

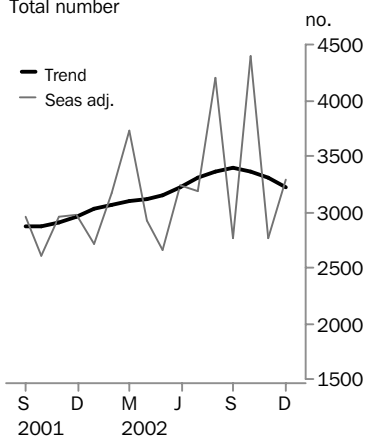


BUILDING APPROVALS QUEENSLAND

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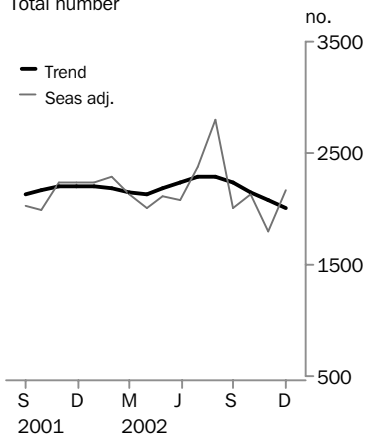
Dwelling units approved

Total number



Private sector houses approved

Total number



DECEMBER KEY FIGURES

	Oct 2002	Nov 2002	Dec 2002
Dwelling units approved			
Original	4 907	2 825	2 832
Seasonally adjusted	4 396	2 759	3 284
Trend	3 362	3 303	3 213
.....			
	% change Sep 2002 to Oct 2002	% change Oct 2002 to Nov 2002	% change Nov 2002 to Dec 2002
Dwelling units approved			
Original	79.5	-42.4	0.2
Seasonally adjusted	59.1	-37.2	19.0
Trend	-1.0	-1.8	-2.7

DECEMBER KEY POINTS

TREND ESTIMATES

- The trend estimate for total dwelling units approved decreased by 1.0% in October 2002, 1.8% in November and 2.7% in December following rises in the eleven preceding months.
- The trend estimate for private sector houses approved decreased by 3.5% in October 2002, 3.6% in November and 3.2% in December. The series has now fallen in each of the last five months following three months of growth.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units approved showed considerable movement in December 2002 quarter with a strong rise in October driven by other dwelling units.

ORIGINAL ESTIMATES

- The total number of dwellings approved in the December 2002 quarter rose by 3.0% to 10,564, compared to the September 2002 quarter estimate of 10,260.
- The total value of building work approved in the December 2002 quarter was \$2,616.0 million, an increase of 15.0% on the September 2002 quarter. The value of residential and non-residential work both rose by 15.0%.

- 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 Mables on (08) 8237 7494.

REVISIONS THIS QUARTER

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

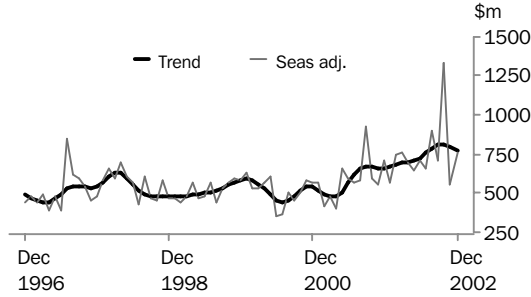
2001-2002	2002-2003	Total
+24	+89	+113

Brian Doyle
Regional Director, Queensland

VALUE OF BUILDING APPROVED

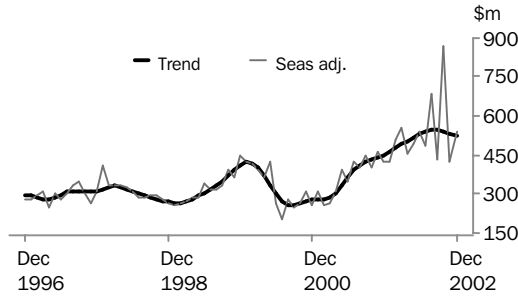
VALUE OF TOTAL BUILDING

The trend estimate of the value of total building approved has fallen for the last two months, following eleven months of growth.



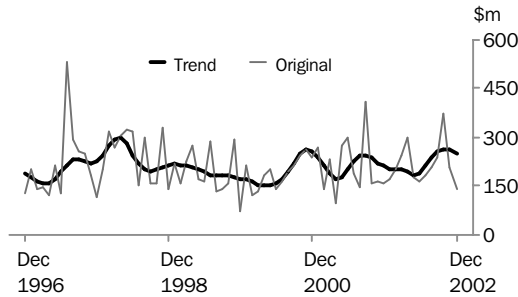
VALUE OF RESIDENTIAL BUILDING

The trend estimate of the value of residential building approved has fallen for the last three months following twenty months of rises.



VALUE OF NON-RESIDENTIAL BUILDING

The trend estimate of the value of non-residential building approved has fallen in November 2002 and December 2002 after five months of growth.



SUMMARY OF 2002 BUILDINGS APPROVED

DWELLING UNITS APPROVED

The number of dwelling units approved in the 2002 calendar year and the percentage movements between 2001 and 2002 for Queensland 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>
Brisbane SD	11 913	18.1	6 414	54.8	18 327	28.8
Moreton SD	7 305	32.6	4 741	54.6	12 046	40.4
Wide Bay-Burnett SD	1 847	38.0	364	124.7	2 211	47.4
Darling Downs SD	1 134	7.4	196	130.6	1 330	16.6
South West SD	58	34.9	1	-66.7	59	28.3
Fitzroy SD	962	39.0	92	-14.8	1 054	31.8
Central West SD	24	-17.2	0	-100.0	24	-46.7
Mackay SD	726	19.0	177	32.1	903	21.4
Northern SD	1 229	-5.2	242	-44.9	1 471	-15.2
Far North SD	1 093	20.6	533	69.2	1 626	33.2
North West SD	52	15.6	11	-35.3	63	1.6
Queensland	26 343	21.9	12 771	50.5	39 114	30.0

The number of dwelling units approved in the 2002 calendar year increased by 30.0% compared with 2001. Other dwellings rose by 50.5% while houses rose by 21.9%.

VALUE OF BUILDING APPROVED

The value of building approved in the 2002 calendar year and the percentage movements between 2001 and 2002 for Queensland 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>
Brisbane SD	2 974.1	39.0	1 358.1	-14.6	4 332.2	16.1
Moreton SD	2 194.6	63.3	497.0	27.2	2 691.7	55.2
Wide Bay-Burnett SD	273.6	60.3	97.8	2.2	371.5	39.4
Darling Downs SD	196.2	22.0	102.6	39.4	298.8	27.4
South West SD	9.7	42.6	3.8	-58.5	13.5	-15.8
Fitzroy SD	164.4	45.1	79.1	-8.6	243.4	21.9
Central West SD	4.1	-47.8	3.5	71.7	7.6	-23.2
Mackay SD	154.5	41.4	62.0	-29.3	216.5	9.9
Northern SD	233.6	1.1	273.9	271.9	507.6	66.5
Far North SD	235.8	45.9	122.3	10.9	358.1	31.7
North West SD	10.3	-1.0	16.6	-16.5	26.9	-11.2
Queensland	6 450.9	44.8	2 616.8	3.0	9 067.8	29.6

The value of building approved in Queensland in 2002 increased by 29.6% from 2001. This was driven by a 44.8% rise in the value of total residential building, while the value of non-residential building rose by 3.0%.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

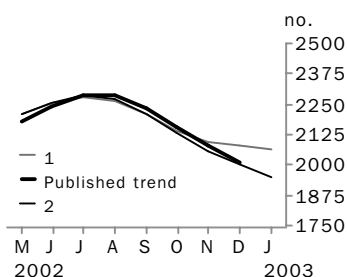
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

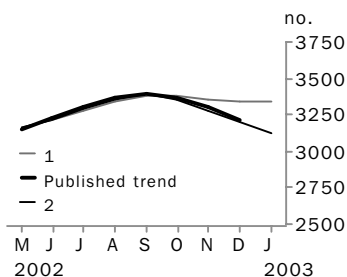
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the January seasonally adjusted estimate is higher than the December estimate by 7% for the number of private sector houses approved and 8% for total dwelling units approved; and that the January seasonally adjusted estimate is lower than the December estimate by 7% for the number of private sector houses approved and 8% 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



	WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:					
	TREND AS PUBLISHED		1 <i>rises by 7% on Dec 2002</i>		2 <i>falls by 7% on Dec 2002</i>	
	no.	% change	no.	% change	no.	% change
August 2002	2 282	-0.1	2 260	-0.7	2 269	-0.6
September 2002	2 231	-2.2	2 208	-2.3	2 213	-2.5
October 2002	2 154	-3.5	2 144	-2.9	2 132	-3.6
November 2002	2 077	-3.6	2 096	-2.2	2 056	-3.6
December 2002	2 011	-3.2	2 076	-1.0	2 000	-2.7
January 2003	n.y.a.	n.y.a.	2 061	-0.7	1 947	-2.7

TOTAL DWELLING UNITS



	WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:					
	TREND AS PUBLISHED		1 <i>rises by 8% on Dec 2002</i>		2 <i>falls by 8% on Dec 2002</i>	
	no.	% change	no.	% change	no.	% change
August 2002	3 368	1.9	3 342	1.8	3 359	2.1
September 2002	3 396	0.8	3 386	1.3	3 394	1.1
October 2002	3 362	-1.0	3 380	-0.2	3 357	-1.1
November 2002	3 303	-1.8	3 354	-0.8	3 280	-2.3
December 2002	3 213	-2.7	3 341	-0.4	3 200	-2.4
January 2003	n.y.a.	n.y.a.	3 338	-0.1	3 127	-2.3

DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS....		TOTAL DWELLING UNITS.	
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL						
2001						
October	2 109	2 146	688	696	2 797	2 842
November	2 331	2 375	760	762	3 091	3 137
December	1 813	1 838	623	625	2 436	2 463
2002						
January	1 928	1 945	516	518	2 444	2 463
February	2 338	2 348	740	766	3 078	3 114
March	2 115	2 135	1 447	1 463	3 562	3 598
April	2 027	2 040	813	819	2 840	2 859
May	2 424	2 452	628	691	3 052	3 143
June	2 076	2 098	860	1 015	2 936	3 113
July	2 340	2 349	933	933	3 273	3 282
August	2 859	2 872	1 373	1 373	4 232	4 245
September	2 063	2 075	652	658	2 715	2 733
October	2 342	2 399	2 504	2 508	4 846	4 907
November	1 755	1 840	952	985	2 707	2 825
December	1 789	1 790	1 013	1 042	2 802	2 832
SEASONALLY ADJUSTED						
2001						
October	1 995	2 027	n.a.	n.a.	2 568	2 608
November	2 233	2 267	n.a.	n.a.	2 922	2 958
December	2 241	2 277	n.a.	n.a.	2 939	2 977
2002						
January	2 240	2 259	n.a.	n.a.	2 697	2 718
February	2 290	2 302	n.a.	n.a.	3 123	3 161
March	2 130	2 151	n.a.	n.a.	3 697	3 734
April	2 005	2 015	n.a.	n.a.	2 905	2 921
May	2 111	2 147	n.a.	n.a.	2 553	2 652
June	2 087	2 100	n.a.	n.a.	3 062	3 230
July	2 375	2 388	n.a.	n.a.	3 164	3 177
August	2 791	2 822	n.a.	n.a.	4 171	4 202
September	2 003	2 012	n.a.	n.a.	2 748	2 763
October	2 124	2 181	n.a.	n.a.	4 335	4 396
November	1 807	1 872	n.a.	n.a.	2 661	2 759
December	2 163	2 164	n.a.	n.a.	3 254	3 284
TREND ESTIMATES						
2001						
October	2 175	2 200	664	666	2 839	2 866
November	2 194	2 221	676	674	2 870	2 895
December	2 205	2 231	725	725	2 930	2 956
2002						
January	2 206	2 230	791	796	2 997	3 026
February	2 177	2 198	855	870	3 032	3 068
March	2 145	2 164	903	933	3 048	3 097
April	2 140	2 158	909	954	3 049	3 112
May	2 180	2 197	903	956	3 083	3 153
June	2 242	2 261	914	965	3 156	3 226
July	2 284	2 306	956	998	3 240	3 304
August	2 282	2 309	1 030	1 059	3 312	3 368
September	2 231	2 262	1 116	1 134	3 347	3 396
October	2 154	2 188	1 162	1 174	3 316	3 362
November	2 077	2 113	1 179	1 190	3 256	3 303
December	2 011	2 048	1 154	1 165	3 165	3 213

DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES.....		OTHER DWELLINGS.....		TOTAL DWELLING UNITS.	
	Private sector	Total	Private sector	Total	Private sector	Total
ORIGINAL (% change from preceding month)						
2001						
October	3.8	5.3	-19.6	-19.4	-3.1	-2.1
November	10.5	10.7	10.5	9.5	10.5	10.4
December	-22.2	-22.6	-18.0	-18.0	-21.2	-21.5
2002						
January	6.3	5.8	-17.2	-17.1	0.3	0.0
February	21.3	20.7	43.4	47.9	25.9	26.4
March	-9.5	-9.1	95.5	91.0	15.7	15.5
April	-4.2	-4.4	-43.8	-44.0	-20.3	-20.5
May	19.6	20.2	-22.8	-15.6	7.5	9.9
June	-14.4	-14.4	36.9	46.9	-3.8	-1.0
July	12.7	12.0	8.5	-8.1	11.5	5.4
August	22.2	22.3	47.2	47.2	29.3	29.3
September	-27.8	-27.8	-52.5	-52.1	-35.8	-35.6
October	13.5	15.6	284.0	281.2	78.5	79.5
November	-25.1	-23.3	-62.0	-60.7	-44.1	-42.4
December	1.9	-2.7	6.4	5.8	3.5	0.2
SEASONALLY ADJUSTED (% change from preceding month)						
2001						
October	-1.4	-0.2	n.a.	n.a.	-12.9	-12.0
November	11.9	11.8	n.a.	n.a.	13.8	13.5
December	0.3	0.4	n.a.	n.a.	0.6	0.6
2002						
January	0.0	-0.8	n.a.	n.a.	-8.2	-8.7
February	2.2	1.9	n.a.	n.a.	15.8	16.3
March	-7.0	-6.6	n.a.	n.a.	18.4	18.1
April	-5.8	-6.3	n.a.	n.a.	-21.4	-21.8
May	5.3	6.6	n.a.	n.a.	-12.1	-9.2
June	-1.1	-2.2	n.a.	n.a.	19.9	21.8
July	13.8	13.7	n.a.	n.a.	3.3	-1.6
August	17.6	18.2	n.a.	n.a.	31.8	32.3
September	-28.2	-28.7	n.a.	n.a.	-34.1	-34.2
October	6.0	8.4	n.a.	n.a.	57.8	59.1
November	-14.9	-14.2	n.a.	n.a.	-38.6	-37.2
December	19.7	15.6	n.a.	n.a.	22.3	19.0
TREND ESTIMATES (% change from preceding month)						
2001						
October	1.6	1.8	-5.1	-6.7	0.0	-0.3
November	0.9	1.0	1.8	1.2	1.1	1.0
December	0.5	0.5	7.2	7.6	2.1	2.1
2002						
January	0.0	0.0	9.1	9.8	2.3	2.4
February	-1.3	-1.4	8.1	9.3	1.2	1.4
March	-1.5	-1.5	5.6	7.2	0.5	1.0
April	-0.3	-0.3	0.7	2.3	0.0	0.5
May	1.9	1.8	-0.7	0.2	1.1	1.3
June	2.8	2.9	1.2	0.9	2.4	2.3
July	1.9	2.0	4.6	3.4	2.7	2.4
August	-0.1	0.1	7.7	6.1	2.2	1.9
September	-2.2	-2.0	8.3	7.1	1.1	0.8
October	-3.5	-3.3	4.1	3.5	-0.9	-1.0
November	-3.6	-3.4	1.5	1.4	-1.8	-1.8
December	-3.2	-3.1	-2.1	-2.1	-2.8	-2.7

VALUE OF BUILDING APPROVED

Month	New residential building \$m	Alterations and additions to residential buildings(a) \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
ORIGINAL					
2001					
October	382.8	41.4	424.2	161.7	585.9
November	458.4	50.6	509.0	166.4	675.4
December	348.4	33.2	381.6	157.0	538.6
2002					
January	321.0	31.3	352.3	171.6	523.8
February	457.3	41.5	498.8	199.3	698.1
March	498.4	57.1	555.5	246.3	801.7
April	420.1	43.0	463.2	302.5	765.6
May	469.1	66.1	535.2	176.1	711.4
June	456.7	56.1	512.8	164.0	676.8
July	461.2	47.8	509.0	186.3	695.4
August	607.1	86.5	693.6	205.3	898.9
September	382.8	57.7	440.5	239.6	680.1
October	865.0	58.4	923.4	376.0	1 299.4
November	440.4	40.4	480.8	209.4	690.2
December	445.4	40.5	486.0	140.5	626.4
SEASONALLY ADJUSTED					
2001					
October	361.9	37.3	399.1	n.a.	592.1
November	419.3	44.7	463.9	n.a.	556.4
December	385.0	43.0	428.0	n.a.	712.7
2002					
January	387.7	39.2	426.9	n.a.	571.8
February	468.4	44.4	512.8	n.a.	751.7
March	500.7	53.1	553.8	n.a.	764.5
April	413.8	43.4	457.2	n.a.	701.2
May	439.8	57.9	497.7	n.a.	650.6
June	479.1	62.6	541.6	n.a.	705.9
July	440.8	45.0	485.8	n.a.	659.5
August	604.4	79.2	683.7	n.a.	905.8
September	371.3	59.0	430.3	n.a.	705.1
October	815.9	53.4	869.3	n.a.	1 336.7
November	392.5	34.6	427.2	n.a.	553.9
December	493.1	50.4	543.5	n.a.	753.9
TREND ESTIMATES					
2001					
October	392.8	38.1	430.9	236.6	667.5
November	399.9	39.7	439.6	222.2	661.8
December	409.6	41.4	451.0	211.3	662.3
2002					
January	422.7	43.5	466.2	204.5	670.7
February	434.0	45.5	479.5	201.8	681.3
March	445.6	47.7	493.4	201.4	694.7
April	453.9	50.8	504.7	194.1	698.8
May	462.4	54.9	517.4	186.3	703.7
June	472.2	58.6	530.8	192.8	723.6
July	480.9	60.3	541.2	212.8	754.0
August	488.5	59.6	548.2	236.3	784.5
September	492.1	57.1	549.2	255.9	805.2
October	489.8	53.5	543.3	264.6	807.9
November	484.6	49.6	534.2	263.5	797.7
December	478.0	46.1	524.1	253.9	778.1

(a) Refer to Explanatory Notes paragraph 16.

VALUE OF BUILDING APPROVED, Percentage Change

Month	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non- residential building	Total building
ORIGINAL (% change from preceding month)					
2001					
October	-12.4	20.0	-10.0	-60.4	-33.4
November	19.7	22.2	20.0	2.9	15.3
December	-24.0	-34.4	-25.0	-5.6	-20.3
2002					
January	-7.9	-5.7	-7.7	9.3	-2.7
February	42.5	32.6	41.6	16.1	33.3
March	9.0	37.6	11.4	23.6	14.8
April	-15.7	-24.7	-16.6	22.8	-4.5
May	11.7	53.7	15.5	-41.8	-7.1
June	-2.6	-15.1	-4.2	-6.9	-4.9
July	1.0	-14.8	-0.7	13.6	2.7
August	31.6	81.0	36.3	10.2	29.3
September	-36.9	-33.3	-36.5	16.7	-24.3
October	126.0	1.2	109.6	56.9	91.1
November	-49.1	-30.8	-47.9	-44.3	-46.9
December	1.1	0.2	1.1	-32.9	-9.2
SEASONALLY ADJUSTED (% change from preceding month)					
2001					
October	-13.2	6.9	-11.7	n.a.	-35.9
November	15.9	19.8	16.2	n.a.	-6.0
December	-8.2	-3.8	-7.7	n.a.	28.1
2002					
January	0.7	-8.8	-0.3	n.a.	-19.8
February	20.8	13.3	20.1	n.a.	31.5
March	6.9	19.6	8.0	n.a.	1.7
April	-17.4	-18.3	-17.4	n.a.	-8.3
May	6.3	33.4	8.9	n.a.	-7.2
June	8.9	8.1	8.8	n.a.	8.5
July	-8.0	-28.1	-10.3	n.a.	-6.6
August	37.1	76.0	40.7	n.a.	37.3
September	-38.6	-25.5	-37.1	n.a.	-22.2
October	119.7	-9.5	102.0	n.a.	89.6
November	-51.9	-35.2	-50.9	n.a.	-58.6
December	25.6	45.7	27.2	n.a.	36.1
TREND ESTIMATES (% change from preceding month)					
2001					
October	1.6	3.3	1.7	-3.6	-0.3
November	1.8	4.2	2.0	-6.1	-0.9
December	2.4	4.3	2.6	-4.9	0.1
2002					
January	3.2	5.1	3.4	-3.2	1.3
February	2.7	4.6	2.9	-1.3	1.6
March	2.7	4.8	2.9	-0.2	2.0
April	1.9	6.5	2.3	-3.6	0.6
May	1.9	8.1	2.5	-4.0	0.7
June	2.1	6.7	2.6	3.5	2.8
July	1.8	2.9	2.0	10.4	4.2
August	1.6	-1.2	1.3	11.0	4.0
September	0.7	-4.2	0.2	8.3	2.6
October	-0.5	-6.3	-1.1	3.4	0.3
November	-1.1	-7.3	-1.7	-0.4	-1.3
December	-1.4	-7.1	-1.9	-3.6	-2.5

(a) Refer to Explanatory Notes paragraph 16.

DWELLING UNITS APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion	Non-residential building	Total dwelling units
PRIVATE SECTOR (Number)						
1999-00	24 057	10 528	50	174	53	34 862
2000-01	15 569	8 125	144	133	19	23 990
2001-02	25 654	9 104	86	139	6	34 989
2001						
December	1 812	619	4	1	0	2 436
2002						
January	1 928	498	10	8	0	2 444
February	2 338	737	2	0	1	3 078
March	2 115	1 345	10	92	0	3 562
April	2 025	798	16	0	1	2 840
May	2 424	595	3	30	0	3 052
June	2 075	849	9	1	2	2 936
July	2 339	925	1	1	7	3 273
August	2 856	1 187	7	181	1	4 232
September	2 062	620	2	31	0	2 715
October	2 340	2 482	1	2	21	4 846
November	1 755	946	3	2	1	2 707
December	1 789	1 010	2	0	1	2 802
PUBLIC SECTOR (Number)						
1999-00	334	431	0	0	1	766
2000-01	247	505	19	0	0	771
2001-02	244	297	0	0	2	543
2001						
December	25	2	0	0	0	27
2002						
January	17	2	0	0	0	19
February	10	26	0	0	0	36
March	20	16	0	0	0	36
April	13	5	0	0	1	19
May	28	63	0	0	0	91
June	22	155	0	0	0	177
July	9	0	0	0	0	9
August	13	0	0	0	0	13
September	12	6	0	0	0	18
October	57	4	0	0	0	61
November	85	32	0	0	1	118
December	1	29	0	0	0	30
TOTAL (Number)						
1999-00	24 391	10 959	50	174	54	35 628
2000-01	15 816	8 630	163	133	19	24 761
2001-02	25 898	9 401	86	139	8	35 532
2001						
December	1 837	621	4	1	0	2 463
2002						
January	1 945	500	10	8	0	2 463
February	2 348	763	2	0	1	3 114
March	2 135	1 361	10	92	0	3 598
April	2 038	803	16	0	2	2 859
May	2 452	658	3	30	0	3 143
June	2 097	1 004	9	1	2	3 113
July	2 348	925	1	1	7	3 282
August	2 869	1 187	7	181	1	4 245
September	2 074	626	2	31	0	2 733
October	2 397	2 486	1	2	21	4 907
November	1 840	978	3	2	2	2 825
December	1 790	1 039	2	0	1	2 832

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

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion	Total residential building	Non-residential building	Total building
PRIVATE SECTOR (\$ million)								
1999-00	2 946.6	1 041.1	3.7	341.8	18.3	4 351.5	1 402.3	5 754.0
2000-01	2 051.7	894.1	17.1	359.1	5.9	3 328.3	1 778.6	5 106.8
2001-02	3 593.0	1 337.4	7.2	464.7	26.9	5 429.0	1 674.4	7 103.3
2001								
December	252.4	92.2	0.3	32.4	0.0	377.3	111.4	488.7
2002								
January	262.6	55.2	0.9	28.1	0.1	346.9	135.3	482.2
February	328.2	124.8	0.1	36.1	0.0	489.2	170.8	660.0
March	298.8	194.8	0.5	36.9	11.5	542.4	223.8	766.2
April	299.0	118.6	1.3	39.7	0.0	458.6	108.4	566.9
May	348.0	108.6	0.5	49.7	15.0	521.8	124.1	645.9
June	316.3	114.9	0.6	54.1	0.0	485.9	138.7	624.6
July	345.0	115.0	0.1	45.4	0.0	505.6	159.2	664.7
August	437.0	168.3	0.7	62.6	22.2	690.7	191.1	881.8
September	308.9	71.0	0.3	47.3	4.6	432.1	160.4	592.4
October	357.8	498.2	0.1	56.3	0.9	913.3	174.7	1 087.9
November	265.9	158.8	0.1	37.1	0.1	462.0	197.1	659.1
December	276.7	165.2	0.2	40.4	0.0	482.4	116.0	598.4
PUBLIC SECTOR (\$ million)								
1999-00	47.8	42.1	0.0	17.9	0.0	107.8	683.9	791.8
2000-01	37.6	57.7	1.3	27.0	0.0	123.7	861.7	985.6
2001-02	38.1	41.0	0.0	32.8	0.0	111.8	818.6	930.3
2001								
December	3.5	0.3	0.0	0.5	0.0	4.3	45.6	49.9
2002								
January	2.8	0.4	0.0	2.2	0.0	5.4	36.2	41.6
February	1.5	2.8	0.0	5.2	0.0	9.5	28.5	38.0
March	3.0	1.9	0.0	8.1	0.0	13.0	22.5	35.5
April	1.8	0.7	0.0	2.1	0.0	4.6	194.1	198.7
May	4.9	7.6	0.0	0.9	0.0	13.4	52.1	65.5
June	3.4	22.1	0.0	1.4	0.0	26.9	25.3	52.2
July	1.1	0.0	0.0	2.4	0.0	3.5	27.1	30.6
August	1.8	0.0	0.0	1.1	0.0	2.9	14.2	17.1
September	2.3	0.6	0.0	5.5	0.0	8.4	79.3	87.7
October	8.5	0.5	0.0	1.1	0.0	10.1	201.3	211.5
November	11.6	4.1	0.0	3.1	0.0	18.8	12.3	31.1
December	0.2	3.4	0.0	0.0	0.0	3.6	24.4	28.0
TOTAL (\$ million)								
1999-00	2 994.2	1 083.4	3.7	359.6	18.3	4 459.3	2 086.3	6 545.4
2000-01	2 089.2	952.0	18.5	386.3	5.9	3 452.2	2 640.3	6 092.5
2001-02	3 631.1	1 378.3	7.2	497.5	26.9	5 540.9	2 492.9	8 033.7
2001								
December	255.9	92.5	0.3	32.9	0.0	381.6	157.0	538.6
2002								
January	265.4	55.6	0.9	30.3	0.1	352.3	171.6	523.8
February	329.7	127.6	0.1	41.3	0.0	498.8	199.3	698.1
March	301.8	196.6	0.5	45.0	11.5	555.5	246.3	801.7
April	300.8	119.3	1.3	41.8	0.0	463.2	302.5	765.6
May	352.9	116.2	0.5	50.6	15.0	535.2	176.1	711.4
June	319.7	137.0	0.6	55.5	0.0	512.8	164.0	676.8
July	346.2	115.0	0.1	47.7	0.0	509.0	186.3	695.4
August	438.8	168.3	0.7	63.7	22.2	693.6	205.3	898.9
September	311.1	71.7	0.3	52.8	4.6	440.5	239.6	680.1
October	366.3	498.7	0.1	57.4	0.9	923.4	376.0	1 299.4
November	277.5	162.9	0.1	40.2	0.1	480.8	209.4	690.2
December	276.9	168.6	0.2	40.4	0.0	486.0	140.5	626.4

DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDING(a): 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			
NUMBER OF DWELLING UNITS										
1999-00	24 391	1 870	3 257	5 127	2 063	1 485	2 284	5 832	10 959	35 350
2000-01	15 816	1 359	2 017	3 376	1 225	1 304	2 725	5 254	8 630	24 446
2001-02	25 898	1 213	1 894	3 107	1 091	1 184	4 019	6 294	9 401	35 299
2001										
October	2 145	123	168	291	32	127	236	395	686	2 831
November	2 374	55	39	94	17	86	562	665	759	3 133
December	1 837	35	102	137	105	97	282	484	621	2 458
2002										
January	1 945	128	77	205	22	96	177	295	500	2 445
February	2 348	114	140	254	67	139	303	509	763	3 111
March	2 135	130	166	296	72	100	893	1 065	1 361	3 496
April	2 038	85	211	296	64	146	297	507	803	2 841
May	2 452	117	121	238	85	52	283	420	658	3 110
June	2 097	103	206	309	248	84	363	695	1 004	3 101
July	2 348	100	275	375	198	174	178	550	925	3 273
August	2 869	144	248	392	142	166	487	795	1 187	4 056
September	2 074	187	155	342	10	65	209	284	626	2 700
October	2 397	367	257	624	266	249	1 347	1 862	2 486	4 883
November	1 840	96	92	188	81	130	579	790	978	2 818
December	1 790	144	168	312	60	8	659	727	1 039	2 829
VALUE (\$ million)										
1999-00	2 994.2	136.8	286.5	423.3	173.4	149.7	337.4	659.9	1 083.4	4 077.5
2000-01	2 089.2	103.7	195.6	299.1	111.6	128.3	413.0	652.9	952.0	3 041.2
2001-02	3 631.1	104.8	219.8	324.9	100.2	157.9	795.7	1 053.4	1 378.3	5 009.1
2001										
October	284.3	7.2	16.2	23.4	3.1	16.7	55.3	75.1	98.5	382.8
November	328.5	4.3	5.4	9.7	1.7	8.5	110.0	120.2	129.9	458.4
December	255.9	3.2	11.0	14.2	5.8	22.0	50.5	78.3	92.5	348.4
2002										
January	265.4	12.2	10.6	22.8	2.1	7.4	23.4	32.8	55.6	321.0
February	329.7	9.6	19.3	29.0	6.6	18.3	73.7	98.6	127.6	457.3
March	301.8	10.5	20.4	30.9	6.1	14.7	145.0	165.7	196.6	498.4
April	300.8	9.2	23.0	32.3	3.9	26.8	56.4	87.0	119.3	420.1
May	352.9	12.3	13.7	26.0	7.3	6.8	76.1	90.2	116.2	469.1
June	319.7	9.0	27.9	36.9	30.2	11.4	58.5	100.1	137.0	456.7
July	346.2	8.9	28.4	37.3	23.0	23.0	31.7	77.7	115.0	461.2
August	438.8	14.2	28.7	42.9	13.2	20.0	92.1	125.3	168.3	607.1
September	311.1	12.7	16.4	29.0	1.4	6.5	34.8	42.7	71.7	382.8
October	366.3	42.9	34.1	77.0	20.2	28.5	373.0	421.7	498.7	865.0
November	277.5	8.9	13.4	22.3	11.9	16.8	111.8	140.6	162.9	440.4
December	276.9	13.9	30.9	44.8	5.6	0.8	117.4	123.8	168.6	445.4

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

Period	New houses	New other residential building	New residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
ORIGINAL (\$ million)							
1999-00	3 376.9	1 133.3	4 489.0	430.8	4 923.4	2 021.5	6 814.8
2000-01	2 089.3	952.0	3 041.3	410.7	3 452.1	2 640.4	6 092.6
2001-02	3 592.2	1 336.2	4 928.4	525.2	5 453.7	2 403.5	7 857.2
2001							
June	687.8	256.5	942.2	123.4	1 065.7	670.3	1 728.0
September	893.8	301.9	1 195.7	111.5	1 307.2	735.5	2 042.7
December	868.3	314.3	1 182.6	125.2	1 307.9	470.5	1 778.4
2002							
March	885.2	366.2	1 251.4	128.1	1 379.5	590.5	1 970.0
June	944.9	353.8	1 298.7	160.4	1 459.1	607.0	2 066.1
September	1 038.9	328.6	1 367.5	177.9	1 545.5	583.8	2 129.2
ORIGINAL (% change from preceding quarter)							
2001							
June	43.1	42.2	43.0	15.1	39.1	4.9	22.6
September	30.0	17.7	26.9	-9.6	22.7	9.7	18.2
December	-2.9	4.1	-1.1	12.3	0.1	-36.0	-12.9
2002							
March	1.9	16.5	5.8	2.3	5.5	25.5	10.8
June	6.7	-3.4	3.8	25.2	5.8	2.8	4.9
September	9.9	-7.1	5.3	10.9	5.9	-3.8	3.1

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

(b) Refer to Explanatory Notes paragraph 16.

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

Period	<i>Hotels, motels and other short term accommodation</i>		<i>Shops.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<i>Other business premises.....</i>		<i>Educational.....</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999												
2002												
October	7	0.9	102	8.8	7	0.7	28	2.8	32	3.0	9	0.9
November	4	0.4	68	5.9	4	0.5	19	1.9	26	2.6	9	1.2
December	4	0.6	53	4.4	7	0.7	21	2.0	18	1.8	14	1.5
Value—\$200,000—\$499,999												
2002												
October	1	0.3	30	9.1	8	2.6	11	3.6	23	6.8	11	2.9
November	1	0.4	11	2.9	4	1.2	10	3.3	7	2.0	19	5.6
December	0	0.0	14	4.4	5	1.7	11	3.3	14	4.2	15	4.7
Value—\$500,000—\$999,999												
2002												
October	1	0.6	9	5.2	1	0.8	2	1.3	6	3.8	10	6.9
November	0	0.0	8	5.1	1	1.0	2	1.2	10	6.3	4	2.9
December	1	0.8	0	0.0	2	1.2	3	2.0	7	5.1	3	2.2
Value—\$1,000,000—\$4,999,999												
2002												
October	2	5.7	6	9.0	5	12.6	2	3.8	8	12.6	5	9.6
November	1	2.0	0	0.0	3	5.2	2	5.0	5	8.4	1	1.0
December	1	1.0	5	8.9	1	1.5	2	3.5	4	6.0	8	18.0
Value—\$5,000,000 and over												
2002												
October	0	0.0	3	62.0	0	0.0	2	59.4	0	0.0	1	6.5
November	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1	8.5
December	0	0.0	1	6.0	0	0.0	0	0.0	2	21.0	1	6.5
Value—Total												
1999-00	168	132.1	1 046	325.6	280	137.8	512	217.7	604	334.2	211	202.3
2000-01	108	103.9	1 036	438.9	259	168.2	617	398.5	593	411.2	271	424.0
2001-02	112	127.3	1 048	445.1	178	81.0	542	460.6	540	299.7	397	331.0
2002												
October	11	7.4	150	94.1	21	16.6	45	70.9	69	26.1	36	26.9
November	6	2.8	87	13.9	12	7.9	33	11.3	48	19.2	34	19.3
December	6	2.4	73	23.8	15	5.2	37	10.8	45	38.1	41	32.9

NON-RESIDENTIAL BUILDING APPROVED, Jobs By Value Range: **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	0.2	3	0.3	10	0.9	7	0.7	207	19.2
November	0	0.0	2	0.2	3	0.4	7	0.8	142	14.0
December	2	0.2	6	0.6	4	0.5	6	0.6	135	12.9
Value—\$200,000—\$499,999										
2002										
October	0	0.0	2	0.6	6	1.8	7	2.3	99	29.9
November	0	0.0	3	0.9	3	1.1	2	0.9	60	18.4
December	2	0.6	1	0.3	6	1.6	3	0.8	71	21.7
Value—\$500,000—\$999,999										
2002										
October	0	0.0	1	0.5	5	3.5	5	3.1	40	25.6
November	0	0.0	1	0.8	1	0.6	1	0.9	28	18.7
December	0	0.0	0	0.0	1	0.7	0	0.0	17	12.0
Value—\$1,000,000—\$4,999,999										
2002										
October	0	0.0	2	2.1	3	6.7	0	0.0	33	62.1
November	0	0.0	0	0.0	4	9.2	1	1.1	17	31.8
December	0	0.0	0	0.0	0	0.0	2	3.4	23	42.4
Value—\$5,000,000 and over										
2002										
October	0	0.0	0	0.0	0	0.0	1	111.3	7	239.2
November	0	0.0	0	0.0	1	118.0	0	0.0	2	126.5
December	0	0.0	0	0.0	0	0.0	1	18.0	5	51.5
Value—Total										
1999-00	38	22.7	100	216.0	188	104.9	183	392.9	3 330	2 086.3
2000-01	46	17.9	135	345.2	202	167.0	202	166.1	3 469	2 640.3
2001-02	37	39.3	127	168.7	181	356.2	199	184.0	3 361	2 492.9
2002										
October	2	0.2	8	3.5	24	12.8	20	117.3	386	376.0
November	0	0.0	6	1.9	12	129.2	11	3.7	249	209.4
December	4	0.8	7	0.9	11	2.8	12	22.9	251	140.5

VALUE OF NON-RESIDENTIAL BUILDING APPROVED

Period	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscell- aneous	Total non- residential building
PRIVATE SECTOR (\$ million)											
1999-00	130.9	323.0	133.0	174.0	290.9	69.2	22.3	130.0	88.2	41.0	1 402.3
2000-01	99.9	436.3	158.3	343.1	346.2	115.9	17.9	63.8	134.8	62.6	1 778.6
2001-02	123.3	440.3	79.5	301.6	259.8	117.6	39.3	158.8	51.8	102.1	1 674.4
2001											
December	2.6	23.5	4.1	12.9	22.1	9.6	25.6	3.3	5.6	2.1	111.4
2002											
January	12.5	25.4	7.4	20.5	44.1	7.1	0.9	5.9	2.0	9.4	135.3
February	8.9	11.4	3.6	91.7	21.0	4.8	0.0	23.7	1.9	3.9	170.8
March	5.7	51.8	10.0	60.0	30.1	7.6	2.1	40.8	3.5	12.2	223.8
April	7.7	42.7	1.6	7.3	15.5	7.2	0.9	2.6	4.8	18.1	108.4
May	3.7	44.6	8.9	10.9	16.2	14.7	3.4	6.3	8.8	6.6	124.1
June	6.2	37.6	9.4	16.0	28.8	19.1	0.0	5.5	1.7	14.3	138.7
July	8.2	40.3	20.1	18.9	40.7	9.9	0.2	5.7	9.2	6.0	159.2
August	4.5	49.2	4.4	26.2	73.3	4.0	0.1	12.9	4.8	11.6	191.1
September	22.0	43.2	7.2	19.1	30.3	3.3	0.2	7.6	2.8	24.6	160.4
October	7.4	93.7	14.3	9.2	25.6	4.8	0.2	3.5	11.0	4.8	174.7
November	2.8	13.8	7.9	9.1	18.1	13.2	0.0	1.9	127.8	2.4	197.1
December	2.4	23.8	5.2	10.0	35.4	13.8	0.8	0.6	1.7	22.4	116.0
PUBLIC SECTOR (\$ million)											
1999-00	1.4	2.8	5.0	43.8	43.2	133.0	0.4	85.8	17.1	352.0	683.9
2000-01	4.0	2.9	9.9	55.6	64.8	307.8	0.0	281.2	32.2	103.4	861.7
2001-02	4.0	4.9	1.6	159.0	39.7	213.3	0.0	10.0	304.5	81.7	818.6
2001											
December	0.0	2.5	0.0	2.8	6.2	26.2	0.0	0.5	6.1	1.2	45.6
2002											
January	0.0	0.4	0.0	2.7	1.0	21.7	0.0	0.0	3.9	6.4	36.2
February	0.0	0.0	0.2	4.5	0.5	21.3	0.0	0.0	1.2	0.9	28.5
March	0.0	0.1	0.0	4.5	2.0	10.2	0.0	0.2	5.3	0.2	22.5
April	0.0	0.2	0.0	117.9	0.8	6.8	0.0	1.3	12.7	54.4	194.1
May	0.1	0.0	0.5	0.7	20.3	27.6	0.0	1.1	1.4	0.3	52.1
June	0.0	0.5	0.0	6.6	1.0	12.1	0.0	0.0	4.8	0.3	25.3
July	0.0	0.2	0.0	2.0	5.2	16.1	0.0	2.3	0.0	1.3	27.1
August	1.5	0.0	0.0	2.5	3.8	2.8	0.0	0.7	2.7	0.1	14.2
September	0.1	0.1	0.4	2.6	0.1	65.8	0.0	4.8	1.8	3.6	79.3
October	0.0	0.4	2.3	61.7	0.5	22.0	0.0	0.0	1.8	112.5	201.3
November	0.0	0.1	0.0	2.3	1.1	6.1	0.0	0.0	1.4	1.3	12.3
December	0.0	0.0	0.0	0.8	2.8	19.0	0.0	0.3	1.1	0.4	24.4
TOTAL (\$ million)											
1999-00	132.1	325.6	137.8	217.7	334.2	202.3	22.7	216.0	104.9	392.9	2 086.3
2000-01	103.9	438.9	168.2	398.5	411.2	424.0	17.9	345.2	167.0	166.1	2 640.3
2001-02	127.3	445.1	81.0	460.6	299.7	331.0	39.3	168.7	356.2	184.0	2 492.9
2001											
December	2.6	26.0	4.1	15.7	28.3	35.9	25.6	3.8	11.7	3.4	157.0
2002											
January	12.5	25.8	7.4	23.3	45.2	28.8	0.9	5.9	5.9	15.8	171.6
February	8.9	11.4	3.7	96.2	21.5	26.1	0.0	23.7	3.1	4.8	199.3
March	5.7	51.8	10.0	64.5	32.1	17.9	2.1	41.0	8.8	12.4	246.3
April	7.7	42.9	1.6	125.2	16.3	14.0	0.9	3.8	17.5	72.5	302.5
May	3.8	44.6	9.4	11.6	36.5	42.3	3.4	7.4	10.2	6.9	176.1
June	6.2	38.1	9.4	22.6	29.9	31.3	0.0	5.5	6.5	14.6	164.0
July	8.2	40.5	20.1	20.9	45.9	26.0	0.2	8.0	9.2	7.3	186.3
August	6.0	49.2	4.4	28.7	77.1	6.8	0.1	13.6	7.5	11.7	205.3
September	22.1	43.3	7.7	21.6	30.4	69.0	0.2	12.4	4.5	28.3	239.6
October	7.4	94.1	16.6	70.9	26.1	26.9	0.2	3.5	12.8	117.3	376.0
November	2.8	13.9	7.9	11.3	19.2	19.3	0.0	1.9	129.2	3.7	209.4
December	2.4	23.8	5.2	10.8	38.1	32.9	0.8	0.9	2.8	22.9	140.5

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	7 577	4 171	11 942	992 276	458 309	220 044	1 670 629	1 152 621	2 823 250
2001-02	11 458	4 760	16 407	1 615 239	680 642	306 473	2 602 354	948 976	3 551 329
2001									
December	786	512	1 299	117 661	80 444	22 869	220 974	72 859	293 833
2002									
January	844	263	1 123	116 655	29 490	18 669	164 814	89 039	253 853
February	1 047	222	1 270	151 354	47 997	24 055	223 406	125 341	348 747
March	904	1 082	2 085	129 258	159 039	31 493	319 790	148 667	468 457
April	882	319	1 212	126 123	54 778	23 642	204 542	49 651	254 193
May	1 012	319	1 362	145 390	44 084	40 912	230 387	67 132	297 519
June	1 065	476	1 547	161 647	61 939	37 632	261 217	93 782	355 000
July	1 119	583	1 702	164 341	65 110	24 139	253 590	80 599	334 188
August	1 306	508	1 999	192 476	66 647	63 135	322 258	89 567	411 825
September	901	313	1 244	130 943	27 243	27 703	185 890	53 814	239 704
October	1 097	585	1 682	164 126	83 951	32 076	280 153	108 858	389 011
November	719	590	1 309	101 370	101 912	14 989	218 271	41 795	260 066
December	880	657	1 537	134 080	89 991	25 908	249 978	51 982	301 960
PUBLIC SECTOR									
2000-01	59	266	326	8 276	27 416	20 582	56 274	506 421	562 695
2001-02	105	130	235	15 755	15 785	22 871	54 411	433 092	487 503
2001									
December	18	0	18	2 444	0	506	2 951	25 480	28 430
2002									
January	2	2	4	264	366	1 831	2 461	3 349	5 810
February	1	12	13	93	1 453	4 236	5 782	16 920	22 702
March	3	12	15	260	1 375	6 729	8 364	9 834	18 198
April	7	5	12	1 032	698	1 605	3 335	16 073	19 408
May	12	49	61	2 026	4 846	939	7 812	24 563	32 375
June	12	38	50	1 305	5 312	1 095	7 712	18 185	25 897
July	5	0	5	683	0	2 353	3 036	21 594	24 630
August	6	0	6	693	0	730	1 423	1 715	3 138
September	4	0	4	724	0	3 136	3 860	62 706	66 566
October	33	0	33	4 724	0	508	5 232	169 848	175 080
November	52	0	52	7 949	0	2 889	10 838	5 334	16 171
December	0	0	0	0	0	0	0	7 729	7 729
TOTAL									
2000-01	7 636	4 437	12 268	1 000 552	485 725	240 626	1 726 903	1 659 042	3 385 945
2001-02	11 563	4 890	16 642	1 630 995	696 427	329 343	2 656 765	1 382 067	4 038 832
2001									
December	804	512	1 317	120 106	80 444	23 375	223 924	98 339	322 263
2002									
January	846	265	1 127	116 919	29 856	20 500	167 275	92 387	259 662
February	1 048	234	1 283	151 447	49 449	28 291	229 188	142 261	371 449
March	907	1 094	2 100	129 518	160 414	38 223	328 154	158 501	486 655
April	889	324	1 224	127 155	55 476	25 246	207 877	65 724	273 601
May	1 024	368	1 423	147 416	48 930	41 852	238 198	91 695	329 894
June	1 077	514	1 597	162 952	67 251	38 727	268 930	111 967	380 897
July	1 124	583	1 707	165 023	65 110	26 492	256 626	102 193	358 818
August	1 312	508	2 005	193 169	66 647	63 865	323 680	91 282	414 963
September	905	313	1 248	131 667	27 243	30 839	189 749	116 520	306 269
October	1 130	585	1 715	168 850	83 951	32 584	285 385	278 705	564 091
November	771	590	1 361	109 319	101 912	17 878	229 108	47 129	276 237
December	880	657	1 537	134 080	89 991	25 908	249 978	59 712	309 690

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

(b) Refer to Explanatory Notes paragraph 16.

BUILDING APPROVED IN STATISTICAL AREAS—Dec Qtr 2002

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
LOCAL GOVERNMENT AREAS									
QUEENSLAND	6 027	4 503	10 564	920 634	830 137	139 346	1 890 117	725 842	2 615 959
Brisbane and Moreton (SDs)	4 519	4 171	8 694	707 536	790 735	107 304	1 605 575	617 590	2 223 164
Beaudesert (S)	146	0	146	19 908	0	2 178	22 086	14 463	36 550
Boonah (S)	6	0	6	504	0	145	649	65	714
Brisbane (C)	1 045	1 661	2 706	172 033	257 514	56 828	486 375	267 521	753 896
Caboolture (S)	442	36	478	52 661	2 788	2 765	58 213	8 609	66 822
Caloundra (C)	272	282	554	44 260	50 436	3 781	98 477	26 668	125 145
Esk (S)	18	3	21	1 849	193	338	2 381	0	2 381
Gatton (S)	9	0	9	1 480	0	571	2 051	380	2 431
Gold Coast (C)	913	1 689	2 606	157 048	416 435	14 388	587 871	175 213	763 084
Ipswich (C)	71	2	73	9 251	110	3 484	12 845	4 944	17 788
Kilcoy (S)	0	0	0	0	0	21	21	0	21
Laidley (S)	9	0	9	703	0	256	960	532	1 492
Logan (C)	197	0	197	25 467	0	2 799	28 266	14 737	43 003
Maroochy (S)	461	381	842	68 635	44 098	5 106	117 839	21 956	139 795
Noosa (S)	130	27	157	27 363	6 474	6 092	39 928	1 604	41 533
Pine Rivers (S)	354	0	354	52 029	0	1 591	53 620	55 428	109 048
Redcliffe (C)	82	35	117	12 558	4 931	1 514	19 003	13 875	32 878
Redland (S)	364	55	419	61 786	7 756	5 447	74 990	11 594	86 584
Wide Bay-Burnett (SD)	443	54	499	54 901	5 402	5 131	65 435	15 204	80 639
Biggenden (S)	0	0	0	0	0	19	19	400	419
Bundaberg (C)	30	32	62	4 559	3 262	418	8 239	6 098	14 337
Cherbourg (AC)	0	0	0	0	0	0	0	0	0
Cooloola (S)	56	0	56	6 394	0	705	7 098	955	8 053
Eidsvold (S)	1	0	1	120	0	0	120	0	120
Gayndah (S)	1	0	1	125	0	177	302	1 560	1 862
Hervey Bay (C)	185	8	193	22 481	961	1 499	24 940	1 496	26 436
Isis (S)	11	0	11	1 281	0	233	1 514	68	1 582
Kilkivan (S)	3	0	3	156	0	47	203	0	203
Kingaroy (S)	12	7	19	1 560	270	212	2 041	103	2 144
Kolan (S)	5	0	5	143	0	54	196	0	196
Maryborough (C)	7	0	8	999	0	516	1 515	2 076	3 592
Miriam Vale (S)	21	5	27	2 380	645	181	3 206	135	3 341
Monto (S)	1	0	1	144	0	99	243	0	243
Mundubbera (S)	0	0	0	0	0	0	0	0	0
Murgon (S)	2	0	2	425	0	14	439	128	567
Nanango (S)	13	0	13	1 196	0	65	1 261	60	1 321
Perry (S)	1	0	1	84	0	0	84	0	84
Tiaro (S)	6	0	6	403	0	145	548	180	728
Wondai (S)	6	0	6	799	0	0	799	0	799
Woocoo (S)	6	0	6	577	0	83	660	0	660
Darling Downs (SD)	234	37	275	33 337	3 338	8 148	44 823	14 238	59 062
Cambooya (S)	7	0	7	1 024	0	459	1 483	0	1 483
Chinchilla (S)	4	0	4	455	0	137	592	818	1 410
Clifton (S)	8	0	8	926	0	53	979	0	979
Crow's Nest (S)	46	0	46	6 951	0	685	7 636	0	7 636
Dalby (T)	1	0	1	113	0	372	485	536	1 021
Goondiwindi (T)	7	0	7	1 067	0	58	1 125	886	2 011
Inglewood (S)	1	0	1	65	0	0	65	250	315
Jondaryan (S)	21	4	25	3 417	376	224	4 016	864	4 880
Millmerran (S)	6	0	6	515	0	248	763	0	763
Murilla (S)	0	0	0	0	0	25	25	0	25
Pittsworth (S)	5	0	5	655	0	59	714	750	1 464
Rosalie (S)	10	0	10	1 495	0	229	1 724	435	2 159
Stanthorpe (S)	7	0	7	923	0	89	1 012	550	1 562
Tara (S)	0	0	0	0	0	21	21	0	21
Taroom (S)	0	0	0	0	0	0	0	0	0

	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
LOCAL GOVERNMENT AREAS									
Darling Downs (SD) continued									
Toowoomba (C)	95	33	129	13 412	2 963	4 586	20 960	8 016	28 976
Waggamba (S)	1	0	1	219	0	65	284	0	284
Wambo (S)	2	0	2	341	0	0	341	0	341
Warwick (S)	13	0	16	1 758	0	839	2 597	1 134	3 731
South West (SD)									
Balonne (S)	6	0	6	614	0	394	1 008	1 645	2 653
Bendmere (S)	0	0	0	0	0	67	67	226	293
Booringa (S)	0	0	0	0	0	0	0	0	0
Booringa (S)	1	0	1	49	0	60	109	0	109
Bulloo (S)	0	0	0	0	0	0	0	0	0
Bungil (S)	0	0	0	0	0	0	0	0	0
Murweh (S)	4	0	4	435	0	54	489	1 345	1 834
Paroo (S)	0	0	0	0	0	0	0	0	0
Quilpie (S)	0	0	0	0	0	0	0	0	0
Roma (T)	1	0	1	130	0	213	343	75	417
Warroo (S)	0	0	0	0	0	0	0	0	0
Fitzroy (SD)									
Banana (S)	211	18	229	31 914	1 515	4 177	37 605	22 625	60 230
Banana (S)	1	0	1	133	0	146	279	524	803
Bauhinia (S)	1	0	1	232	0	82	314	120	434
Calliope (S)	47	0	47	7 293	0	816	8 109	7 597	15 706
Duaringa (S)	0	0	0	0	0	34	34	0	34
Emerald (S)	9	6	15	1 446	260	267	1 973	1 355	3 328
Fitzroy (S)	6	2	8	520	194	191	905	3 800	4 705
Gladstone (C)	59	1	60	9 351	94	400	9 845	1 925	11 770
Jericho (S)	0	0	0	0	0	0	0	0	0
Livingstone (S)	61	3	64	9 501	221	917	10 638	1 350	11 988
Mount Morgan (S)	4	0	4	281	0	87	369	0	369
Peak Downs (S)	0	0	0	0	0	0	0	0	0
Rockhampton (C)	23	6	29	3 157	746	1 237	5 140	5 954	11 095
Woorabinda (AC)	0	0	0	0	0	0	0	0	0
Central West (SD)									
Aramac (S)	2	0	2	260	0	451	712	965	1 677
Aramac (S)	0	0	0	0	0	0	0	0	0
Barcaldine (S)	1	0	1	181	0	0	181	0	181
Barcoo (S)	1	0	1	79	0	0	79	765	844
Blackall (S)	0	0	0	0	0	441	441	0	441
Boulia (S)	0	0	0	0	0	0	0	0	0
Diamantina (S)	0	0	0	0	0	0	0	0	0
Ilfracombe (S)	0	0	0	0	0	10	10	0	10
Isisford (S)	0	0	0	0	0	0	0	0	0
Longreach (S)	0	0	0	0	0	0	0	0	0
Tambo (S)	0	0	0	0	0	0	0	0	0
Winton (S)	0	0	0	0	0	0	0	200	200
Mackay (SD)									
Belyando (S)	144	14	158	23 126	2 283	2 563	27 972	8 152	36 123
Belyando (S)	0	0	0	0	0	82	82	481	563
Bowen (S)	2	0	2	257	0	10	267	166	433
Broadsound (S)	0	0	0	0	0	83	83	0	83
Mackay (C)	103	2	105	17 082	120	1 863	19 064	5 754	24 818
Mirani (S)	2	0	2	146	0	43	188	0	188
Nebo (S)	0	0	0	0	0	0	0	0	0
Sarina (S)	10	0	10	1 144	0	125	1 269	350	1 619
Whitsunday (S)	27	12	39	4 497	2 163	358	7 018	1 400	8 418
Northern (SD)									
Burdekin (S)	245	61	307	38 700	7 945	5 416	52 061	15 593	67 654
Burdekin (S)	6	0	6	882	0	409	1 291	502	1 793
Charters Towers (C)	6	0	6	469	0	100	569	545	1 114
Dalrymple (S)	7	0	7	745	0	28	773	2 500	3 273
Hinchinbrook (S)	1	0	1	181	0	127	308	309	617
Palm Island (AC)	0	0	0	0	0	0	0	0	0
Thuringowa (C)	107	2	109	15 780	252	2 005	18 036	540	18 576
Townsville (C)	118	59	178	20 643	7 693	2 747	31 083	11 198	42 281

BUILDING APPROVED IN STATISTICAL AREAS—Dec Qtr 2002 *continued*

DWELLING (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 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>
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LOCAL GOVERNMENT AREAS

	214	148	384	28 882	18 919	5 241	53 042	24 045	77 087
Far North (SD)									
Atherton (S)	6	4	10	646	530	223	1 399	825	2 223
Aurukun (S)	0	0	0	0	0	0	0	0	0
Badu (IC)	0	0	0	0	0	0	0	0	0
Bamaga (IC)	0	0	0	0	0	0	0	0	0
Boigu (IC)	0	0	0	0	0	0	0	0	0
Cairns (C)	118	140	279	17 192	17 340	3 366	37 898	16 388	54 287
Cardwell (S)	12	0	12	2 323	0	143	2 466	1 662	4 128
Cook (S)	4	0	4	325	0	101	426	119	545
Croydon (S)	0	0	0	0	0	0	0	0	0
Dauan (IC)	0	0	0	0	0	0	0	0	0
Douglas (S)	17	4	21	2 296	1 049	317	3 662	1 999	5 662
Eacham (S)	5	0	6	445	0	98	543	100	643
Erub (IC)	0	0	0	0	0	0	0	0	0
Etheridge (S)	0	0	0	0	0	0	0	756	756
Hammond (IC)	4	0	4	400	0	0	400	0	400
Herberton (S)	5	0	5	267	0	142	409	720	1 129
Hope Vale (AC)	0	0	0	0	0	0	0	0	0
Iama (IC)	0	0	0	0	0	0	0	0	0
Injinoo (AC)	2	0	2	250	0	0	250	0	250
Johnstone (S)	6	0	6	696	0	337	1 033	556	1 589
Kowanyama (AC)	0	0	0	0	0	0	0	0	0
Kubin (IC)	0	0	0	0	0	0	0	0	0
Lockhart River (AC)	0	0	0	0	0	0	0	0	0
Mabuiag (IC)	0	0	0	0	0	0	0	0	0
Mapoon (AC)	0	0	0	0	0	0	0	0	0
Mareeba (S)	15	0	15	1 654	0	362	2 016	847	2 863
Mer (IC)	0	0	0	0	0	0	0	0	0
Napranum (AC)	0	0	0	0	0	0	0	0	0
New Mapoon (AC)	0	0	0	0	0	0	0	0	0
Pompuraaw (AC)	0	0	0	0	0	0	0	0	0
Poruma (IC)	0	0	0	0	0	0	0	0	0
Saibai (IC)	0	0	0	0	0	0	0	0	0
St Pauls (IC)	0	0	0	0	0	0	0	0	0
Seisia (IC)	0	0	0	0	0	0	0	0	0
Torres (S)	17	0	17	2 109	0	0	2 109	73.0	2 182
Ugar (IC)	3	0	3	280	0	150	430	0	430
Umagico (AC)	0	0	0	0	0	0	0	0	0
Warraber (IC)	0	0	0	0	0	0	0	0	0
Wujal Wujal (AC)	0	0	0	0	0	0	0	0	0
Yarrabah (AC)	0	0	0	0	0	0	0	0	0
Yorke (IC)	0	0	0	0	0	0	0	0	0

BUILDING APPROVED IN STATISTICAL AREAS—Dec Qtr 2002 *continued*

	DWELLING (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 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>
LOCAL GOVERNMENT AREAS									
North West (SD)	9	0	10	1 365	0	521	1 885	5 784	7 670
Burke (S)	0	0	0	0	0	10	10	140	150
Carpentaria (S)	1	0	2	182	0	0	182	80	262
Cloncurry (S)	1	0	1	512	0	69	581	0	581
Doomadgee (AC)	0	0	0	0	0	0	0	0	0
Flinders (S)	1	0	1	79	0	0	79	420	499
McKinlay (S)	0	0	0	0	0	0	0	0	0
Mornington (S)	0	0	0	0	0	0	0	2 015	2 015
Mount Isa (C)	0	0	0	0	0	442	442	3 130	3 571
Richmond (S)	6	0	6	592	0	0	592	0	592
STATISTICAL DISTRICT									
Sunshine Coast (QLD)	610	661	1 271	102 827	98 228	10 418	211 472	47 922	259 394
Bundaberg (QLD)	88	34	122	13 575	3 527	870	17 972	7 678	25 650
Hervey Bay (QLD)	182	8	190	22 399	961	1 489	24 849	1 496	26 345
Rockhampton (QLD)	28	6	34	3 608	746	1 380	5 734	5 954	11 689
Gladstone (QLD)	106	1	107	16 645	94	1 202	17 941	2 272	20 213
Mackay (QLD)	96	2	98	15 435	120	1 548	17 103	5 634	22 737
Townsville (QLD)	215	61	277	35 077	7 945	4 335	47 357	11 738	59 095
Cairns (QLD)	115	140	276	16 746	17 340	3 340	37 426	16 388	53 815
Toowoomba (QLD)	165	33	199	24 135	2 963	5 695	32 793	8 661	41 454
Gold Coast-Tweed (QLD/NSW)	903	1 690	2 597	157 650	419 954	14 788	592 392	183 585	775 977

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

(b) Refer to Explanatory Notes paragraph 16.

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

- permits issued by local government authorities and other principal certifying authorities
- contracts let or day labour work authorised by Commonwealth, state, semi-government and local government authorities
- major building approvals in areas not subject to normal administrative approval e.g. building on remote mine sites.

3 The scope of the survey comprises the following:

- construction of new buildings
- alterations and additions to existing buildings
- approved non-structural renovation and refurbishment work
- approved installation of integral building fixtures.

4 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 costs of site preparation and landscaping. In other cases where a builder is contracted to construct a dwelling based on the owner's plans, the value may only be the builder's costs. Some councils do not use the value on approval documents, instead deriving a value based on floor area and type of structure.

8 From July 2000, value data includes the Goods and Services tax (GST) for residential and non-residential building approvals. The ABS has consulted with councils and other approving authorities to ensure that approval values are reported inclusive of the GST. Where it was identified by a council or other approving authority that approvals submitted from its jurisdiction were on a GST-exclusive basis, the ABS has made adjustments to the data to ensure that values were consistent with other data collected and are 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 and 6. However, in other tables they are included within existing categories, as follows: in tables 1, 2, 11 and 12 they are included in the appropriate Type of Building category, and in tables 3, 4, 11 and 12 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).

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

EXPLANATORY NOTES

- SEASONAL ADJUSTMENT *continued* **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 22 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).
- AUSTRALIAN STANDARD
GEOGRAPHICAL CLASSIFICATION
(ASGC) **26** Area statistics are now being classified to the *Australian Standard Geographical Classification (ASGC), 2002 Edition* (cat. no. 1216.0), effective from July 2002. Building work approved before July 2002 was classified according to the current editions of ASGC at the time, and is presented in this publication unrevised, in the original geographical area that applied at the time of approval.
- 27** Some Statistical Districts straddle state/territory boundaries. The Gold Coast-Tweed Statistical District lies partly in Queensland and partly in New South Wales.
- ABS DATA AVAILABLE ON REQUEST **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.

EXPLANATORY NOTES

RELATED PUBLICATIONS

29 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, Queensland*, cat. no. 8752.3
- *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

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, 8752.3 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

31 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
C	City
S	Shire
SD	Statistical Division
T	Town

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 May 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 includes the number of Conversions in the 'Alterations and additions to residential buildings' category while table 6 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 May 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.
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.

FOR MORE INFORMATION...

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- CPI INFOLINE* For current and historical Consumer Price Index data, call 1902 981 074 (call cost 77c per minute).
- DIAL-A-STATISTIC* For the latest figures for National Accounts, Balance of Payments, Labour Force, Average Weekly Earnings, Estimated Resident Population and the Consumer Price Index call 1900 986 400 (call cost 77c per minute).

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