26.3	38.8	32.2	0.8	11.5	2.9	22.4	303.5
September	33.8	39.7	18.0	32.3	47.0	26.4	2.2	56.9	16.2	12.1	284.7
PUBLIC SECTOR (\$ million)											
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	80.6	128.5	469.7	0.0	221.4	78.8	181.0	1 169.7
2002-03	2.3	8.7	3.8	99.9	112.2	310.2	0.0	283.2	85.6	247.6	1 153.0
2002											
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	12.9	0.0	0.9	16.1	9.2	46.1
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	0.3	40.3	0.0	145.8	11.5	3.2	213.1
2003											
January	0.6	0.0	0.0	15.0	7.1	30.8	0.0	2.4	12.4	21.0	89.1
February	0.0	3.6	0.0	4.7	25.9	30.2	0.0	33.7	5.9	5.6	109.7
March	0.2	1.8	0.0	14.6	3.1	51.9	0.0	30.4	23.2	1.2	126.3
April	0.0	0.0	3.6	3.7	6.2	14.0	0.0	6.9	0.6	8.1	43.1
May	1.5	0.1	0.1	3.7	34.4	29.5	0.0	5.1	2.0	26.6	103.0
June	0.0	0.2	0.1	24.2	2.9	12.2	0.0	2.5	3.3	29.2	74.6
July	0.0	0.2	0.0	0.9	28.8	23.7	0.0	3.5	4.9	9.9	72.0
August	0.0	0.4	2.1	7.8	1.5	18.6	0.0	8.4	0.1	1.7	40.4
September	0.1	0.1	2.1	1.7	1.1	57.5	0.0	1.7	1.6	26.4	92.2
TOTAL (\$ million)											
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	885.1	624.8	730.5	46.4	368.0	318.6	231.1	4 385.5
2002-03	376.9	1 116.6	324.6	1 327.9	733.6	539.6	25.0	554.3	404.8	340.8	5 744.2
2002											
September	12.0	56.9	27.8	192.6	51.0	60.3	0.8	29.0	62.5	9.6	502.5
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	461.3	34.2	32.3	55.4	51.8	1.7	15.6	23.2	143.8	965.1
December	7.9	27.3	76.4	50.5	72.7	49.0	6.8	152.5	21.1	16.1	480.2
2003											
January	7.5	56.4	21.5	126.4	46.6	52.3	3.0	20.8	26.5	26.7	387.9
February	40.1	132.0	33.7	175.4	58.6	33.0	0.0	64.3	27.1	10.2	574.5
March	5.5	59.9	20.1	116.5	45.8	58.5	4.9	83.9	42.7	12.5	450.3
April	17.6	25.4	21.7	149.4	60.5	33.3	0.5	10.6	68.0	15.5	402.4
May	40.0	62.9	13.6	280.0	69.7	48.6	0.4	19.1	19.0	33.5	586.8
June	9.6	32.3	19.9	81.2	54.4	31.5	1.3	11.7	18.2	31.8	291.8
July	43.3	327.9	15.6	74.1	82.7	80.5	3.9	24.9	21.0	17.9	691.8
August	9.5	91.4	70.0	34.1	40.3	50.8	0.8	20.0	3.0	24.1	343.9
September	33.9	39.8	20.1	34.0	48.1	83.9	2.2	58.6	17.8	38.4	376.9

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									
2001-02	13 205	17 653	31 638	2 383 071	2 610 387	1 044 684	6 038 143	2 419 935	8 458 077
2002-03	10 521	18 696	30 325	2 138 933	3 109 415	1 201 901	6 450 250	3 580 988	10 031 238
2002									
September	887	1 147	2 205	183 903	145 476	119 155	448 534	354 855	803 389
October	963	3 527	4 525	187 868	728 868	96 035	1 012 770	238 541	1 251 311
November	1 017	1 702	2 793	215 316	293 970	92 555	601 841	698 878	1 300 718
December	722	1 429	2 255	149 631	289 406	83 518	522 555	210 065	732 620
2003									
January	845	1 711	2 581	160 420	280 763	76 569	517 752	237 792	755 544
February	851	1 278	2 201	177 761	271 912	97 095	546 768	347 774	894 542
March	714	1 433	2 248	156 906	192 402	112 470	461 778	278 657	740 435
April	740	1 378	2 175	159 972	185 430	90 745	436 147	292 305	728 452
May	930	1 366	2 461	185 512	205 678	112 212	503 402	413 159	916 561
June	878	981	1 893	184 204	138 605	98 857	421 665	167 467	589 132
July	804	1 767	2 599	166 575	346 504	93 871	606 950	518 347	1 125 297
August	747	1 455	2 414	153 891	229 551	166 849	550 291	213 392	763 683
September	1 006	1 541	2 622	212 185	273 719	110 242	596 145	218 529	814 674
PUBLIC SECTOR									
2001-02	16	466	482	2 872	50 518	23 686	77 075	717 369	794 444
2002-03	33	327	360	5 118	44 665	16 571	66 353	870 988	937 342
2002									
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	38 454	40 168
November	0	0	0	0	0	898	898	189 638	190 536
December	0	0	0	0	0	155	155	177 115	177 270
2003									
January	0	8	8	0	1 320	134	1 454	73 079	74 533
February	10	74	84	1 495	10 237	3 106	14 838	83 023	97 861
March	3	30	33	514	4 298	3 055	7 867	71 167	79 034
April	0	10	10	0	1 282	4 091	5 372	29 297	34 669
May	6	41	47	660	5 109	930	6 699	83 337	90 036
June	2	123	125	334	17 373	0	17 707	57 678	75 385
July	2	30	32	544	4 325	3 775	8 644	35 316	43 959
August	5	16	21	752	1 817	622	3 192	22 349	25 540
September	7	0	7	1 571	0	221	1 792	78 194	79 986
TOTAL									
2001-02	13 221	18 119	32 120	2 385 943	2 660 905	1 068 370	6 115 218	3 137 304	9 252 521
2002-03	10 554	19 023	30 685	2 144 051	3 154 079	1 218 472	6 516 603	4 451 977	10 968 580
2002									
September	892	1 156	2 219	184 678	146 549	120 749	451 977	375 080	827 057
October	967	3 527	4 529	188 579	728 868	97 037	1 014 483	276 996	1 291 479
November	1 017	1 702	2 793	215 316	293 970	93 454	602 739	888 515	1 491 254
December	722	1 429	2 255	149 631	289 406	83 673	522 710	387 180	909 890
2003									
January	845	1 719	2 589	160 420	282 083	76 703	519 206	310 871	830 077
February	861	1 352	2 285	179 256	282 149	100 201	561 606	430 797	992 403
March	717	1 463	2 281	157 420	196 700	115 525	469 645	349 824	819 469
April	740	1 388	2 185	159 972	186 711	94 836	441 519	321 602	763 120
May	936	1 407	2 508	186 172	210 786	113 143	510 101	496 495	1 006 596
June	880	1 104	2 018	184 537	155 979	98 857	439 372	225 145	664 517
July	806	1 797	2 631	167 118	350 830	97 646	615 594	553 663	1 169 256
August	752	1 471	2 435	154 644	231 368	167 471	553 483	235 740	789 223
September	1 013	1 541	2 629	213 756	273 719	110 463	597 937	296 723	894 660

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

(b) Refer to Explanatory Notes paragraph 16.

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(c)	6 267	6 086	12 748	1 170 605	1 055 838	515 831	2 742 274	1 412 587	4 154 861
Sydney (SD)	2 571	4 809	7 695	535 517	855 916	375 580	1 767 013	1 086 126	2 853 139
Inner Sydney (SSD)	26	767	1 007	5 316	252 228	81 805	339 349	186 844	526 193
Botany Bay (C)	1	0	1	85	0	104	189	23 146	23 335
Leichhardt (A)	6	22	29	1 710	4 810	6 864	13 384	2 648	16 032
Marrickville (A)	10	71	82	1 113	9 520	5 155	15 788	1 275	17 063
South Sydney (C)	8	185	212	2 275	38 615	8 400	49 290	25 103	74 393
Sydney (C) – Inner	0	256	256	0	121 033	0	121 033	98 274	219 307
Sydney (C) – Remainder	1	233	427	132	78 250	61 283	139 665	36 399	176 064
Eastern Suburbs (SSD)	31	491	581	16 764	104 960	48 010	169 735	112 297	282 032
Randwick (C)	14	446	510	3 158	94 760	16 412	114 330	106 262	220 593
Waverley (A)	3	15	19	1 050	1 500	5 226	7 776	3 000	10 776
Woollahra (A)	14	30	52	12 556	8 700	26 373	47 629	3 035	50 664
St George–Sutherland (SSD)	173	414	590	44 352	59 664	24 655	128 671	58 022	186 693
Hurstville (C)	29	61	92	6 626	9 408	1 879	17 913	6 777	24 690
Kogarah (A)	35	227	263	10 776	33 450	4 472	48 698	3 386	52 084
Rockdale (C)	19	77	96	4 160	10 567	1 566	16 293	36 137	52 430
Sutherland Shire (A)–East	51	43	94	14 321	5 638	8 815	28 775	10 182	38 956
Sutherland Shire (A)–West	39	6	45	8 469	600	7 923	16 992	1 540	18 532
Canterbury–Bankstown (SSD)	98	475	576	20 016	61 055	8 664	89 735	26 485	116 220
Bankstown (C)	65	375	443	13 099	47 795	4 610	65 504	9 177	74 681
Canterbury (C)	33	100	133	6 918	13 260	4 053	24 231	17 308	41 538
Fairfield–Liverpool (SSD)	241	261	507	50 924	30 347	14 263	95 534	45 122	140 657
Fairfield (C)	82	169	251	17 013	18 079	7 313	42 405	17 042	59 446
Liverpool (C)	159	92	256	33 911	12 268	6 951	53 130	28 081	81 210
Outer South Western Sydney (SSD)	312	27	343	53 969	2 395	11 643	68 007	63 186	131 193
Camden (A)	43	0	43	8 716	0	1 947	10 664	14 345	25 009
Campbelltown (C)	165	25	192	26 958	2 245	5 959	35 162	37 582	72 744
Wollondilly (A)	104	2	108	18 294	150	3 737	22 182	11 259	33 440
Inner Western Sydney (SSD)	56	435	491	15 377	68 220	15 459	99 055	33 402	132 457
Ashfield (A)	2	0	2	300	0	2 110	2 410	655	3 065
Burwood (A)	12	3	15	3 176	300	2 540	6 016	10 155	16 171
Canada Bay–Concord (A)	21	349	370	5 566	54 200	4 115	63 881	10 860	74 741
Canada Bay–Drummoyne (A)	11	22	33	2 395	7 250	5 296	14 940	2 060	17 000
Strathfield (A)	10	61	71	3 940	6 470	1 398	11 808	9 672	21 480
Central Western Sydney (SSD)	107	714	821	19 425	105 085	8 558	133 068	19 856	152 924
Auburn (A)	12	92	104	2 651	12 689	1 223	16 564	2 746	19 310
Holroyd (C)	60	190	250	9 416	24 932	1 592	35 940	5 330	41 270
Parramatta (C)	35	432	467	7 358	67 463	5 743	80 564	11 780	92 344
Outer Western Sydney (SSD)	244	221	474	44 948	26 150	22 812	93 910	33 194	127 105
Blue Mountains (C)	62	0	62	10 902	0	8 824	19 726	6 386	26 112
Hawkesbury (C)	66	88	161	11 577	11 417	4 149	27 143	8 726	35 869
Penrith (C)	116	133	251	22 470	14 733	9 839	47 041	18 083	65 124
Blacktown (SSD)	323	177	503	49 452	17 867	8 056	75 375	286 532	361 907
Blacktown (C) – North	224	20	245	33 573	1 913	2 315	37 802	10 727	48 529
Blacktown (C) – South-East	33	115	150	6 088	11 837	2 774	20 699	264 104	284 803
Blacktown (C) – South-West	66	42	108	9 791	4 116	2 967	16 874	11 701	28 576
Lower Northern Sydney (SSD)	79	348	433	26 485	51 350	40 327	118 162	53 982	172 144
Hunter's Hill (A)	0	0	0	0	0	844	844	0	844
Lane Cove (A)	17	12	30	8 177	2 000	5 110	15 287	1 355	16 642
Mosman (A)	1	0	1	957	0	2 615	3 571	150	3 721
North Sydney (A)	1	219	221	282	36 300	12 892	49 474	9 696	59 170
Ryde (C)	47	110	157	11 492	11 650	7 350	30 493	33 654	64 147
Willoughby (C)	13	7	24	5 577	1 400	11 516	18 493	9 127	27 620

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)	406	195	604	98 685	26 568	39 127	164 379	70 735	235 114
Baulkham Hills (A)	281	129	413	67 284	14 501	9 452	91 236	48 550	139 786
Hornsby (A)	96	48	144	20 724	7 223	11 951	39 898	21 829	61 727
Ku-ring-gai (A)	29	18	47	10 677	4 844	17 724	33 245	356	33 601
Northern Beaches (SSD)	54	84	141	17 579	23 953	24 172	65 705	32 661	98 366
Manly (A)	16	10	27	6 313	10 100	5 745	22 158	1 180	23 338
Pittwater (A)	24	47	73	7 361	9 653	9 592	26 606	31 175	57 781
Warringah (A)	14	27	41	3 905	4 200	8 836	16 941	306	17 247
Gosford–Wyong (SSD)	421	200	624	72 224	26 075	28 028	126 328	63 807	190 134
Gosford (C)	149	110	259	29 917	14 395	17 919	62 231	22 265	84 497
Wyong (A)	272	90	365	42 307	11 680	10 109	64 096	41 542	105 638
Hunter (SD)	876	449	1 374	148 683	74 530	46 274	269 487	99 330	368 817
Newcastle (SSD)	701	390	1 138	119 173	66 211	42 077	227 461	86 631	314 091
Cessnock (C)	83	13	97	14 685	1 348	2 488	18 521	4 096	22 617
Lake Macquarie (C)	240	136	377	39 913	28 905	12 868	81 686	19 454	101 140
Maitland (C)	134	11	146	20 557	1 048	2 686	24 291	27 898	52 190
Newcastle (C) – Inner	0	81	106	0	14 100	5 040	19 140	3 875	23 015
Newcastle (C) – Remainder	113	91	222	19 183	11 941	14 574	45 697	25 630	71 327
Port Stephens (A)	131	58	190	24 835	8 869	4 421	38 126	5 676	43 802
Hunter SD Balance (SSD)	175	59	236	29 510	8 319	4 197	42 026	12 700	54 725
Dungog (A)	6	0	6	980	0	484	1 463	140	1 603
Gloucester (A)	4	4	8	538	500	77	1 115	240	1 355
Great Lakes (A)	95	51	148	16 319	7 579	1 998	25 896	8 312	34 208
Merriwa (A)	0	2	2	0	80	0	80	80	160
Murrurundi (A)	3	0	3	362	0	195	557	0	557
Muswellbrook (A)	7	0	7	1 162	0	88	1 250	0	1 250
Scone (A)	11	2	13	2 093	160	425	2 678	610	3 288
Singleton (A)	49	0	49	8 056	0	932	8 987	3 318	12 305
Illawarra (SD)	595	259	865	107 430	41 446	32 491	181 368	54 102	235 469
Wollongong (SSD)	243	235	482	47 813	38 141	15 319	101 273	40 010	141 283
Kiama (A)	7	5	12	1 796	659	1 423	3 878	120	3 998
Shellharbour (C)	112	38	150	21 048	5 906	2 497	29 450	19 545	48 995
Wollongong (C)	124	192	320	24 970	31 576	11 399	67 945	20 345	88 290
Nowra–Bomaderry (SSD)	94	17	112	14 077	2 500	1 404	17 981	6 614	24 595
Shoalhaven (C) – Pt A	94	17	112	14 077	2 500	1 404	17 981	6 614	24 595
Illawarra SD Balance (SSD)	258	7	271	45 540	805	15 768	62 113	7 478	69 592
Shoalhaven (C) – Pt B	178	7	191	29 910	805	8 228	38 943	5 280	44 224
Wingecarribee (A)	80	0	80	15 630	0	7 540	23 170	2 198	25 368
Richmond–Tweed (SD)	344	130	478	57 836	23 201	10 306	91 343	21 306	112 649
Tweed Heads (SSD)	80	63	144	12 792	13 787	2 359	28 938	9 225	38 163
Tweed (A)–Pt A	80	63	144	12 792	13 787	2 359	28 938	9 225	38 163
Lismore (SSD)	39	2	41	5 942	250	687	6 879	3 882	10 762
Lismore (C) – Pt A	39	2	41	5 942	250	687	6 879	3 882	10 762
Richmond–Tweed SD Balance (SSD)	225	65	293	39 102	9 165	7 260	55 526	8 198	63 725
Ballina (A)	42	36	78	7 400	5 205	3 797	16 401	2 670	19 071
Byron (A)	35	4	42	6 355	450	1 442	8 248	4 647	12 895
Kyogle (A)	7	0	7	982	0	162	1 144	139	1 283
Lismore (C) – Pt B	15	0	15	2 182	0	371	2 553	248	2 801
Richmond Valley (A) – Casino	5	2	7	751	330	109	1 190	0	1 190
Richmond Valley (A) – Bal	10	0	10	1 360	0	355	1 715	214	1 929
Tweed (A)–Pt B	111	23	134	20 071	3 180	1 024	24 276	280	24 556

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									
Mid-North Coast (SD)	596	222	823	98 421	34 357	15 195	147 972	59 268	207 240
Coffs Harbour (SSD)	108	59	168	20 268	11 937	3 069	35 273	7 586	42 859
Coffs Harbour (C) – Pt A	108	59	168	20 268	11 937	3 069	35 273	7 586	42 859
Port Macquarie (SSD)	83	40	124	14 205	4 847	2 882	21 934	36 724	58 658
Hastings (A) – Pt A	83	40	124	14 205	4 847	2 882	21 934	36 724	58 658
Clarence (excl. Coffs Harbour) (SSD)	166	51	218	25 915	8 640	5 053	39 608	4 557	44 164
Bellingen (A)	14	0	14	2 097	0	516	2 613	60	2 673
Coffs Harbour (C) – Pt B	27	0	27	4 892	0	1 402	6 294	670	6 964
Copmanhurst (A)	7	0	7	1 084	0	98	1 181	0	1 181
Grafton (C)	15	2	17	2 371	240	331	2 943	694	3 637
Maclean (A)	43	2	46	6 882	450	1 079	8 411	2 248	10 658
Nambucca (A)	31	0	31	4 874	0	747	5 621	0	5 621
Pristine Waters (A) – Nymbodia	11	0	11	1 522	0	238	1 760	0	1 760
Pristine Waters (A) – Ulmarra	18	47	65	2 192	7 950	642	10 784	885	11 669
Hastings (excl. Port Macquarie) (SSD)	239	72	313	38 033	8 933	4 191	51 157	10 401	61 559
Greater Taree (C)	110	50	162	15 840	6 755	1 590	24 185	3 586	27 771
Hastings (A) – Pt B	84	12	96	15 377	945	1 693	18 015	3 289	21 304
Kempsey (A)	45	10	55	6 816	1 233	908	8 957	3 526	12 483
Lord Howe Island	0	0	0	0	0	0	0	0	0
Northern (SD)	105	13	122	18 080	1 897	4 866	24 842	7 158	32 001
Tamworth (SSD)	50	11	61	9 138	1 470	1 610	12 218	1 081	13 299
Parry (A) – Pt A	12	0	12	1 869	0	266	2 135	90	2 225
Tamworth (C)	38	11	49	7 269	1 470	1 344	10 084	991	11 075
Northern Slopes (excl. Tamworth) (SSD)	20	0	20	3 193	0	852	4 045	3 558	7 603
Barraba (A)	0	0	0	0	0	0	0	2 725	2 725
Bingara (A)	2	0	2	586	0	10	596	0	596
Gunnedah (A)	7	0	7	996	0	239	1 235	541	1 776
Inverell (A)–Pt A	0	0	0	0	0	0	0	0	0
Manilla (A)	2	0	2	354	0	104	458	0	458
Nundle (A)	0	0	0	0	0	0	0	0	0
Parry (A) – Pt B	6	0	6	857	0	451	1 308	90	1 398
Quirindi (A)	2	0	2	230	0	37	267	87	354
Yallaroi (A)	1	0	1	170	0	10	180	115	295
Northern Tablelands (SSD)	29	2	34	4 425	427	1 953	6 805	2 020	8 825
Armidale Dumaresq (A) – City	9	2	12	1 736	427	865	3 028	1 020	4 048
Armidale Dumaresq (A) – Bal	0	0	0	0	0	130	130	0	130
Glen Innes (A)	4	0	4	580	0	141	721	1 000	1 721
Guyra (A)	1	0	1	140	0	52	192	0	192
Inverell (A)–Pt B	0	0	0	0	0	0	0	0	0
Severn (A)	2	0	3	243	0	30	273	0	273
Tenterfield (A)	4	0	5	472	0	173	645	0	645
Uralla (A)	7	0	7	1 027	0	464	1 491	0	1 491
Walcha (A)	2	0	2	227	0	99	326	0	326
North Central Plain (SSD)	6	0	7	1 323	0	451	1 774	500	2 273
Moree Plains (A)	2	0	3	755	0	328	1 083	175	1 258
Narrabri (A)	4	0	4	568	0	123	691	325	1 016
North Western (SD)	106	20	126	18 265	2 562	3 544	24 371	16 646	41 017
Dubbo (SSD)	56	10	66	10 885	1 050	1 443	13 378	14 069	27 447
Dubbo (C) – Pt A	56	10	66	10 885	1 050	1 443	13 378	14 069	27 447

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									
North Western (SD) <i>continued</i>									
Central Macquarie (excl.)									
Dubbo (SSD)	39	6	45	5 572	917	1 655	8 145	2 327	10 472
Coolah (A)	2	0	2	210	0	11	221	220	441
Coonabarabran (A)	0	0	0	0	0	187	187	120	307
Dubbo (C) – Pt B	0	0	0	0	0	0	0	0	0
Gilgandra (A)	3	0	3	403	0	161	564	0	564
Mudgee (A)	25	4	29	3 566	420	767	4 754	1 363	6 117
Narromine (A)	5	2	7	881	497	95	1 473	303	1 776
Wellington (A)	4	0	4	512	0	434	946	322	1 268
Macquarie–Barwon (SSD)	4	0	4	721	0	126	847	175	1 022
Bogan (A)	1	0	1	157	0	79	236	0	236
Coonamble (A)	1	0	1	214	0	20	234	0	234
Walgett (A)	0	0	0	0	0	0	0	55	55
Warren (A)	2	0	2	350	0	28	377	120	497
Upper Darling (SSD)	7	4	11	1 087	595	319	2 001	75	2 076
Bourke (A)	4	4	8	512	595	136	1 243	75	1 318
Brewarrina (A)	3	0	3	575	0	0	575	0	575
Cobar (A)	0	0	0	0	0	184	184	0	184
Central West (SD)	246	53	300	40 569	6 364	6 025	52 958	10 996	63 954
Bathurst–Orange (SSD)	111	39	151	19 458	4 837	3 379	27 673	7 718	35 391
Bathurst (C)	61	37	98	10 453	4 677	1 034	16 163	2 520	18 683
Blayney (A)–Pt A	12	0	12	1 716	0	136	1 852	0	1 852
Cabonne (A)–Pt A	1	0	1	140	0	0	140	0	140
Evans (A)–Pt A	1	0	1	149	0	0	149	0	149
Orange (C)	36	2	39	7 000	160	2 209	9 368	5 198	14 567
Central Tablelands (excl.)									
Bathurst–Orange) (SSD)	56	2	58	8 367	197	1 622	10 186	1 962	12 148
Blayney (A)–Pt B	3	0	3	355	0	172	527	155	682
Cabonne (A) –Pt B	0	0	0	0	0	0	0	0	0
Evans (A)–Pt B	1	0	1	126	0	77	203	0	203
Lithgow (C)	28	2	30	4 062	197	800	5 060	355	5 415
Oberon (A)	16	0	16	2 663	0	334	2 997	1 352	4 349
Rylstone (A)	8	0	8	1 160	0	239	1 399	100	1 499
Lachlan (SSD)	79	12	91	12 745	1 330	1 024	15 099	1 316	16 415
Bland (A)	3	0	3	327	0	47	374	55	429
Cabonne (A)–Pt C	16	0	16	2 378	0	258	2 636	250	2 886
Cowra (A)	22	0	22	4 022	0	342	4 364	332	4 696
Forbes (A)	2	0	2	281	0	60	341	0	341
Lachlan (A)	8	2	10	1 430	450	94	1 974	0	1 974
Parkes (A)	25	4	29	3 926	400	208	4 534	394	4 928
Weddin (A)	3	6	9	380	480	16	876	284	1 160
South Eastern (SD)	396	104	505	70 426	12 542	10 300	93 268	21 853	115 121
Queanbeyan (SSD)	85	17	102	18 437	1 890	2 201	22 528	6 598	29 126
Queanbeyan (C)	53	17	70	10 912	1 890	1 280	14 082	6 598	20 680
Yarrowlumla (A)–Pt A	32	0	32	7 525	0	921	8 446	0	8 446

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)	118	18	141	19 927	2 435	3 481	25 843	2 746	28 589
Boorowa (A)	6	14	20	1 235	1 800	113	3 148	0	3 148
Crookwell (A)	8	0	8	1 165	0	288	1 453	1 550	3 003
Goulburn (C)	13	0	13	1 468	0	443	1 911	143	2 054
Gunning (A)	1	0	1	50	0	45	95	125	220
Harden (A)	3	0	3	757	0	30	787	203	990
Mulwaree (A)	36	4	44	7 115	635	505	8 255	250	8 505
Tallaganda (A)	6	0	6	789	0	324	1 113	70	1 183
Yarrowlumla (A) - Pt B	0	0	0	0	0	0	0	0	0
Yass (A)	21	0	21	3 559	0	1 165	4 724	210	4 934
Young (A)	24	0	25	3 789	0	568	4 358	195	4 553
Lower South Coast (SSD)									
Bega Valley (A)	65	41	106	11 491	5 130	2 124	18 745	10 734	29 479
Eurobodalla (A)	101	14	115	16 070	1 853	1 995	19 918	936	20 854
Snowy (SSD)									
Bombala (A)	3	0	3	445	0	15	460	136	596
Cooma-Monaro (A)	12	0	12	2 111	0	419	2 530	113	2 644
Snowy River (A)	12	14	26	1 944	1 234	65	3 243	590	3 833
Murrumbidgee (SD)									
Wagga Wagga (SSD)	140	22	162	22 966	2 450	2 883	28 299	4 221	32 520
Wagga Wagga (C) - Pt A	140	22	162	22 966	2 450	2 883	28 299	4 221	32 520
Central Murrumbidgee (excl.									
Wagga Wagga (SSD)	62	0	63	10 440	0	1 825	12 266	3 764	16 029
Coolamon (A)	4	0	4	563	0	75	638	100	738
Cootamundra (A)	16	0	16	2 790	0	618	3 408	1 367	4 775
Gundagai (A)	4	0	4	727	0	59	786	700	1 486
Junee (A)	6	0	7	871	0	167	1 038	0	1 038
Lockhart (A)	1	0	1	124	0	108	232	0	232
Narrandera (A)	3	0	3	410	0	98	508	603	1 111
Temora (A)	10	0	10	1 662	0	56	1 717	385	2 102
Tumut (A)	9	0	9	1 379	0	358	1 737	609	2 346
Wagga Wagga (C) - Pt B	9	0	9	1 915	0	287	2 202	0	2 202
Lower Murrumbidgee (SSD)									
Carrathool (A)	3	0	3	390	0	0	390	1 490	1 880
Griffith (C)	37	0	37	8 019	0	410	8 428	1 730	10 158
Hay (A)	0	0	0	0	0	70	70	0	70
Leeton (A)	18	0	18	2 987	0	459	3 446	1 010	4 456
Murrumbidgee (A)	2	0	2	249	0	0	249	0	249
Murray (SD)									
Albury (SSD)	95	0	95	17 127	0	3 041	20 168	12 645	32 814
Albury (C)	72	0	72	12 937	0	2 578	15 515	12 580	28 095
Hume (A)	23	0	23	4 190	0	463	4 653	65	4 719
Upper Murray (excl. Albury) (SSD)									
Corowa (A)	13	0	13	2 079	0	198	2 276	7 474	9 750
Culcairn (A)	1	0	1	98	0	126	224	465	689
Holbrook (A)	0	0	0	0	0	124	124	0	124
Tumbarumba (A)	2	0	2	280	0	12	292	60	352
Urana (A)	0	0	0	0	0	14	14	50	64
Central Murray (SSD)									
Berrigan (A)	12	0	12	2 167	0	233	2 399	615	3 014
Conargo (A)	0	0	0	0	0	0	0	0	0
Deniliquin (A)	2	0	2	305	0	269	574	0	574
Jerilderie (A)	0	0	0	0	0	0	0	0	0
Murray (A)	18	0	18	3 719	0	466	4 185	110	4 295
Wakool (A)	10	0	10	1 975	0	0	1 975	1 240	3 215

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)	8	5	13	1 211	573	488	2 272	231	2 503
Balranald (A)	0	0	0	0	0	0	0	0	0
Wentworth(A)	8	5	13	1 211	573	488	2 272	231	2 503
Far West (SD)	9	0	9	1 367	0	634	2 001	698	2 699
Far West (SSD)	9	0	9	1 367	0	634	2 001	698	2 699
Broken Hill (C)	7	0	7	967	0	603	1 570	102	1 672
Central Darling (A)	2	0	2	400	0	31	431	596	1 027
Unincorp. Far West	0	0	0	0	0	0	0	0	0

STATISTICAL DISTRICT

Newcastle NSW	701	390	1 138	119 173	66 211	42 077	227 461	86 631	314 091
Wollongong NSW	243	235	482	47 813	38 141	15 319	101 273	40 010	141 283
Nowra-Bomaderry NSW	94	17	112	14 077	2 500	1 404	17 981	6 614	24 595
Bathurst-Orange NSW	111	39	151	19 458	4 837	3 379	27 673	7 718	35 391
Lismore NSW	39	2	41	5 942	250	687	6 879	3 882	10 762
Coffs Harbour NSW	108	59	168	20 268	11 937	3 069	35 273	7 586	42 859
Port Macquarie NSW	83	40	124	14 205	4 847	2 882	21 934	36 724	58 658
Tamworth NSW	50	11	61	9 138	1 470	1 610	12 218	1 081	13 299
Dubbo NSW	56	10	66	10 885	1 050	1 443	13 378	14 069	27 447
Wagga Wagga NSW	140	22	162	22 966	2 450	2 883	28 299	4 221	32 520
Albury-Wodonga NSW/VIC	234	2	236	42 633	240	5 342	48 215	29 907	78 122
Gold Coast-Tweed QLD/NSW	889	1 094	1 985	193 429	251 785	21 720	466 934	69 876	536 810
Canberra-Queanbeyan ACT/NSW	497	281	782	99 404	54 238	25 873	179 516	63 349	242 865

(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) New South Wales total includes building approved in off-shore areas not included in the above Statistical Areas.

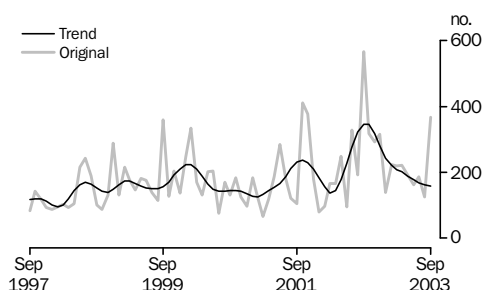
BUILDING APPROVALS KEY FEATURES: ACT

KEY FIGURES

	Jul 2003	Aug 2003	Sep 2003
Dwelling units approved			
Original	186	126	368
Trend	169	163	158

	% change Jun 2003 to Jul 2003	% change Jul 2003 to Aug 2003	% change Aug 2003 to Sep 2003
Dwelling units approved			
Original	14.8	-32.3	192.1
Trend	-5.2	-4.0	-2.8

DWELLING UNITS APPROVED



KEY POINTS

TREND ESTIMATES

- The trend estimate for the total number of dwelling units approved fell in each month of the September 2003 quarter. The series fell by 3.1% to 158 in September 2003 following falls of 5.6% in July 2003 and 3.6% in August 2003.

ORIGINAL ESTIMATES

- There were 680 dwellings approved in the September 2003 quarter, an increase of 105 from the June 2003 quarter. Dwelling approvals for the September 2003 quarter were concentrated in Kingston (203), Balance of Gungahlin-Hall (145) and Dunlop (50).
- During the September 2003 quarter the number of new houses approved fell by 16.6% to 412 compared to the June 2003 quarter and the number of new other residential dwellings rose by 187 compared with the June 2003 quarter.
- The value of total building work rose by 13.9% to \$213.7 million in the September 2003 quarter. Residential building rose by 44.9% to \$157.0 million and non-residential building decreased 28.6% to \$56.8 million.

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)							
2000-01	924	715	1	0	1	1 641	n.a.
2001-02	1 169	984	3	0	1	2 157	n.a.
2002-03	1 787	1 191	1	0	3	2 982	n.a.
2002							
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.
2003							
January	87	49	0	0	0	136	n.a.
February	156	65	0	0	0	221	n.a.
March	96	107	0	0	0	203	n.a.
April	170	37	1	0	0	208	n.a.
May	149	38	0	0	3	190	n.a.
June	160	2	0	0	0	162	n.a.
July	127	59	0	0	0	186	n.a.
August	123	2	0	0	0	125	n.a.
September	158	203	4	0	0	365	n.a.
PUBLIC SECTOR (Number)							
2000-01	43	64	0	0	0	107	n.a.
2001-02	45	30	0	0	0	75	n.a.
2002-03	102	86	0	0	0	188	n.a.
2002							
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.
2003							
January	3	0	0	0	0	3	n.a.
February	1	2	0	0	0	3	n.a.
March	0	16	0	0	0	16	n.a.
April	13	0	0	0	0	13	n.a.
May	2	0	0	0	0	2	n.a.
June	0	0	0	0	0	0	n.a.
July	0	0	0	0	0	0	n.a.
August	1	0	0	0	0	1	n.a.
September	3	0	0	0	0	3	n.a.
TOTAL (Number)							
2000-01	967	779	1	0	1	1 748	n.a.
2001-02	1 214	1 014	3	0	1	2 232	n.a.
2002-03	1 889	1 277	1	0	3	3 170	n.a.
2002							
September	118	449	0	0	0	567	347
October	206	112	0	0	0	318	346
November	249	43	0	0	0	292	319
December	131	185	0	0	0	316	281
2003							
January	90	49	0	0	0	139	244
February	157	67	0	0	0	224	221
March	96	123	0	0	0	219	208
April	183	37	1	0	0	221	201
May	151	38	0	0	3	192	189
June	160	2	0	0	0	162	179
July	127	59	0	0	0	186	169
August	124	2	0	0	0	126	163
September	161	203	4	0	0	368	158

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 (\$ '000)								
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
2002-03	282 254	163 183	130	70 960	0	516 526	197 026	713 553
2002								
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
2003								
January	14 108	5 669	0	2 626	0	22 404	4 775	27 179
February	24 864	7 944	0	6 592	0	39 399	13 179	52 578
March	14 661	20 138	0	3 927	0	38 727	2 619	41 346
April	24 833	5 193	130	6 563	0	36 718	9 523	46 241
May	24 035	3 880	0	8 573	0	36 488	19 330	55 818
June	26 473	336	0	5 685	0	32 494	15 778	48 272
July	24 471	5 929	0	7 972	0	38 372	12 184	50 555
August	25 071	288	0	7 189	0	32 547	6 385	38 932
September	30 687	46 132	577	7 883	0	85 280	13 613	98 893
PUBLIC SECTOR (\$ '000)								
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
2002-03	17 344	12 341	0	173	0	29 857	165 357	195 215
2002								
September	3 458	1 440	0	0	0	4 898	32 137	37 035
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
2003								
January	461	0	0	0	0	461	13 040	13 502
February	70	139	0	0	0	209	38 796	39 005
March	0	1 497	0	0	0	1 497	1 823	3 321
April	2 396	0	0	0	0	2 396	14 188	16 584
May	149	0	0	0	0	149	17 570	17 720
June	0	0	0	71	0	71	3 142	3 213
July	0	0	0	22	0	22	2 127	2 150
August	185	0	0	0	0	185	11 310	11 496
September	553	0	0	29	0	582	11 132	11 714
TOTAL (\$ '000)								
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
2002-03	299 598	175 524	130	71 132	0	546 384	362 384	908 767
2002								
September	22 369	48 785	0	6 565	0	77 720	49 254	126 974
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
2003								
January	14 570	5 669	0	2 626	0	22 865	17 816	40 680
February	24 934	8 083	0	6 592	0	39 608	51 975	91 583
March	14 661	21 636	0	3 927	0	40 224	4 443	44 666
April	27 229	5 193	130	6 563	0	39 114	23 711	62 825
May	24 184	3 880	0	8 573	0	36 638	36 900	73 538
June	26 473	336	0	5 756	0	32 565	18 920	51 485
July	24 471	5 929	0	7 995	0	38 394	14 311	52 705
August	25 256	288	0	7 189	0	32 732	17 696	50 428
September	31 240	46 132	577	7 913	0	85 862	24 745	110 606

BUILDING APPROVED IN STATISTICAL AREAS—ACT—Sep Qtr 2003

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

Statistical area(c)	Dwellings (no.)			Value (\$'000)			Total		
	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	412	264	680	80 967	52 348	23 673	156 988	56 751	213 739
Canberra (SD)	412	264	680	80 967	52 348	23 673	156 988	56 751	213 739
North Canberra (SSD)	12	34	46	2 538	3 502	2 748	8 787	33 788	42 575
Acton	0	0	0	0	0	0	0	17 282	17 282
Ainslie	2	0	2	560	0	876	1 436	0	1 436
Braddon	1	0	1	156	0	138	294	55	349
Campbell	0	2	2	0	288	660	947	80	1 027
City	0	0	0	0	0	0	0	14 335	14 335
Dickson	0	2	2	0	242	0	242	586	828
Downer	1	0	1	148	0	421	568	0	568
Duntroon	0	0	0	0	0	0	0	0	0
Hackett	1	0	1	163	0	124	287	0	287
Kowen	0	0	0	0	0	0	0	0	0
Lyneham	1	0	1	374	0	0	374	380	754
Majura	0	0	0	0	0	0	0	800	800
O'Connor	2	0	2	514	0	77	591	189	780
Reid	1	0	1	202	0	61	264	0	264
Russell	0	0	0	0	0	0	0	0	0
Turner	2	30	32	351	2 972	33	3 356	0	3 356
Watson	1	0	1	69	0	358	427	80	507
Belconnen (SSD)	60	0	61	10 503	0	5 622	16 126	901	17 026
Aranda	0	0	0	0	0	424	424	0	424
Belconnen Town Centre	0	0	0	0	0	0	0	231	231
Belconnen-SSD Bal	0	0	0	0	0	0	0	0	0
Bruce	1	0	1	158	0	0	158	87	244
Charnwood	0	0	0	0	0	191	191	0	191
Cook	0	0	0	0	0	268	268	0	268
Dunlop	50	0	50	8 920	0	24	8 944	0	8 944
Evatt	0	0	1	0	0	736	736	0	736
Florey	2	0	2	266	0	11	277	80	357
Flynn	0	0	0	0	0	89	89	0	89
Fraser	0	0	0	0	0	230	230	0	230
Giralang	1	0	1	160	0	632	792	0	792
Hawker	0	0	0	0	0	68	68	0	68
Higgins	0	0	0	0	0	116	116	0	116
Holt	0	0	0	0	0	228	228	335	563
Kaleen	0	0	0	0	0	829	829	0	829
Latham	0	0	0	0	0	303	303	0	303
McKellar	2	0	2	402	0	129	531	0	531
Macgregor	0	0	0	0	0	67	67	0	67
Macquarie	0	0	0	0	0	115	115	168	283
Melba	2	0	2	355	0	242	597	0	597
Page	0	0	0	0	0	178	178	0	178
Scullin	0	0	0	0	0	49	49	0	49
Spence	1	0	1	39	0	44	83	0	83
Weetangera	1	0	1	204	0	651	854	0	854
Woden Valley (SSD)	16	0	18	3 429	0	2 746	6 175	3 280	9 455
Chifley	3	0	3	601	0	53	654	0	654
Curtin	5	0	5	1 027	0	779	1 805	0	1 805
Farrer	1	0	1	177	0	380	556	0	556
Garran	2	0	3	265	0	467	732	0	732
Hughes	1	0	1	301	0	120	421	0	421
Isaacs	0	0	0	0	0	13	13	0	13
Lyons	2	0	3	261	0	474	735	0	735
Mawson	0	0	0	0	0	116	116	0	116
O'Malley	1	0	1	520	0	0	520	0	520
Pearce	1	0	1	278	0	172	449	0	449
Phillip	0	0	0	0	0	0	0	3 280	3 280
Torrens	0	0	0	0	0	172	172	0	172

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)	58	0	58	12 558	0	2 180	14 738	3 755	18 493
Chapman	8	0	8	2 209	0	888	3 097	930	4 027
Duffy	38	0	38	8 105	0	305	8 410	0	8 410
Fisher	0	0	0	0	0	240	240	0	240
Holder	11	0	11	2 019	0	175	2 194	623	2 816
Rivett	1	0	1	225	0	130	355	0	355
Stirling	0	0	0	0	0	35	35	2 000	2 035
Stromlo	0	0	0	0	0	0	0	0	0
Waramanga	0	0	0	0	0	226	226	0	226
Weston	0	0	0	0	0	78	78	0	78
Weston Creek–Stromlo – SSD Bal	0	0	0	0	0	105	105	202	307
Tuggeranong (SSD)	61	0	62	13 538	0	6 836	20 374	570	20 944
Banks	33	0	33	7 784	0	238	8 022	0	8 022
Bonython	0	0	0	0	0	116	116	0	116
Calwell	0	0	0	0	0	507	507	0	507
Chisholm	0	0	1	0	0	379	379	500	879
Conder	5	0	5	1 104	0	233	1 336	0	1 336
Fadden	0	0	0	0	0	281	281	0	281
Gilmore	0	0	0	0	0	200	200	0	200
Gordon	15	0	15	2 992	0	430	3 423	0	3 423
Gowrie	0	0	0	0	0	92	92	0	92
Greenway	0	0	0	0	0	0	0	70	70
Isabella Plains	0	0	0	0	0	447	447	0	447
Kambah	5	0	5	982	0	1 360	2 342	0	2 342
Macarthur	0	0	0	0	0	376	376	0	376
Monash	1	0	1	259	0	634	893	0	893
Oxley	0	0	0	0	0	0	0	0	0
Richardson	0	0	0	0	0	186	186	0	186
Theodore	0	0	0	0	0	476	476	0	476
Tuggeranong–SSD Bal	1	0	1	172	0	0	172	0	172
Wanniassa	1	0	1	246	0	882	1 128	0	1 128
South Canberra (SSD)	34	230	264	6 523	48 847	2 497	57 867	12 986	70 853
Barton	0	0	0	0	0	0	0	314	314
Deakin	8	8	16	1 690	1 054	416	3 161	936	4 097
Forrest	1	0	1	429	0	274	703	1 746	2 449
Fyshwick	0	0	0	0	0	0	0	3 751	3 751
Griffith	3	19	22	876	1 661	174	2 710	254	2 965
Harman	0	0	0	0	0	0	0	0	0
Hume	0	0	0	0	0	0	0	4 427	4 427
Jerrabomberra	0	0	0	0	0	0	0	0	0
Kingston	0	203	203	0	46 132	91	46 223	80	46 303
Narrabundah	6	0	6	1 083	0	618	1 701	450	2 151
Oaks Estate	0	0	0	0	0	0	0	0	0
Parkes	0	0	0	0	0	0	0	978	978
Pialligo	0	0	0	0	0	0	0	0	0
Red Hill	0	0	0	0	0	485	485	0	485
Symonston	9	0	9	750	0	0	750	0	750
Yarralumla	7	0	7	1 695	0	439	2 134	50	2 184
Gungahlin–Hall (SSD)	171	0	171	31 878	0	1 044	32 921	1 472	34 393
Amaroo	11	0	11	1 905	0	96	2 001	0	2 001
Gungahlin–Hall – SSD Bal	145	0	145	25 779	0	36	25 815	1 472	27 286
Hall	0	0	0	0	0	215	215	0	215
Mitchell	0	0	0	0	0	0	0	0	0
Ngunnawal	2	0	2	468	0	398	866	0	866
Nicholls	13	0	13	3 726	0	102	3 828	0	3 828
Palmerston	0	0	0	0	0	197	197	0	197
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.

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).

EXPLANATORY NOTES

SEASONAL ADJUSTMENT *continued*

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

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

22 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

23 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.

24 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

25 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.

26 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)

27 Area statistics are now being classified to the Australian Standard Geographical Classification (ASGC), 2003 Edition (cat. no. 1216.0), effective from July 2003. Building work approved before July 2003 was classified according to the current 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.

28 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.

29 From 1 July 2002, approvals in the External Territories of Australia are included in these statistics. Jervis Bay is included in New South Wales.

ABS DATA AVAILABLE ON REQUEST

30 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

31 Users may also wish to refer to the following publications:

- *Building Activity, Australia*, cat. no. 8752.0
- *Building Activity, Australia: Dwelling Unit Commencements*, cat. no. 8750.0
- *Building Activity, Australian Capital Territory*, cat. no. 8752.8
- *Building Activity, New South Wales*, cat. no. 8752.1
- *Building Approvals, Australia*, cat. no. 8731.0
- *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.

32 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 *Engineering Construction Activity, Australia* (cat. no. 8762.0) all values will exclude GST.

ROUNDING

33 When figures have been rounded, discrepancies may occur between sums of the component items and totals.

SYMBOLS AND OTHER USAGES

- n.a. not available
- n.y.a. not yet available
- A Area
- C City
- SD Statistical Division
- SLA Statistical Local Area
- SSD Substatistical SubDivision



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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- 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).

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