

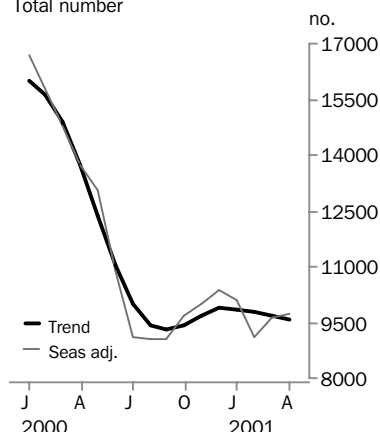
BUILDING APPROVALS

AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) THURS 31 MAY 2001

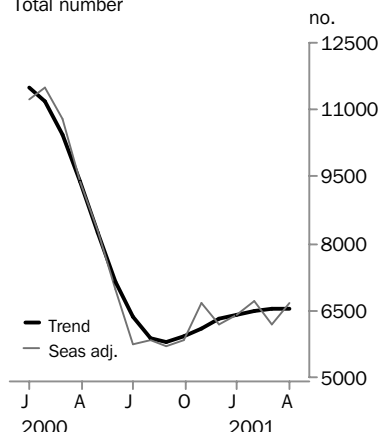
Dwelling units approved

Total number



Private sector houses approved

Total number



APRIL KEY FIGURES

TREND ESTIMATES	Apr 2001	% change Mar 2001 to Apr 2001	% change Apr 2000 to Apr 2001
Dwelling units approved			
Private sector houses	6 556	0.4	-30.3
Total dwelling units	9 583	-1.1	-30.2

SEASONALLY ADJUSTED	Apr 2001	% change Mar 2001 to Apr 2001	% change Apr 2000 to Apr 2001
Dwelling units approved			
Private sector houses	6 686	8.3	-28.8
Total dwelling units	9 725	0.9	-29.2

APRIL KEY POINTS

TREND ESTIMATES

- The trend estimate for total dwelling units approved has continued to fall over the last four months. The 1.1% fall in April 2001 was mainly caused by a fall in other dwellings approved.
- The trend estimate for private sector houses approved rose by 0.4% in April 2001, following rises of 0.8% and 1.0% in March and February respectively. This was the seventh consecutive monthly rise.
- The trend estimate for other dwellings approved by 4.3% in April 2001, following falls of 4.5% in both March and February.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units approved rose by 0.9% to 9,725 in April 2001.
- The seasonally adjusted estimate for private sector houses approved rose by 8.3% to 6,686 in April 2001, after an 8.3% fall in March.
- The seasonally adjusted estimate for other dwellings approved fell by 12.9% to 2,930 in April 2001, following a 46.6% rise in March.

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

NOTES

FORTHCOMING ISSUES

ISSUE

RELEASE DATE

May 2001

3 July 2001

June 2001

31 July 2001

July 2001

30 August 2001

CHANGES IN THIS ISSUE

There are no changes in this issue.

DATA NOTES

Estimates have been included in this issue for some data not yet received in Queensland.

REVISIONS THIS MONTH

Revisions have been made to total dwelling units in New South Wales, Queensland and Victoria, as a result of receiving updated information and replacing previously estimated data.

	<i>Jul-Dec 2000</i>	<i>Jan-Mar 2001</i>	<i>Total</i>
NSW	+100	+205	+305
Vic	-55	-26	-81
Qld		+154	+154
Total	+45	+333	+378

SYMBOLS AND OTHER USAGES

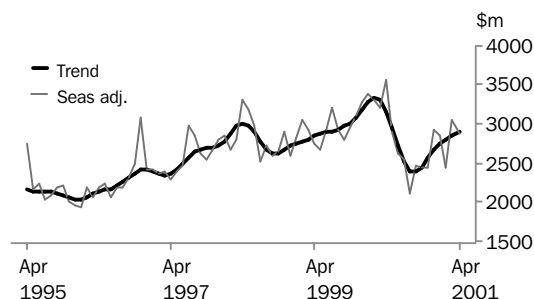
n.a. not available
n.y.a. not yet available

Dennis Trewin
Australian Statistician

VALUE OF BUILDING APPROVED

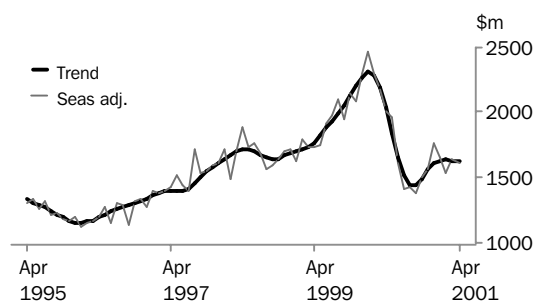
VALUE OF TOTAL BUILDING

The trend estimate of the value of total building approved has risen over the last seven months. The trend estimate rose by 1.6% in April 2001.



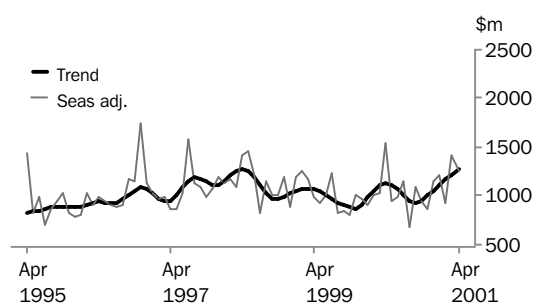
VALUE OF RESIDENTIAL BUILDING

The trend estimate of the value of residential building approved has fallen over the last two months, following five months of growth. The trend estimate fell marginally by 0.7% in April 2001.



VALUE OF NON-RESIDENTIAL

The trend estimate of the value of non-residential building approved has risen over the last seven months. The trend estimate rose by 4.6% in April 2001.



VALUE OF BUILDING APPROVED

CHAIN VOLUME MEASURES

MARCH QUARTER 2001

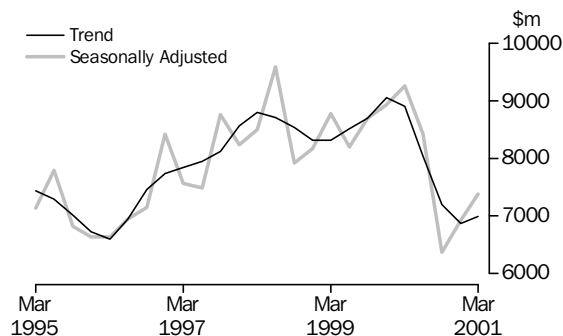
Trend estimates of value of building approvals in the March Quarter 2001 in chain volume measures are summarised below.

TREND ESTIMATES

	<i>Mar Qtr 2001</i>	<i>Dec Qtr 2000 to Mar Qtr 2001</i>	<i>Mar Qtr 2000 to Mar Qtr 2001</i>
	\$m	% change	% change
New residential building	3 182.7	-0.5	-38.1
Alterations and additions to residential buildings	658.6	-0.4	-20.1
Non-residential building	3 102.9	2.8	5.3
Total building	6 995.4	1.8	-21.6

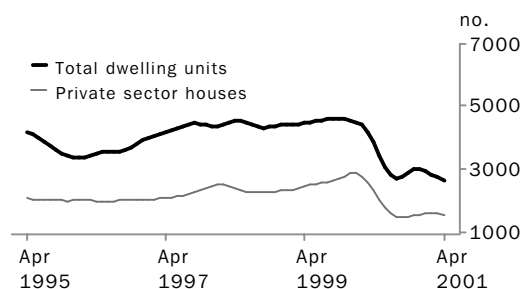
The trend estimate for total building approved increased by 1.8% in the March quarter 2001. The growth in the value of non-residential building has offset the fall in new residential building.

QUARTERLY VALUE OF BUILDING APPROVED (CHAIN VOLUME MEASURES)



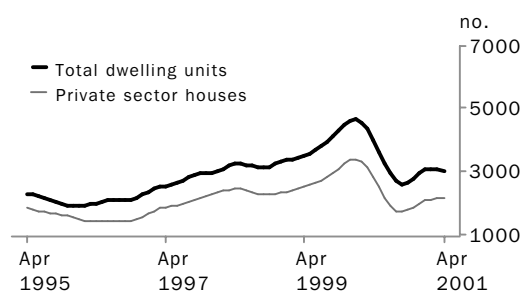
DWELLING UNITS APPROVED: State Trends

NEW SOUTH WALES



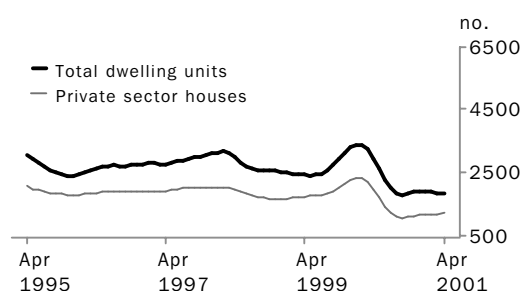
The trend estimate for total dwelling units approved has fallen over the last four months, following four months of growth.

VICTORIA



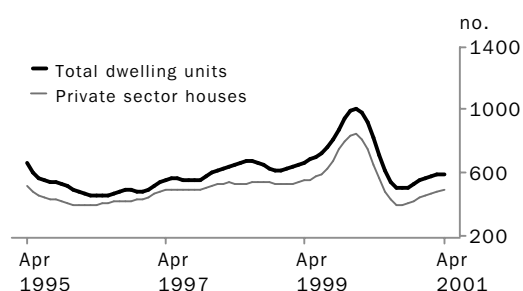
The trend estimate for total dwelling units approved has fallen slightly over the last two months, following five months of growth.

QUEENSLAND



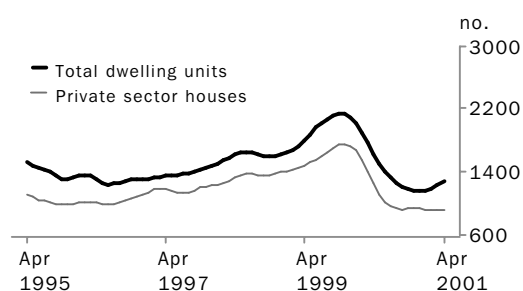
The trend estimate for total dwelling units approved has fallen slightly over the last four months, following three months of growth.

SOUTH AUSTRALIA



The trend estimate for total dwelling units approved has grown over the last seven months, following eight months of decline.

WESTERN AUSTRALIA



The trend estimate for total dwelling units approved has grown over the last five months, following eleven months of decline.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

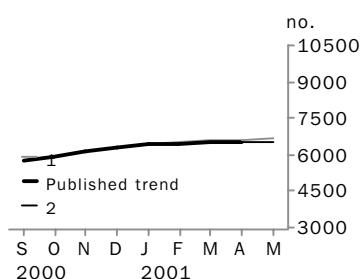
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

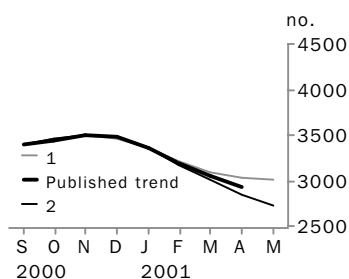
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the May seasonally adjusted estimate is higher than the April estimate by 3% for the number of private sector houses approved and 11% for other dwelling units approved; and that the May seasonally adjusted estimate is lower than the April estimate by 3% for the number of private sector houses approved and 11% for other dwelling units approved. These percentages were chosen because they represent the average absolute monthly percentage change for these series over the last ten years.

PRIVATE SECTOR HOUSES APPROVED



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
			1		2	
	no.	% change	no.	% change	no.	% change
December 2000	6 306	3.1	6 293	3.1	6 307	3.2
January 2001	6 415	1.7	6 412	1.9	6 419	1.8
February 2001	6 481	1.0	6 490	1.2	6 471	0.8
March 2001	6 531	0.8	6 562	1.1	6 500	0.4
April 2001	6 556	0.4	6 635	1.1	6 520	0.3
May 2001	n.y.a.	n.y.a.	6 682	0.7	6 508	-0.2

OTHER DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
			1		2	
	no.	% change	no.	% change	no.	% change
December 2000	3 472	-0.8	3 467	-0.7	3 489	-0.5
January 2001	3 354	-3.4	3 352	-3.3	3 363	-3.6
February 2001	3 204	-4.5	3 212	-4.2	3 183	-5.4
March 2001	3 061	-4.5	3 100	-3.5	3 005	-5.6
April 2001	2 928	-4.3	3 027	-2.4	2 847	-5.3
May 2001	n.y.a.	n.y.a.	3 004	-0.8	2 732	-4.0

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DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS...		TOTAL DWELLING UNITS..		
	Private sector	Total	Private sector	Total	Private sector	Public sector	Total
	no.	no.	no.	no.	no.	no.	no.
ORIGINAL							
2000							
February	11 243	11 410	4 592	4 786	15 835	361	16 196
March	11 607	11 696	3 655	3 760	15 262	194	15 456
April	8 228	8 316	3 726	3 953	11 954	315	12 269
May	9 576	9 745	4 784	4 966	14 360	351	14 711
June	6 984	7 241	3 234	3 915	10 218	938	11 156
July	5 711	5 791	3 252	3 392	8 963	220	9 183
August	6 437	6 544	3 169	3 340	9 606	278	9 884
September	5 990	6 081	2 820	2 965	8 810	236	9 046
October	6 062	6 177	3 270	3 376	9 332	221	9 553
November	6 974	7 044	3 732	3 862	10 706	200	10 906
December	5 416	5 496	3 410	3 554	8 826	224	9 050
2001							
January	5 463	5 562	3 133	3 365	8 596	331	8 927
February	6 242	6 309	2 389	2 586	8 631	264	8 895
March	6 518	6 620	2 903	3 126	9 421	325	9 746
April	5 993	6 106	2 614	2 940	8 607	439	9 046
SEASONALLY ADJUSTED							
2000							
February	11 505	11 659	3 970	4 150	15 475	334	15 809
March	10 782	10 865	3 843	3 946	14 625	186	14 811
April	9 386	9 470	4 068	4 262	13 454	278	13 732
May	8 306	8 463	4 427	4 576	12 733	306	13 039
June	6 964	7 154	3 237	3 740	10 201	693	10 894
July	5 734	5 828	3 104	3 270	8 838	260	9 098
August	5 846	5 963	2 890	3 102	8 736	329	9 065
September	5 711	5 806	3 042	3 251	8 753	304	9 057
October	5 820	5 932	3 631	3 742	9 451	223	9 674
November	6 656	6 720	3 154	3 298	9 810	208	10 018
December	6 179	6 285	3 914	4 065	10 093	257	10 350
2001							
January	6 395	6 513	3 392	3 617	9 787	343	10 130
February	6 730	6 798	2 097	2 294	8 827	265	9 092
March	6 174	6 274	3 129	3 363	9 303	334	9 637
April	6 686	6 795	2 671	2 930	9 357	368	9 725
TREND ESTIMATES							
2000							
February	11 174	11 296	4 198	4 354	15 371	279	15 650
March	10 446	10 566	4 147	4 321	14 593	294	14 887
April	9 404	9 529	3 992	4 197	13 396	330	13 726
May	8 227	8 356	3 768	4 004	11 995	365	12 360
June	7 152	7 283	3 494	3 747	10 646	384	11 030
July	6 349	6 475	3 279	3 528	9 627	376	10 003
August	5 889	6 007	3 200	3 424	9 089	342	9 431
September	5 781	5 888	3 212	3 402	8 993	297	9 290
October	5 900	5 997	3 286	3 448	9 186	259	9 445
November	6 117	6 210	3 346	3 499	9 463	246	9 709
December	6 306	6 400	3 305	3 472	9 611	261	9 872
2001							
January	6 415	6 510	3 166	3 354	9 581	283	9 864
February	6 481	6 577	2 995	3 204	9 476	305	9 781
March	6 531	6 629	2 832	3 061	9 363	327	9 690
April	6 556	6 655	2 678	2 928	9 234	349	9 583

DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES.....		OTHER DWELLINGS....		TOTAL DWELLING UNITS..		
	Private sector	Total	Private sector	Total	Private sector	Public sector	Total
ORIGINAL (% change from preceding month)							
2000							
February	25.4	25.9	3.1	4.1	18.0	51.7	18.6
March	3.2	2.5	-20.4	-21.4	-3.6	-46.3	-4.6
April	-29.1	-28.9	1.9	5.1	-21.7	62.4	-20.6
May	16.4	17.2	28.4	25.6	20.1	11.4	19.9
June	-27.1	-25.7	-32.4	-21.2	-28.8	167.2	-24.2
July	-18.2	-20.0	0.6	-13.4	-12.3	-76.5	-17.7
August	12.7	13.0	-2.6	-1.5	7.2	26.4	7.6
September	-6.9	-7.1	-11.0	-11.2	-8.3	-15.1	-8.5
October	1.2	1.6	16.0	13.9	5.9	-6.4	5.6
November	15.0	14.0	14.1	14.4	14.7	-9.5	14.2
December	-22.3	-22.0	-8.6	-8.0	-17.6	12.0	-17.0
2001							
January	0.9	1.2	-8.1	-5.3	-2.6	47.8	-1.4
February	14.3	13.4	-23.7	-23.2	0.4	-20.2	-0.4
March	4.4	4.9	21.5	20.9	9.2	23.1	9.6
April	-8.1	-7.8	-10.0	-6.0	-8.6	35.1	-7.2
SEASONALLY ADJUSTED (% change from preceding month)							
2000							
February	2.3	2.5	-23.0	-21.9	-5.7	16.8	-5.3
March	-6.3	-6.8	-3.2	-4.9	-5.5	-44.3	-6.3
April	-12.9	-12.8	5.9	8.0	-8.0	49.5	-7.3
May	-11.5	-10.6	8.8	7.4	-5.4	10.1	-5.0
June	-16.2	-15.5	-26.9	-18.3	-19.9	126.5	-16.5
July	-17.7	-18.5	-4.1	-12.6	-13.4	-62.5	-16.5
August	2.0	2.3	-6.9	-5.1	-1.2	26.5	-0.4
September	-2.3	-2.6	5.3	4.8	0.2	-7.6	-0.1
October	1.9	2.2	19.4	15.1	8.0	-26.6	6.8
November	14.4	13.3	-13.1	-11.9	3.8	-6.7	3.6
December	-7.2	-6.5	24.1	23.3	2.9	23.6	3.3
2001							
January	3.5	3.6	-13.3	-11.0	-3.0	33.5	-2.1
February	5.2	4.4	-38.2	-36.6	-9.8	-22.7	-10.3
March	-8.3	-7.7	49.2	46.6	5.4	26.0	6.0
April	8.3	8.3	-14.6	-12.9	0.6	10.2	0.9
TREND ESTIMATES (% change from preceding month)							
2000							
February	-2.7	-2.8	-0.1	0.0	-2.0	-3.1	-2.0
March	-6.5	-6.5	-1.2	-0.8	-5.1	5.4	-4.9
April	-10.0	-9.8	-3.7	-2.9	-8.2	12.2	-7.8
May	-12.5	-12.3	-5.6	-4.6	-10.5	10.6	-10.0
June	-13.1	-12.8	-7.3	-6.4	-11.2	5.2	-10.8
July	-11.2	-11.1	-6.2	-5.8	-9.6	-2.1	-9.3
August	-7.3	-7.2	-2.4	-2.9	-5.6	-9.0	-5.7
September	-1.8	-2.0	0.4	-0.6	-1.1	-13.2	-1.5
October	2.1	1.9	2.3	1.4	2.1	-12.8	1.7
November	3.7	3.6	1.8	1.5	3.0	-5.0	2.8
December	3.1	3.1	-1.2	-0.8	1.6	6.1	1.7
2001							
January	1.7	1.7	-4.2	-3.4	-0.3	8.4	-0.1
February	1.0	1.0	-5.4	-4.5	-1.1	7.8	-0.8
March	0.8	0.8	-5.4	-4.5	-1.2	7.2	-0.9
April	0.4	0.4	-5.4	-4.3	-1.4	6.7	-1.1

VALUE OF BUILDING APPROVED(a)

Month	New residential building	Alterations and additions to residential buildings(b)	Total residential building	Non- residential building	Total building
	\$m	\$m	\$m	\$m	\$m
ORIGINAL					
2000					
February	1 985.9	312.1	2 298.1	933.2	3 231.3
March	1 933.6	320.1	2 253.7	960.5	3 214.2
April	1 482.2	279.5	1 761.7	1 212.4	2 974.1
May	1 900.3	354.7	2 255.0	1 077.9	3 332.9
June	1 385.0	253.3	1 638.3	998.7	2 637.0
July	1 187.3	254.4	1 441.7	1 202.5	2 644.2
August	1 286.5	258.7	1 545.3	992.6	2 537.9
September	1 164.4	233.9	1 398.3	985.6	2 383.9
October	1 223.7	290.4	1 514.1	1 034.7	2 548.9
November	1 465.3	264.4	1 729.7	964.9	2 694.6
December	1 250.5	265.5	1 515.9	890.3	2 406.3
2001					
January	1 207.1	231.7	1 438.8	1 167.5	2 606.3
February	1 231.7	248.7	1 480.4	884.0	2 364.4
March	1 336.6	310.5	1 647.1	1 260.0	2 907.1
April	1 231.5	259.1	1 490.6	1 076.5	2 567.1
SEASONALLY ADJUSTED					
2000					
February	1 992.2	316.4	2 308.6	1 002.4	3 311.1
March	1 882.9	292.6	2 175.5	1 031.0	3 206.5
April	1 698.4	305.2	2 003.6	1 550.6	3 554.2
May	1 642.9	321.5	1 964.3	948.1	2 912.4
June	1 355.8	260.7	1 616.4	998.6	2 615.0
July	1 148.8	261.0	1 409.8	1 148.4	2 558.2
August	1 179.5	244.9	1 424.3	692.6	2 117.0
September	1 169.7	213.7	1 383.4	1 096.5	2 480.0
October	1 224.1	285.0	1 509.1	945.0	2 454.2
November	1 323.1	238.3	1 561.4	871.3	2 432.8
December	1 461.1	305.5	1 766.5	1 162.1	2 928.7
2001					
January	1 381.8	270.7	1 652.5	1 206.9	2 859.4
February	1 271.4	257.8	1 529.1	919.2	2 448.4
March	1 346.9	296.8	1 643.7	1 411.2	3 054.9
April	1 332.7	281.3	1 613.9	1 263.9	2 877.8
TREND ESTIMATES					
2000					
February	1 983.7	303.3	2 287.0	1 058.8	3 345.8
March	1 886.0	306.5	2 192.5	1 112.2	3 304.7
April	1 731.7	301.8	2 033.5	1 133.3	3 166.8
May	1 552.7	290.9	1 843.6	1 118.7	2 962.3
June	1 383.2	275.3	1 658.4	1 069.8	2 728.2
July	1 260.1	260.2	1 520.2	1 001.7	2 521.9
August	1 200.4	250.8	1 451.2	953.5	2 404.6
September	1 199.5	248.4	1 447.9	937.3	2 385.2
October	1 241.0	252.6	1 493.7	956.0	2 449.7
November	1 297.7	261.4	1 559.1	1 000.6	2 559.7
December	1 339.8	269.9	1 609.7	1 052.9	2 662.7
2001					
January	1 355.6	275.8	1 631.4	1 113.7	2 745.0
February	1 356.3	279.6	1 635.9	1 170.7	2 806.6
March	1 351.2	282.6	1 633.8	1 220.1	2 853.9
April	1 340.7	282.2	1 622.9	1 275.9	2 898.8

(a) Refer to Explanatory Notes paragraphs 8–10.

(b) Refer to Explanatory Notes paragraph 16.

VALUE OF BUILDING APPROVED, Percentage Change(a)

Month	New residential building	Alterations and additions to residential buildings(b)	Total residential building	Non- residential building	Total building
ORIGINAL (% change from preceding month)					
2000					
February	11.5	30.4	13.8	4.2	10.8
March	-2.6	2.5	-1.9	2.9	-0.5
April	-23.3	-12.7	-21.8	26.2	-7.5
May	28.2	26.9	28.0	-11.1	12.1
June	-27.1	-28.6	-27.3	-7.3	-20.9
July	-14.3	0.4	-12.0	20.4	0.3
August	8.4	1.7	7.2	-17.5	-4.0
September	-9.5	-9.6	-9.5	-0.7	-6.1
October	5.1	24.2	8.3	5.0	6.9
November	19.7	-9.0	14.2	-6.8	5.7
December	-14.7	0.4	-12.4	-7.7	-10.7
2001					
January	-3.5	-12.7	-5.1	31.1	8.3
February	2.0	7.3	2.9	-24.3	-9.3
March	8.5	24.8	11.3	42.5	23.0
April	-7.9	-16.5	-9.5	-14.6	-11.7
SEASONALLY ADJUSTED (% change from preceding month)					
2000					
February	-8.2	6.0	-6.5	10.2	-2.0
March	-5.5	-7.5	-5.8	2.8	-3.2
April	-9.8	4.3	-7.9	50.4	10.8
May	-3.3	5.3	-2.0	-38.9	-18.1
June	-17.5	-18.9	-17.7	5.3	-10.2
July	-15.3	0.1	-12.8	15.0	-2.2
August	2.7	-6.2	1.0	-39.7	-17.2
September	-0.8	-12.7	-2.9	58.3	17.1
October	4.7	33.4	9.1	-13.8	-1.0
November	8.1	-16.4	3.5	-7.8	-0.9
December	10.4	28.2	13.1	33.4	20.4
2001					
January	-5.4	-11.4	-6.5	3.9	-2.4
February	-8.0	-4.8	-7.5	-23.8	-14.4
March	5.9	15.2	7.5	53.5	24.8
April	-1.1	-5.2	-1.8	-10.4	-5.8
TREND ESTIMATES (% change from preceding month)					
2000					
February	-1.5	2.1	-1.0	7.9	1.6
March	-4.9	1.0	-4.1	5.0	-1.2
April	-8.2	-1.5	-7.2	1.9	-4.2
May	-10.3	-3.6	-9.3	-1.3	-6.5
June	-10.9	-5.4	-10.0	-4.4	-7.9
July	-8.9	-5.5	-8.3	-6.4	-7.6
August	-4.7	-3.6	-4.5	-4.8	-4.6
September	-0.1	-0.9	-0.2	-1.7	-0.8
October	3.5	1.7	3.2	2.0	2.7
November	4.6	3.5	4.4	4.7	4.5
December	3.2	3.3	3.2	5.2	4.0
2001					
January	1.2	2.2	1.3	5.8	3.1
February	0.1	1.4	0.3	5.1	2.2
March	-0.4	1.1	-0.1	4.2	1.7
April	-0.8	-0.1	-0.7	4.6	1.6

(a) Refer to Explanatory Notes paragraphs 8-10.

(b) Refer to Explanatory Notes paragraph 16.

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
PRIVATE SECTOR (Number)						
1997-1998	104 461	42 517	788	2 587	621	150 974
1998-1999	104 498	42 953	665	2 541	482	151 139
1999-2000	120 834	46 880	816	1 841	519	170 890
2000						
April	8 215	3 312	223	177	27	11 954
May	9 564	4 425	79	270	22	14 360
June	6 974	3 110	40	66	28	10 218
July	5 703	2 698	39	508	15	8 963
August	6 423	2 906	53	191	33	9 606
September	5 980	2 648	39	127	16	8 810
October	6 048	3 056	75	143	10	9 332
November	6 972	3 510	132	83	9	10 706
December	5 406	3 120	43	252	5	8 826
2001						
January	5 453	3 063	51	15	14	8 596
February	6 232	2 265	61	66	7	8 631
March	6 508	2 691	88	110	24	9 421
April	5 986	2 429	41	143	8	8 607
PUBLIC SECTOR (Number)						
1997-1998	2 530	2 989	35	1	13	5 568
1998-1999	2 723	2 986	35	2	4	5 750
1999-2000	1 755	2 547	64	6	9	4 381
2000						
April	88	216	11	0	0	315
May	169	180	0	0	2	351
June	257	680	0	0	1	938
July	80	131	6	3	0	220
August	107	154	17	0	0	278
September	91	145	0	0	0	236
October	114	106	1	0	0	221
November	70	127	3	0	0	200
December	80	144	0	0	0	224
2001						
January	97	127	3	101	3	331
February	63	193	8	0	0	264
March	101	175	48	1	0	325
April	113	325	1	0	0	439
TOTAL (Number)						
1997-1998	106 991	45 506	823	2 588	634	156 542
1998-1999	107 221	45 939	700	2 543	486	156 889
1999-2000	122 589	49 427	880	1 847	528	175 271
2000						
April	8 303	3 528	234	177	27	12 269
May	9 733	4 605	79	270	24	14 711
June	7 231	3 790	40	66	29	11 156
July	5 783	2 829	45	511	15	9 183
August	6 530	3 060	70	191	33	9 884
September	6 071	2 793	39	127	16	9 046
October	6 162	3 162	76	143	10	9 553
November	7 042	3 637	135	83	9	10 906
December	5 486	3 264	43	252	5	9 050
2001						
January	5 550	3 190	54	116	17	8 927
February	6 295	2 458	69	66	7	8 895
March	6 609	2 866	136	111	24	9 746
April	6 099	2 754	42	143	8	9 046

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Private and Public Sector: Original(a)

Month	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(b)	Total residential building	Non-residential building(b)	Total building
PRIVATE SECTOR (\$ million)								
1997-1998	11 654.3	4 443.3	87.8	2 573.4	257.3	19 016.3	10 276.7	29 292.6
1998-1999	12 377.2	4 681.5	67.6	2 514.2	245.8	19 886.7	9 016.8	28 903.3
1999-2000	15 425.7	5 678.7	94.5	3 086.7	228.3	24 513.7	8 932.2	33 445.8
2000								
April	1 057.9	392.7	34.3	217.0	15.6	1 717.5	983.2	2 700.6
May	1 247.7	610.5	9.6	289.0	44.1	2 200.9	779.1	2 980.0
June	925.1	368.2	4.5	232.4	8.1	1 538.3	838.3	2 376.6
July	770.7	392.7	3.1	177.0	69.0	1 412.6	841.6	2 254.2
August	875.1	382.7	5.0	212.8	25.2	1 500.9	763.1	2 264.0
September	806.4	330.4	2.5	220.5	5.8	1 365.6	757.7	2 123.3
October	824.9	374.0	8.1	245.9	22.2	1 475.1	833.0	2 308.1
November	971.1	471.4	9.8	244.0	7.7	1 704.1	701.5	2 405.6
December	770.7	454.1	3.8	211.9	37.6	1 478.1	610.4	2 088.5
2001								
January	764.1	415.0	5.0	197.7	2.4	1 384.2	769.6	2 153.8
February	883.6	317.9	7.2	219.5	2.4	1 430.5	711.1	2 141.7
March	921.0	381.5	8.0	253.0	23.8	1 587.4	762.6	2 350.0
April	840.3	340.3	4.0	217.7	20.1	1 422.4	926.3	2 348.7
PUBLIC SECTOR (\$ million)								
1997-1998	249.2	224.6	2.7	101.7	0.1	578.3	4 185.6	4 763.6
1998-1999	292.7	240.1	4.3	88.2	0.1	625.0	3 563.7	4 188.6
1999-2000	201.1	243.4	4.1	102.5	0.9	552.2	3 139.8	3 691.9
2000								
April	10.6	21.0	0.4	12.2	0.0	44.3	229.2	273.5
May	24.9	17.3	0.0	11.9	0.0	54.1	298.8	352.9
June	27.8	63.9	0.0	8.3	0.0	100.0	160.4	260.4
July	9.9	14.0	0.2	4.9	0.1	29.1	360.9	390.0
August	13.8	14.9	1.3	14.4	0.0	44.4	229.5	273.9
September	11.8	15.8	0.0	5.1	0.0	32.7	227.9	260.6
October	13.8	10.9	0.4	13.9	0.0	39.0	201.8	240.8
November	9.4	13.3	0.6	2.2	0.0	25.6	263.4	289.0
December	10.1	15.6	0.0	12.1	0.0	37.8	279.9	317.8
2001								
January	13.7	14.2	0.3	12.9	13.6	54.7	397.8	452.5
February	8.6	21.7	0.9	18.7	0.0	49.8	172.9	222.7
March	14.1	19.9	2.2	23.5	0.0	59.7	497.4	557.1
April	16.2	34.7	0.1	17.2	0.0	68.2	150.2	218.4
TOTAL (\$ million)								
1997-1998	11 903.5	4 667.9	90.4	2 675.2	257.3	19 594.2	14 461.8	34 056.2
1998-1999	12 669.8	4 921.7	72.1	2 602.3	245.8	20 511.9	12 580.1	33 091.8
1999-2000	15 627.0	5 921.9	98.7	3 189.0	229.2	25 066.0	12 071.9	37 138.0
2000								
April	1 068.5	413.7	34.7	229.2	15.6	1 761.7	1 212.4	2 974.1
May	1 272.6	627.8	9.6	300.9	44.1	2 255.0	1 077.9	3 332.9
June	953.0	432.0	4.5	240.7	8.1	1 638.3	998.7	2 637.0
July	780.6	406.7	3.3	182.0	69.1	1 441.7	1 202.5	2 644.2
August	888.9	397.7	6.4	227.1	25.2	1 545.3	992.6	2 537.9
September	818.2	346.2	2.5	225.6	5.8	1 398.3	985.6	2 383.9
October	838.8	384.9	8.4	259.8	22.2	1 514.1	1 034.7	2 548.9
November	980.5	484.8	10.5	246.3	7.7	1 729.7	964.9	2 694.6
December	780.8	469.6	3.8	224.1	37.6	1 515.9	890.3	2 406.3
2001								
January	777.8	429.3	5.2	210.5	16.0	1 438.8	1 167.5	2 606.3
February	892.1	339.6	8.2	238.1	2.4	1 480.4	884.0	2 364.4
March	935.2	401.5	10.2	276.5	23.8	1 647.1	1 260.0	2 907.1
April	856.5	375.0	4.1	234.9	20.1	1 490.6	1 076.5	2 567.1

(a) Refer to Explanatory Notes paragraphs 8–10.

(b) See Glossary for definition.

DWELLING UNITS APPROVED, States and Australia

	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
Month	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL									
2000									
February	4 426	4 774	3 284	1 073	1 972	168	165	334	16 196
March	4 163	4 874	3 252	974	1 768	166	88	171	15 456
April	3 404	3 655	2 843	643	1 375	136	83	130	12 269
May	4 540	3 459	3 552	804	1 810	233	110	203	14 711
June	3 124	3 257	2 024	598	1 717	91	141	204	11 156
July	2 216	3 365	1 515	710	1 124	84	93	76	9 183
August	2 767	2 746	2 211	522	1 291	83	94	170	9 884
September	2 579	2 551	1 988	409	1 207	119	62	131	9 046
October	3 485	2 099	1 866	514	1 213	121	70	185	9 553
November	3 423	3 114	2 178	661	1 228	116	61	125	10 906
December	2 702	3 015	1 619	458	1 065	57	37	97	9 050
2001									
January	2 743	2 607	1 773	432	1 051	93	44	184	8 927
February	2 478	3 186	1 499	469	1 006	106	28	123	8 895
March	2 519	3 394	1 744	635	1 183	88	117	66	9 746
April	2 509	2 475	1 879	515	1 303	68	178	119	9 046
SEASONALLY ADJUSTED									
2000									
February	4 419	4 395	3 384	982	1 924	166	n.a.	n.a.	15 809
March	4 310	4 521	3 040	873	1 627	169	n.a.	n.a.	14 811
April	3 747	3 919	2 994	852	1 553	133	n.a.	n.a.	13 732
May	3 955	3 322	3 260	730	1 511	235	n.a.	n.a.	13 039
June	3 285	3 365	1 944	508	1 632	116	n.a.	n.a.	10 894
July	1 919	3 502	1 577	681	1 191	85	n.a.	n.a.	9 098
August	2 467	2 291	1 938	462	1 159	83	n.a.	n.a.	9 065
September	2 785	2 480	1 866	381	1 296	118	n.a.	n.a.	9 057
October	3 599	2 237	1 819	511	1 226	104	n.a.	n.a.	9 674
November	3 071	2 884	1 953	645	1 083	118	n.a.	n.a.	10 018
December	2 973	3 373	1 950	573	1 213	55	n.a.	n.a.	10 350
2001									
January	2 954	3 172	2 148	572	1 197	85	n.a.	n.a.	10 130
February	2 636	3 068	1 646	471	1 078	113	n.a.	n.a.	9 092
March	2 789	3 113	1 668	578	1 138	90	n.a.	n.a.	9 637
April	2 740	2 657	2 069	671	1 502	65	n.a.	n.a.	9 725
TREND ESTIMATES									
2000									
February	4 404	4 564	3 379	985	1 903	176	130	215	15 650
March	4 201	4 346	3 226	919	1 770	173	119	201	14 887
April	3 862	4 028	2 960	826	1 631	164	111	180	13 726
May	3 451	3 653	2 627	718	1 507	150	106	160	12 360
June	3 071	3 263	2 294	620	1 407	134	104	148	11 030
July	2 819	2 931	2 023	548	1 327	119	100	146	10 003
August	2 736	2 705	1 857	510	1 265	107	92	151	9 431
September	2 799	2 606	1 808	501	1 217	98	78	159	9 290
October	2 927	2 652	1 837	511	1 177	94	60	162	9 445
November	3 029	2 791	1 895	531	1 158	94	49	159	9 709
December	3 036	2 956	1 917	549	1 158	94	49	149	9 872
2001									
January	2 940	3 071	1 898	564	1 169	91	59	134	9 864
February	2 835	3 097	1 879	575	1 194	87	77	122	9 781
March	2 750	3 066	1 867	586	1 230	84	98	112	9 690
April	2 663	3 014	1 862	592	1 280	82	119	104	9 583

DWELLING UNITS APPROVED, States and Australia—Percentage Change

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
2000									
February	18.2	13.0	22.3	37.0	17.7	-6.7	44.7	34.7	18.6
March	-5.9	2.1	-1.0	-9.2	-10.3	-1.2	-46.7	-48.8	-4.6
April	-18.2	-25.0	-12.6	-34.0	-22.2	-18.1	-5.7	-24.0	-20.6
May	33.4	-5.4	24.9	25.0	31.6	71.3	32.5	56.2	19.9
June	-31.2	-5.8	-43.0	-25.6	-5.1	-60.9	28.2	0.5	-24.2
July	-29.1	3.3	-25.1	18.7	-34.5	-7.7	-34.0	-62.7	-17.7
August	24.9	-18.4	45.9	-26.5	14.9	-1.2	1.1	123.7	7.6
September	-6.8	-7.1	-10.1	-21.6	-6.5	43.4	-34.0	-22.9	-8.5
October	35.1	-17.7	-6.1	25.7	0.5	1.7	12.9	41.2	5.6
November	-1.8	48.4	16.7	28.6	1.2	-4.1	-12.9	-32.4	14.2
December	-21.1	-3.2	-25.7	-30.7	-13.3	-50.9	-39.3	-22.4	-17.0
2001									
January	1.5	-13.5	9.5	-5.7	-1.3	63.2	18.9	89.7	-1.4
February	-9.7	22.2	-15.5	8.6	-4.3	14.0	-36.4	-33.2	-0.4
March	1.7	6.5	16.3	35.4	17.6	-17.0	317.9	-46.3	9.6
April	-0.4	-27.1	7.7	-18.9	10.1	-22.7	52.1	80.3	-7.2
SEASONALLY ADJUSTED (% change from preceding month)									
2000									
February	-0.7	-16.9	-4.4	-15.4	-11.4	-7.9	n.a.	n.a.	-5.3
March	-2.5	2.9	-10.2	-11.0	-15.5	1.8	n.a.	n.a.	-6.3
April	-13.1	-13.3	-1.5	-2.4	-4.5	-21.3	n.a.	n.a.	-7.3
May	5.6	-15.2	8.9	-14.4	-2.7	76.6	n.a.	n.a.	-5.0
June	-16.9	1.3	-40.4	-30.5	8.0	-50.4	n.a.	n.a.	-16.5
July	-41.6	4.1	-18.9	34.2	-27.0	-26.7	n.a.	n.a.	-16.5
August	28.5	-34.6	22.9	-32.2	-2.7	-2.2	n.a.	n.a.	-0.4
September	12.9	8.2	-3.7	-17.5	11.8	41.1	n.a.	n.a.	-0.1
October	29.2	-9.8	-2.5	34.2	-5.4	-11.6	n.a.	n.a.	6.8
November	-14.7	28.9	7.4	26.2	-11.6	13.7	n.a.	n.a.	3.6
December	-3.2	17.0	-0.1	-11.2	12.0	-53.3	n.a.	n.a.	3.3
2001									
January	-0.7	-6.0	10.2	-0.1	-1.4	54.8	n.a.	n.a.	-2.1
February	-10.7	-3.3	-23.4	-17.6	-9.9	32.9	n.a.	n.a.	-10.3
March	5.8	1.5	1.4	22.5	5.5	-20.6	n.a.	n.a.	6.0
April	-1.8	-14.7	24.0	16.2	32.1	-27.3	n.a.	n.a.	0.9
TREND ESTIMATES (% change from preceding month)									
2000									
February	-2.2	-1.9	-0.6	-2.8	-5.5	2.1	-6.5	-2.3	-2.0
March	-4.6	-4.8	-4.5	-6.7	-7.0	-1.6	-8.0	-6.5	-4.9
April	-8.1	-7.3	-8.3	-10.2	-7.9	-5.2	-6.8	-10.4	-7.8
May	-10.6	-9.3	-11.2	-13.0	-7.6	-8.7	-4.3	-11.5	-10.0
June	-11.0	-10.7	-12.7	-13.7	-6.6	-10.5	-2.1	-7.3	-10.8
July	-8.2	-10.2	-11.8	-11.7	-5.7	-11.2	-4.1	-1.6	-9.3
August	-2.9	-7.7	-8.2	-6.8	-4.6	-10.7	-8.0	3.9	-5.7
September	2.3	-3.7	-2.7	-1.8	-3.8	-8.3	-15.3	4.9	-1.5
October	4.6	1.8	1.6	2.0	-3.3	-3.6	-22.6	2.0	1.7
November	3.5	5.3	3.2	3.8	-1.7	0.3	-19.2	-2.0	2.8
December	0.2	5.9	1.2	3.4	0.1	-0.4	0.4	-6.2	1.7
2001									
January	-3.1	3.9	-1.0	2.8	0.9	-3.7	21.5	-9.7	-0.1
February	-3.6	0.9	-1.0	1.9	2.1	-3.7	29.1	-9.5	-0.8
March	-3.0	-1.0	-0.6	2.0	3.1	-3.8	27.5	-7.6	-0.9
April	-3.2	-1.7	-0.3	1.0	4.0	-2.8	21.7	-7.7	-1.1

PRIVATE SECTOR HOUSES APPROVED, States and Australia

	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
Month	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL									
2000									
February	2 678	3 533	2 374	836	1 459	135	63	165	11 243
March	2 936	3 557	2 467	807	1 477	150	71	142	11 607
April	1 948	2 555	1 796	561	1 072	120	48	128	8 228
May	2 429	2 529	2 290	616	1 363	159	41	149	9 576
June	1 769	2 382	1 073	517	1 044	83	46	70	6 984
July	1 373	1 842	977	443	906	83	35	52	5 711
August	1 593	1 809	1 344	450	1 005	76	31	129	6 437
September	1 473	1 843	1 161	353	961	100	33	66	5 990
October	1 723	1 518	1 228	434	911	105	32	111	6 062
November	1 647	2 359	1 268	458	1 027	112	35	68	6 974
December	1 370	1 701	919	381	900	53	21	71	5 416
2001									
January	1 443	1 649	1 057	364	783	89	21	57	5 463
February	1 499	2 282	1 057	380	827	83	23	91	6 242
March	1 534	2 185	1 235	516	895	84	25	44	6 518
April	1 448	1 811	1 186	475	880	65	54	74	5 993
SEASONALLY ADJUSTED									
2000									
February	2 914	3 515	2 399	816	1 556	n.a.	n.a.	n.a.	11 505
March	2 810	3 236	2 239	688	1 375	n.a.	n.a.	n.a.	10 782
April	2 191	2 887	1 935	712	1 232	n.a.	n.a.	n.a.	9 386
May	2 048	2 234	2 117	548	1 158	n.a.	n.a.	n.a.	8 306
June	1 876	2 392	1 078	468	982	n.a.	n.a.	n.a.	6 964
July	1 302	1 899	1 009	407	917	n.a.	n.a.	n.a.	5 734
August	1 475	1 584	1 211	413	903	n.a.	n.a.	n.a.	5 846
September	1 404	1 677	1 068	338	1 013	n.a.	n.a.	n.a.	5 711
October	1 728	1 549	1 155	448	888	n.a.	n.a.	n.a.	5 820
November	1 561	2 243	1 139	433	947	n.a.	n.a.	n.a.	6 656
December	1 471	1 908	1 164	452	994	n.a.	n.a.	n.a.	6 179
2001									
January	1 591	2 054	1 290	492	906	n.a.	n.a.	n.a.	6 395
February	1 689	2 391	1 105	392	919	n.a.	n.a.	n.a.	6 730
March	1 535	2 012	1 138	454	874	n.a.	n.a.	n.a.	6 174
April	1 570	2 047	1 295	575	957	n.a.	n.a.	n.a.	6 686
TREND ESTIMATES									
2000									
February	2 803	3 328	2 329	812	1 558	n.a.	n.a.	n.a.	11 174
March	2 610	3 138	2 204	747	1 410	n.a.	n.a.	n.a.	10 446
April	2 335	2 855	1 980	659	1 257	n.a.	n.a.	n.a.	9 404
May	2 039	2 512	1 705	567	1 124	n.a.	n.a.	n.a.	8 227
June	1 777	2 181	1 442	487	1 024	n.a.	n.a.	n.a.	7 152
July	1 590	1 919	1 237	430	961	n.a.	n.a.	n.a.	6 349
August	1 490	1 759	1 112	402	932	n.a.	n.a.	n.a.	5 889
September	1 472	1 718	1 077	397	928	n.a.	n.a.	n.a.	5 781
October	1 501	1 772	1 098	406	933	n.a.	n.a.	n.a.	5 900
November	1 544	1 883	1 142	423	939	n.a.	n.a.	n.a.	6 117
December	1 578	2 003	1 170	439	938	n.a.	n.a.	n.a.	6 306
2001									
January	1 586	2 089	1 179	453	930	n.a.	n.a.	n.a.	6 415
February	1 586	2 132	1 191	467	923	n.a.	n.a.	n.a.	6 481
March	1 587	2 150	1 204	484	917	n.a.	n.a.	n.a.	6 531
April	1 574	2 152	1 213	496	919	n.a.	n.a.	n.a.	6 556

PRIVATE SECTOR HOUSES APPROVED, States and Australia–Percentage Change

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
2000									
February	14.8	40.0	34.3	28.8	5.3	-2.9	18.9	42.2	25.4
March	9.6	0.7	3.9	-3.5	1.2	11.1	12.7	-13.9	3.2
April	-33.7	-28.2	-27.2	-30.5	-27.4	-20.0	-32.4	-9.9	-29.1
May	24.7	-1.0	27.5	9.8	27.1	32.5	-14.6	16.4	16.4
June	-27.2	-5.8	-53.1	-16.1	-23.4	-47.8	12.2	-53.0	-27.1
July	-22.4	-22.7	-8.9	-14.3	-13.2	0.0	-23.9	-25.7	-18.2
August	16.0	-1.8	37.6	1.6	10.9	-8.4	-11.4	148.1	12.7
September	-7.5	1.9	-13.6	-21.6	-4.4	31.6	6.5	-48.8	-6.9
October	17.0	-17.6	5.8	22.9	-5.2	5.0	-3.0	68.2	1.2
November	-4.4	55.4	3.3	5.5	12.7	6.7	9.4	-38.7	15.0
December	-16.8	-27.9	-27.5	-16.8	-12.4	-52.7	-40.0	4.4	-22.3
2001									
January	5.3	-3.1	15.0	-4.5	-13.0	67.9	0.0	-19.7	0.9
February	3.9	38.4	0.0	4.4	5.6	-6.7	9.5	59.6	14.3
March	2.3	-4.3	16.8	35.8	8.2	1.2	8.7	-51.6	4.4
April	-5.6	-17.1	-4.0	-7.9	-1.7	-22.6	116.0	68.2	-8.1
SEASONALLY ADJUSTED (% change from preceding month)									
2000									
February	5.8	5.2	6.6	-14.8	-10.7	n.a.	n.a.	n.a.	2.3
March	-3.5	-8.0	-6.6	-15.7	-11.6	n.a.	n.a.	n.a.	-6.3
April	-22.1	-10.8	-13.6	3.5	-10.4	n.a.	n.a.	n.a.	-12.9
May	-6.5	-22.6	9.4	-23.1	-6.0	n.a.	n.a.	n.a.	-11.5
June	-8.4	7.1	-49.1	-14.5	-15.2	n.a.	n.a.	n.a.	-16.2
July	-30.6	-20.6	-6.4	-13.1	-6.6	n.a.	n.a.	n.a.	-17.7
August	13.3	-16.6	20.0	1.4	-1.6	n.a.	n.a.	n.a.	2.0
September	-4.8	5.9	-11.8	-18.0	12.1	n.a.	n.a.	n.a.	-2.3
October	23.1	-7.6	8.1	32.3	-12.3	n.a.	n.a.	n.a.	1.9
November	-9.7	44.7	-1.4	-3.2	6.7	n.a.	n.a.	n.a.	14.4
December	-5.7	-14.9	2.2	4.4	4.9	n.a.	n.a.	n.a.	-7.2
2001									
January	8.1	7.6	10.8	8.9	-8.9	n.a.	n.a.	n.a.	3.5
February	6.1	16.4	-14.4	-20.3	1.5	n.a.	n.a.	n.a.	5.2
March	-9.1	-15.8	3.0	16.0	-4.9	n.a.	n.a.	n.a.	-8.3
April	2.3	1.7	13.8	26.5	9.5	n.a.	n.a.	n.a.	8.3
TREND ESTIMATES (% change from preceding month)									
2000									
February	-2.9	-2.2	-0.7	-4.0	-6.8	n.a.	n.a.	n.a.	-2.7
March	-6.9	-5.7	-5.4	-8.1	-9.5	n.a.	n.a.	n.a.	-6.5
April	-10.5	-9.0	-10.1	-11.7	-10.9	n.a.	n.a.	n.a.	-10.0
May	-12.7	-12.0	-13.9	-14.0	-10.6	n.a.	n.a.	n.a.	-12.5
June	-12.9	-13.2	-15.4	-14.1	-8.9	n.a.	n.a.	n.a.	-13.1
July	-10.5	-12.0	-14.2	-11.7	-6.2	n.a.	n.a.	n.a.	-11.2
August	-6.3	-8.4	-10.1	-6.5	-2.9	n.a.	n.a.	n.a.	-7.3
September	-1.2	-2.4	-3.2	-1.2	-0.5	n.a.	n.a.	n.a.	-1.8
October	2.0	3.2	1.9	2.4	0.6	n.a.	n.a.	n.a.	2.1
November	2.9	6.3	4.0	4.1	0.6	n.a.	n.a.	n.a.	3.7
December	2.2	6.4	2.5	3.7	-0.2	n.a.	n.a.	n.a.	3.1
2001									
January	0.5	4.3	0.8	3.2	-0.8	n.a.	n.a.	n.a.	1.7
February	0.0	2.1	1.0	3.2	-0.8	n.a.	n.a.	n.a.	1.0
March	0.0	0.8	1.1	3.6	-0.6	n.a.	n.a.	n.a.	0.8
April	-0.8	0.1	0.7	2.6	0.2	n.a.	n.a.	n.a.	0.4

TOTAL DWELLINGS APPROVED, By Capital City Statistical Division

	Sydney	Melbourne	Brisbane	Adelaide	Perth	Greater Hobart	Darwin	Canberra
Month	no.	no.	no.	no.	no.	no.	no.	no.
PRIVATE SECTOR								
1997-1998	35 102	27 490	16 686	4 627	11 930	617	1 374	1 347
1998-1999	34 676	30 165	13 129	5 349	14 032	549	1 144	1 956
1999-2000	32 547	38 263	14 973	6 847	16 054	813	931	2 317
2000								
April	2 068	2 804	1 418	418	982	59	53	130
May	2 986	2 595	1 451	588	1 310	136	49	203
June	2 043	2 513	690	374	852	33	80	204
July	1 175	2 790	649	549	866	32	63	65
August	1 775	2 118	1 120	371	946	17	37	160
September	1 653	1 939	1 046	287	862	48	23	128
October	2 431	1 442	845	347	896	58	38	182
November	2 420	2 436	1 102	493	903	52	21	124
December	1 543	2 423	614	335	791	15	10	97
2001								
January	1 657	2 012	916	287	666	31	14	184
February	1 415	2 514	719	324	736	57	11	119
March	1 552	2 710	839	447	788	42	21	66
April	1 534	1 851	862	342	921	26	70	110
PUBLIC SECTOR								
1997-1998	745	752	475	180	882	6	172	49
1998-1999	1 112	666	473	151	549	0	243	117
1999-2000	644	629	271	87	775	21	119	55
2000								
April	96	40	12	4	40	3	0	0
May	41	40	10	7	26	0	23	0
June	94	43	119	5	296	1	24	0
July	70	36	7	3	6	0	0	11
August	52	32	7	13	34	6	0	10
September	71	32	1	0	21	5	20	2
October	20	68	7	0	28	3	12	3
November	75	15	19	7	21	0	0	1
December	66	11	40	18	16	0	8	0
2001								
January	20	51	23	9	130	2	21	0
February	122	25	22	3	0	0	0	4
March	38	19	17	6	130	0	0	0
April	67	19	26	11	92	0	71	9
TOTAL								
1997-1998	35 847	28 242	17 161	4 807	12 812	623	1 546	1 396
1998-1999	35 788	30 831	13 602	5 500	14 581	549	1 387	2 073
1999-2000	33 191	38 892	15 244	6 934	16 829	834	1 050	2 372
2000								
April	2 164	2 844	1 430	422	1 022	62	53	130
May	3 027	2 635	1 461	595	1 336	136	72	203
June	2 137	2 556	809	379	1 148	34	104	204
July	1 245	2 826	656	552	872	32	63	76
August	1 827	2 150	1 127	384	980	23	37	170
September	1 724	1 971	1 047	287	883	53	43	130
October	2 451	1 510	852	347	924	61	50	185
November	2 495	2 451	1 121	500	924	52	21	125
December	1 609	2 434	654	353	807	15	18	97
2001								
January	1 677	2 063	939	296	796	33	35	184
February	1 537	2 539	741	327	736	57	11	123
March	1 590	2 729	856	453	918	42	21	66
April	1 601	1 870	888	353	1 013	26	141	119

DWELLING UNITS APPROVED, By State: **Original**

<i>State/Territory</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
PRIVATE SECTOR						
New South Wales	1 447	901	14	30	0	2 392
Victoria	1 807	617	16	5	6	2 451
Queensland	1 186	616	4	0	2	1 808
South Australia	475	19	2	0	0	496
Western Australia	878	192	5	108	0	1 183
Tasmania	65	3	0	0	0	68
Northern Territory	54	45	0	0	0	99
Australian Capital Territory	74	36	0	0	0	110
Australia	5 986	2 429	41	143	8	8 607
PUBLIC SECTOR						
New South Wales	7	110	0	0	0	117
Victoria	24	0	0	0	0	24
Queensland	43	28	0	0	0	71
South Australia	17	2	0	0	0	19
Western Australia	4	115	1	0	0	120
Tasmania	0	0	0	0	0	0
Northern Territory	11	68	0	0	0	79
Australian Capital Territory	7	2	0	0	0	9
Australia	113	325	1	0	0	439
TOTAL						
New South Wales	1 454	1 011	14	30	0	2 509
Victoria	1 831	617	16	5	6	2 475
Queensland	1 229	644	4	0	2	1 879
South Australia	492	21	2	0	0	515
Western Australia	882	307	6	108	0	1 303
Tasmania	65	3	0	0	0	68
Northern Territory	65	113	0	0	0	178
Australian Capital Territory	81	38	0	0	0	119
Australia	6 099	2 754	42	143	8	9 046

(a) See Glossary for definition.

DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS(a): Original

NEW OTHER RESIDENTIAL BUILDING.....

	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	Total new residential building
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
NUMBER OF DWELLING UNITS										
1997-1998	106 991	11 376	10 403	21 779	5 116	6 064	12 547	23 727	45 506	152 497
1998-1999	107 221	10 209	11 975	22 184	4 701	5 069	13 985	23 755	45 939	153 160
1999-2000	122 589	10 436	12 664	23 100	5 205	4 800	16 322	26 327	49 427	172 016
2000										
February	11 397	1 125	1 471	2 596	503	457	957	1 917	4 513	15 910
March	11 681	1 001	939	1 940	388	354	938	1 680	3 620	15 301
April	8 303	818	952	1 770	392	359	1 007	1 758	3 528	11 831
May	9 733	771	1 045	1 816	467	625	1 697	2 789	4 605	14 338
June	7 231	846	789	1 635	945	292	918	2 155	3 790	11 021
July	5 783	609	568	1 177	202	330	1 120	1 652	2 829	8 612
August	6 530	701	530	1 231	215	336	1 278	1 829	3 060	9 590
September	6 071	612	609	1 221	151	403	1 018	1 572	2 793	8 864
October	6 162	661	723	1 384	156	336	1 286	1 778	3 162	9 324
November	7 042	565	622	1 187	138	377	1 935	2 450	3 637	10 679
December	5 486	510	805	1 315	197	340	1 412	1 949	3 264	8 750
2001										
January	5 550	593	778	1 371	178	286	1 355	1 819	3 190	8 740
February	6 295	463	763	1 226	283	196	753	1 232	2 458	8 753
March	6 609	585	640	1 225	321	297	1 023	1 641	2 866	9 475
April	6 099	599	693	1 292	204	315	943	1 462	2 754	8 853
VALUE (\$ million)										
1997-1998	11 903.5	822.7	958.4	1 780.9	423.2	548.3	1 915.1	2 886.8	4 667.9	16 571.3
1998-1999	12 669.8	797.9	1 192.1	1 990.1	394.9	515.1	2 021.7	2 931.7	4 921.7	17 591.5
1999-2000	15 627.0	871.0	1 328.1	2 199.0	486.0	501.4	2 735.7	3 723.3	5 921.9	21 548.8
2000										
February	1 468.6	101.5	145.2	246.7	47.2	56.5	167.0	270.7	517.4	1 985.9
March	1 522.4	80.6	103.8	184.4	44.9	41.0	140.8	226.8	411.2	1 933.6
April	1 068.5	64.5	100.1	164.6	42.3	33.1	173.7	249.1	413.7	1 482.2
May	1 272.6	68.6	124.2	192.8	40.6	63.8	330.5	435.0	627.8	1 900.3
June	953.0	66.9	84.0	150.9	83.4	34.0	163.8	281.2	432.0	1 385.0
July	780.6	47.1	69.4	116.5	19.7	49.0	221.5	290.3	406.7	1 187.3
August	888.9	63.3	68.1	131.4	27.7	41.4	197.1	266.3	397.7	1 286.5
September	818.2	52.0	77.5	129.5	12.7	42.5	161.4	216.7	346.2	1 164.4
October	838.8	53.9	81.1	135.0	16.2	38.2	195.5	250.0	384.9	1 223.7
November	980.5	45.6	65.5	111.1	13.5	43.8	316.4	373.6	484.8	1 465.3
December	780.8	41.4	86.5	127.9	19.9	36.9	284.9	341.7	469.6	1 250.5
2001										
January	777.8	53.2	93.1	146.3	14.8	38.4	229.8	283.0	429.3	1 207.1
February	892.1	43.5	90.2	133.7	27.9	29.7	148.2	205.8	339.6	1 231.7
March	935.2	52.1	76.7	128.7	25.1	42.9	204.7	272.7	401.5	1 336.6
April	856.5	54.8	88.7	143.5	26.2	33.3	171.9	231.4	375.0	1 231.5

(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)							
1997-1998	12 156.8	4 935.0	17 086.5	3 086.4	20 175.0	14 940.5	35 110.2
1998-1999	12 669.9	4 921.7	17 591.6	2 920.2	20 511.7	12 580.2	33 092.0
1999-2000	14 746.9	5 526.6	20 273.5	3 309.4	23 582.9	11 735.5	35 318.4
1999							
December	4 056.9	1 299.2	5 356.1	814.8	6 170.9	2 657.3	8 828.3
2000							
March	3 856.0	1 421.6	5 277.6	807.2	6 084.8	2 701.1	8 786.0
June	3 004.5	1 315.6	4 320.1	807.5	5 127.5	3 179.8	8 307.4
September	2 076.5	993.3	3 069.8	621.1	3 691.0	3 061.0	6 752.0
December	2 162.7	1 157.9	3 320.6	680.4	4 001.0	2 783.7	6 784.6
2001							
March	2 156.4	1 003.1	3 159.5	653.1	3 812.6	3 160.1	6 972.6
SEASONALLY ADJUSTED							
1999							
December	4 093.2	1 324.6	5 417.8	808.2	6 226.0	2 713.4	8 939.4
2000							
March	4 091.8	1 496.4	5 588.2	841.5	6 429.7	2 834.6	9 264.2
June	2 980.3	1 268.3	4 248.7	807.9	5 056.6	3 362.4	8 419.0
September	1 966.6	988.3	2 954.9	599.7	3 554.6	2 813.3	6 367.9
December	2 195.9	1 185.7	3 381.6	689.1	4 070.7	2 854.8	6 925.6
2001							
March	2 305.1	1 044.0	3 349.1	683.1	4 032.2	3 359.2	7 391.4
TREND ESTIMATES							
1999							
December	4 010.5	1 425.8	5 436.3	843.1	6 279.4	2 771.0	9 050.4
2000							
March	3 764.7	1 380.2	5 144.8	823.8	5 968.7	2 948.0	8 916.6
June	3 032.7	1 254.8	4 287.4	754.5	5 041.9	3 009.9	8 051.8
September	2 383.7	1 142.2	3 527.0	693.2	4 220.3	3 003.7	7 207.9
December	2 119.7	1 077.5	3 197.9	661.6	3 859.5	3 019.8	6 872.4
TREND ESTIMATES (% change from preceding quarter)							
2001							
March	2 119.9	1 069.0	3 182.7	658.6	3 841.3	3 102.9	6 995.4
1999							
December	7.1	6.0	6.8	4.6	6.5	-1.4	3.9
2000							
March	-6.1	-3.2	-5.4	-2.3	-4.9	6.4	-1.5
June	-19.4	-9.1	-16.7	-8.4	-15.5	2.1	-9.7
September	-21.4	-9.0	-17.7	-8.1	-16.3	-0.2	-10.5
December	-11.1	-5.7	-9.3	-4.6	-8.5	0.5	-4.7
2001							
March	0.0	-0.8	-0.5	-0.4	-0.5	2.8	1.8

(a) Reference year for chain volume measures is 1998-99.
Refer to Explanatory Notes paragraph 25.

(b) Refer to Explanatory Notes paragraph 16.

VALUE OF TOTAL BUILDING APPROVED, States and Australia(a)

Reference Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL									
2000									
February	961.5	1 025.5	517.3	173.9	392.5	42.2	33.8	84.8	3 231.3
March	1 124.8	973.4	543.4	174.5	306.7	31.4	28.6	31.4	3 214.2
April	1 064.1	876.1	528.0	135.3	273.8	25.7	25.9	45.1	2 974.1
May	1 098.8	803.8	651.5	162.9	412.9	50.8	22.7	129.5	3 332.9
June	860.9	889.8	376.0	99.7	285.5	31.2	45.5	48.4	2 637.0
July	668.8	1 151.0	355.9	153.4	253.7	17.7	15.4	28.2	2 644.2
August	770.5	742.7	460.4	159.3	264.2	23.7	77.1	40.1	2 537.9
September	765.9	710.5	479.3	84.1	249.3	38.1	28.3	28.5	2 383.9
October	942.5	628.1	500.7	114.0	268.3	30.7	19.1	45.7	2 548.9
November	858.3	826.7	568.3	127.9	235.6	28.8	22.1	26.9	2 694.6
December	693.6	861.1	466.2	114.1	204.4	22.0	16.2	28.7	2 406.3
2001									
January	1 007.1	727.3	458.6	95.3	222.7	29.4	17.8	48.1	2 606.3
February	810.3	797.6	370.7	100.8	218.7	19.5	9.1	37.8	2 364.4
March	658.8	1 156.2	475.9	223.2	305.5	21.7	32.0	33.7	2 907.1
April	661.3	794.9	385.1	107.6	524.7	21.8	33.8	38.0	2 567.1
SEASONALLY ADJUSTED									
2000									
February	1 067.8	916.1	558.1	164.8	385.7	n.a.	n.a.	n.a.	3 311.1
March	1 203.2	934.1	530.0	150.3	294.2	n.a.	n.a.	n.a.	3 206.5
April	1 195.3	1 057.0	647.0	168.7	323.6	n.a.	n.a.	n.a.	3 554.2
May	972.7	712.4	610.6	153.8	331.8	n.a.	n.a.	n.a.	2 912.4
June	880.2	946.6	334.1	94.8	273.5	n.a.	n.a.	n.a.	2 615.0
July	601.7	1 266.6	344.0	129.8	257.7	n.a.	n.a.	n.a.	2 558.2
August	600.1	623.3	398.0	148.7	236.7	n.a.	n.a.	n.a.	2 117.0
September	832.1	701.8	442.9	80.6	271.5	n.a.	n.a.	n.a.	2 480.0
October	909.9	639.2	518.4	124.8	253.9	n.a.	n.a.	n.a.	2 454.2
November	756.6	766.9	463.5	116.3	213.1	n.a.	n.a.	n.a.	2 432.8
December	844.5	965.7	628.8	133.2	231.0	n.a.	n.a.	n.a.	2 928.7
2001									
January	1 064.4	818.7	535.9	137.5	277.4	n.a.	n.a.	n.a.	2 859.4
February	924.0	715.5	420.6	94.6	234.0	n.a.	n.a.	n.a.	2 448.4
March	761.6	1 144.4	467.6	202.7	284.4	n.a.	n.a.	n.a.	3 054.9
April	713.6	930.0	455.6	128.2	652.4	n.a.	n.a.	n.a.	2 877.8
TREND ESTIMATES									
2000									
February	1 134.4	969.0	608.3	160.1	343.3	n.a.	n.a.	n.a.	3 345.8
March	1 130.6	969.2	586.9	157.6	333.1	n.a.	n.a.	n.a.	3 304.7
April	1 066.1	964.7	546.9	151.5	319.3	n.a.	n.a.	n.a.	3 166.8
May	965.3	949.9	497.2	142.5	302.2	n.a.	n.a.	n.a.	2 962.3
June	858.0	916.7	447.9	132.3	284.9	n.a.	n.a.	n.a.	2 728.2
July	770.4	870.3	415.2	123.1	268.6	n.a.	n.a.	n.a.	2 521.9
August	726.7	821.7	411.5	117.8	255.7	n.a.	n.a.	n.a.	2 404.6
September	739.4	774.4	435.7	115.0	246.0	n.a.	n.a.	n.a.	2 385.2
October	795.7	748.8	476.3	115.5	232.7	n.a.	n.a.	n.a.	2 449.7
November	857.6	756.3	511.6	119.4	227.5	n.a.	n.a.	n.a.	2 559.7
December	892.7	797.1	521.9	124.8	237.7	n.a.	n.a.	n.a.	2 662.7
2001									
January	892.9	856.4	511.9	131.8	266.9	n.a.	n.a.	n.a.	2 745.0
February	872.4	904.4	494.9	138.9	313.4	n.a.	n.a.	n.a.	2 806.6
March	840.1	942.3	476.2	145.6	370.4	n.a.	n.a.	n.a.	2 853.9
April	804.9	976.7	456.8	148.5	432.5	n.a.	n.a.	n.a.	2 898.8

(a) Refer to Explanatory Notes paragraphs 8–10.

VALUE OF TOTAL BUILDING APPROVED, States and Australia–Percentage Change(a)

Reference Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
2000									
February	0.0	8.1	-0.8	53.0	45.8	32.3	19.8	103.7	10.8
March	17.0	-5.1	5.0	0.3	-21.9	-25.5	-15.3	-63.0	-0.5
April	-5.4	-10.0	-2.8	-22.4	-10.7	-18.3	-9.5	43.5	-7.5
May	3.3	-8.3	23.4	20.4	50.8	97.9	-12.4	187.4	12.1
June	-21.6	10.7	-42.3	-38.8	-30.9	-38.7	100.3	-62.6	-20.9
July	-22.3	29.4	-5.3	53.8	-11.1	-43.4	-66.0	-41.7	0.3
August	15.2	-35.5	29.4	3.9	4.1	34.0	398.9	42.1	-4.0
September	-0.6	-4.3	4.1	-47.2	-5.6	61.2	-63.3	-28.9	-6.1
October	23.0	-11.6	4.5	35.6	7.6	-19.6	-32.5	60.4	6.9
November	-8.9	31.6	13.5	12.2	-12.2	-6.2	16.1	-41.2	5.7
December	-19.2	4.2	-18.0	-10.8	-13.2	-23.6	-26.8	7.0	-10.7
2001									
January	45.2	-15.5	-1.6	-16.5	9.0	33.8	10.0	67.7	8.3
February	-19.5	9.7	-19.2	5.8	-1.8	-33.6	-49.0	-21.5	-9.3
March	-18.7	45.0	28.4	121.4	39.7	11.2	252.2	-10.7	23.0
April	0.4	-31.2	-19.1	-51.8	71.7	0.4	5.5	12.7	-11.7
SEASONALLY ADJUSTED (% change from preceding month)									
2000									
February	-2.8	-17.2	-13.3	3.1	9.7	n.a.	n.a.	n.a.	-2.0
March	12.7	2.0	-5.0	-8.8	-23.7	n.a.	n.a.	n.a.	-3.2
April	-0.7	13.2	22.1	12.2	10.0	n.a.	n.a.	n.a.	10.8
May	-18.6	-32.6	-5.6	-8.8	2.5	n.a.	n.a.	n.a.	-18.1
June	-9.5	32.9	-45.3	-38.3	-17.5	n.a.	n.a.	n.a.	-10.2
July	-31.6	33.8	3.0	36.9	-5.8	n.a.	n.a.	n.a.	-2.2
August	-0.3	-50.8	15.7	14.5	-8.1	n.a.	n.a.	n.a.	-17.2
September	38.7	12.6	11.3	-45.8	14.7	n.a.	n.a.	n.a.	17.1
October	9.4	-8.9	17.1	54.9	-6.5	n.a.	n.a.	n.a.	-1.0
November	-16.9	20.0	-10.6	-6.8	-16.1	n.a.	n.a.	n.a.	-0.9
December	11.6	25.9	35.7	14.5	8.4	n.a.	n.a.	n.a.	20.4
2001									
January	26.0	-15.2	-14.8	3.3	20.1	n.a.	n.a.	n.a.	-2.4
February	-13.2	-12.6	-21.5	-31.2	-15.7	n.a.	n.a.	n.a.	-14.4
March	-17.6	60.0	11.2	114.3	21.6	n.a.	n.a.	n.a.	24.8
April	-6.3	-18.7	-2.6	-36.8	129.3	n.a.	n.a.	n.a.	-5.8
TREND ESTIMATES (% change from preceding month)									
2000									
February	4.2	0.7	0.2	0.8	-2.4	n.a.	n.a.	n.a.	1.6
March	-0.3	0.0	-3.5	-1.6	-3.0	n.a.	n.a.	n.a.	-1.2
April	-5.7	-0.5	-6.8	-3.9	-4.2	n.a.	n.a.	n.a.	-4.2
May	-9.5	-1.5	-9.1	-5.9	-5.3	n.a.	n.a.	n.a.	-6.5
June	-11.1	-3.5	-9.9	-7.2	-5.7	n.a.	n.a.	n.a.	-7.9
July	-10.2	-5.1	-7.3	-7.0	-5.7	n.a.	n.a.	n.a.	-7.6
August	-5.7	-5.6	-0.9	-4.3	-4.8	n.a.	n.a.	n.a.	-4.6
September	1.8	-5.8	5.9	-2.4	-3.8	n.a.	n.a.	n.a.	-0.8
October	7.6	-3.3	9.3	0.5	-5.4	n.a.	n.a.	n.a.	2.7
November	7.8	1.0	7.4	3.3	-2.3	n.a.	n.a.	n.a.	4.5
December	4.1	5.4	2.0	4.5	4.5	n.a.	n.a.	n.a.	4.0
2001									
January	0.0	7.4	-1.9	5.6	12.3	n.a.	n.a.	n.a.	3.1
February	-2.3	5.6	-3.3	5.4	17.4	n.a.	n.a.	n.a.	2.2
March	-3.7	4.2	-3.8	4.8	18.2	n.a.	n.a.	n.a.	1.7
April	-4.2	3.6	-4.1	2.0	16.8	n.a.	n.a.	n.a.	1.6

(a) Refer to Explanatory Notes paragraphs 8–10.

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

Reference Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL									
2000									
February	284.0	325.5	113.9	43.3	103.2	21.4	10.8	31.2	933.2
March	452.2	215.8	129.4	59.0	74.0	9.8	15.5	4.9	960.5
April	533.7	327.3	162.7	58.7	87.5	8.0	11.6	22.9	1 212.4
May	311.5	240.2	194.0	66.1	147.7	17.1	5.5	95.7	1 077.9
June	350.0	350.7	136.4	24.3	83.6	16.7	18.2	18.8	998.7
July	287.4	560.1	166.4	60.6	101.4	7.3	4.5	15.0	1 202.5
August	280.4	267.7	177.7	89.6	93.0	10.7	63.2	10.3	992.6
September	309.8	292.9	216.4	29.4	88.5	23.2	17.8	7.5	985.6
October	381.2	228.7	242.1	45.3	105.1	12.6	6.4	13.2	1 034.7
November	270.1	290.4	263.2	49.6	63.0	13.1	10.9	4.6	964.9
December	208.9	311.7	238.9	52.6	43.6	12.4	9.9	12.2	890.3
2001									
January	553.1	266.8	202.9	35.2	63.5	16.5	9.5	20.0	1 167.5
February	388.8	257.8	135.2	36.6	45.1	4.1	3.9	12.4	884.0
March	208.3	501.5	222.2	141.9	140.6	8.1	19.3	18.0	1 260.0
April	216.8	346.9	94.4	40.5	339.5	11.0	7.6	19.8	1 076.5
TREND ESTIMATES									
2000									
February	439.5	266.0	182.5	42.9	89.4	n.a.	n.a.	n.a.	1 058.8
March	457.6	298.3	181.1	46.4	93.3	n.a.	n.a.	n.a.	1 112.2
April	438.1	337.8	174.8	50.0	96.9	n.a.	n.a.	n.a.	1 133.3
May	393.4	370.8	166.6	52.5	98.2	n.a.	n.a.	n.a.	1 118.7
June	339.0	384.6	158.5	53.2	97.9	n.a.	n.a.	n.a.	1 069.8
July	286.7	375.6	158.6	52.4	95.0	n.a.	n.a.	n.a.	1 001.7
August	254.6	350.2	173.7	51.7	90.6	n.a.	n.a.	n.a.	953.5
September	259.2	311.7	198.6	50.3	83.8	n.a.	n.a.	n.a.	937.3
October	297.7	275.2	227.6	50.1	70.0	n.a.	n.a.	n.a.	956.0
November	344.5	258.3	247.1	51.6	60.8	n.a.	n.a.	n.a.	1 000.6
December	377.7	270.1	247.0	54.3	66.4	n.a.	n.a.	n.a.	1 052.9
2001									
January	389.9	307.0	233.6	58.7	91.4	n.a.	n.a.	n.a.	1 113.7
February	383.0	347.7	214.7	63.6	133.5	n.a.	n.a.	n.a.	1 170.7
March	361.9	388.1	194.1	68.1	185.8	n.a.	n.a.	n.a.	1 220.1
April	338.1	430.1	173.8	69.7	243.1	n.a.	n.a.	n.a.	1 275.9

(a) Seasonally adjusted data is not available due to the volatility of the data. Also refer to Explanatory Notes paragraphs 8–10.

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

Reference Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
2000									
February	-21.5	38.5	-42.8	134.0	79.9	236.6	3.9	340.1	4.2
March	59.2	-33.7	13.6	36.1	-28.2	-54.2	43.4	-84.4	2.9
April	18.0	51.7	25.7	-0.5	18.1	-18.4	-24.9	372.5	26.2
May	-41.6	-26.6	19.3	12.7	68.9	113.8	-52.3	317.2	-11.1
June	12.4	46.0	-29.7	-63.2	-43.4	-2.4	227.5	-80.3	-7.3
July	-17.9	59.7	22.0	148.9	21.3	-56.5	-75.4	-20.3	20.4
August	-2.4	-52.2	6.8	48.0	-8.3	47.1	1 311.9	-31.4	-17.5
September	10.5	9.4	21.8	-67.2	-4.8	117.6	-71.8	-27.1	-0.7
October	23.0	-21.9	11.9	54.2	18.8	-45.7	-64.2	76.1	5.0
November	-29.1	26.9	8.7	9.4	-40.0	3.9	70.8	-65.1	-6.8
December	-22.7	7.4	-9.2	6.2	-30.8	-5.3	-9.2	165.2	-7.7
2001									
January	164.8	-14.4	-15.1	-33.1	45.4	33.0	-3.6	63.2	31.1
February	-29.7	-3.4	-33.4	3.8	-28.9	-74.9	-58.6	-37.9	-24.3
March	-46.4	94.5	64.4	288.0	211.5	95.5	391.2	45.5	42.5
April	4.1	-30.8	-57.5	-71.5	141.5	36.2	-60.5	9.7	-14.6
TREND ESTIMATES (% change from preceding month)									
2000									
February	12.3	8.2	2.5	6.8	0.6	n.a.	n.a.	n.a.	7.9
March	4.1	12.2	-0.8	8.3	4.3	n.a.	n.a.	n.a.	5.0
April	-4.3	13.2	-3.5	7.6	3.9	n.a.	n.a.	n.a.	1.9
May	-10.2	9.8	-4.7	5.1	1.3	n.a.	n.a.	n.a.	-1.3
June	-13.8	3.7	-4.9	1.3	-0.3	n.a.	n.a.	n.a.	-4.4
July	-15.4	-2.3	0.1	-1.6	-3.0	n.a.	n.a.	n.a.	-6.4
August	-11.2	-6.8	9.5	-1.3	-4.7	n.a.	n.a.	n.a.	-4.8
September	1.8	-11.0	14.3	-2.7	-7.5	n.a.	n.a.	n.a.	-1.7
October	14.9	-11.7	14.6	-0.5	-16.4	n.a.	n.a.	n.a.	2.0
November	15.7	-6.1	8.6	3.0	-13.1	n.a.	n.a.	n.a.	4.7
December	9.6	4.6	0.0	5.3	9.1	n.a.	n.a.	n.a.	5.2
2001									
January	3.2	13.7	-5.4	8.0	37.7	n.a.	n.a.	n.a.	5.8
February	-1.8	13.2	-8.1	8.4	46.1	n.a.	n.a.	n.a.	5.1
March	-5.5	11.6	-9.6	7.1	39.2	n.a.	n.a.	n.a.	4.2
April	-6.6	10.8	-10.4	2.4	30.8	n.a.	n.a.	n.a.	4.6

(a) Seasonally adjusted data is not available due to the volatility of the data. Also refer to Explanatory Notes paragraphs 8–10.

VALUE OF BUILDING APPROVED, By State: **Original(a)**

<i>State/Territory</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions creating dwellings</i>	<i>Alterations and additions not creating dwellings</i>	<i>Conversion(b)</i>	<i>Total residential building</i>	<i>Non-residential building(a)</i>	<i>Total building</i>
<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
PRIVATE SECTOR								
New South Wales	227.5	118.7	1.6	78.9	2.0	428.7	171.0	599.7
Victoria	260.6	105.5	1.1	67.6	0.6	435.4	307.3	742.6
Queensland	160.2	82.0	0.4	32.5	0.0	275.2	68.8	343.9
South Australia	51.8	2.1	0.2	10.5	0.1	64.7	32.6	97.3
Western Australia	113.4	21.4	0.7	20.4	17.6	173.4	324.2	497.6
Tasmania	7.2	0.3	0.0	3.2	0.0	10.7	7.4	18.1
Northern Territory	8.3	7.2	0.0	1.3	0.0	16.8	3.8	20.6
Australian Capital Territory	11.2	3.1	0.0	3.4	0.0	17.7	11.2	28.9
Australia	840.3	340.3	4.0	217.7	20.1	1 422.4	926.3	2 348.7
PUBLIC SECTOR								
New South Wales	0.9	13.1	0.0	1.9	0.0	15.8	45.7	61.6
Victoria	3.1	0.0	0.0	9.6	0.0	12.7	39.6	52.3
Queensland	7.1	3.8	0.0	4.6	0.0	15.5	25.7	41.2
South Australia	2.2	0.1	0.0	0.1	0.0	2.4	7.9	10.3
Western Australia	0.5	10.5	0.1	0.7	0.0	11.8	15.3	27.0
Tasmania	0.0	0.0	0.0	0.1	0.0	0.1	3.6	3.7
Northern Territory	2.0	7.0	0.0	0.4	0.0	9.4	3.8	13.2
Australian Capital Territory	0.4	0.2	0.0	0.0	0.0	0.6	8.6	9.2
Australia	16.2	34.7	0.1	17.2	0.0	68.2	150.2	218.4
TOTAL								
New South Wales	228.3	131.8	1.6	80.8	2.0	444.5	216.8	661.3
Victoria	263.7	105.5	1.1	77.1	0.6	448.0	346.9	794.9
Queensland	167.4	85.8	0.4	37.1	0.0	290.7	94.4	385.1
South Australia	54.1	2.2	0.2	10.5	0.1	67.1	40.5	107.6
Western Australia	113.9	31.9	0.8	21.1	17.6	185.2	339.5	524.7
Tasmania	7.2	0.3	0.0	3.3	0.0	10.8	11.0	21.8
Northern Territory	10.3	14.2	0.0	1.6	0.0	26.2	7.6	33.8
Australian Capital Territory	11.6	3.2	0.0	3.4	0.0	18.3	19.8	38.0
Australia	856.5	375.0	4.1	234.9	20.1	1 490.6	1 076.5	2 567.1

(a) Refer to Explanatory Notes paragraphs 8–10.

(b) See Glossary for definition.

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

State/Territory	<i>Hotels, motels and other short term accommodation</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertainment and recreational</i>	<i>Miscellaneous</i>	<i>Total non-residential building</i>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR											
New South Wales	21.8	42.2	12.2	21.0	25.5	6.3	1.0	22.5	5.1	13.3	171.0
Victoria	0.7	132.3	16.7	43.4	43.0	9.3	1.3	49.1	1.6	9.8	307.3
Queensland	0.8	13.5	2.7	23.7	9.0	4.3	0.1	0.4	10.2	4.0	68.8
South Australia	2.4	12.5	4.3	2.6	3.7	1.2	0.0	4.2	0.8	0.8	32.6
Western Australia	55.4	6.1	2.8	203.0	15.8	29.8	0.9	4.3	1.2	4.9	324.2
Tasmania	0.0	1.4	0.9	3.7	0.1	0.3	0.0	0.0	0.0	1.0	7.4
Northern Territory	0.1	0.3	0.0	2.4	0.7	0.0	0.1	0.0	0.0	0.2	3.8
Australian Capital Territory	0.0	0.4	0.0	9.1	0.8	0.1	0.1	0.3	0.3	0.0	11.2
Australia	81.1	208.7	39.6	309.1	98.7	51.4	3.4	81.0	19.3	34.0	926.3
PUBLIC SECTOR											
New South Wales	0.0	0.6	0.0	0.6	1.8	10.9	0.0	3.3	0.5	28.0	45.7
Victoria	4.6	0.1	0.1	3.3	0.1	7.1	0.0	19.8	2.0	2.7	39.6
Queensland	1.7	0.0	0.3	6.1	0.3	9.6	0.0	1.6	1.7	4.4	25.7
South Australia	0.0	0.0	0.0	0.4	0.2	5.7	0.0	0.5	0.1	1.1	7.9
Western Australia	0.0	0.0	0.1	1.2	1.2	6.6	0.0	0.4	1.1	4.7	15.3
Tasmania	0.0	0.0	0.0	2.1	0.0	1.2	0.0	0.0	0.0	0.3	3.6
Northern Territory	0.0	0.0	0.0	0.2	0.1	0.7	0.0	2.1	0.0	0.7	3.8
Australian Capital Territory	0.0	0.0	0.0	5.2	0.0	2.7	0.0	0.0	0.7	0.0	8.6
Australia	6.3	0.7	0.4	19.1	3.5	44.6	0.0	27.6	6.1	41.9	150.2
TOTAL											
New South Wales	21.8	42.8	12.2	21.6	27.3	17.3	1.0	25.8	5.6	41.4	216.8
Victoria	5.3	132.4	16.7	46.7	43.0	16.3	1.3	68.9	3.6	12.5	346.9
Queensland	2.5	13.5	3.0	29.8	9.3	13.9	0.1	2.1	11.9	8.4	94.4
South Australia	2.4	12.5	4.3	3.0	4.0	6.9	0.0	4.7	0.9	1.9	40.5
Western Australia	55.4	6.1	2.9	204.3	16.9	36.5	0.9	4.7	2.3	9.6	339.5
Tasmania	0.0	1.4	0.9	5.8	0.1	1.5	0.0	0.0	0.0	1.3	11.0
Northern Territory	0.1	0.3	0.0	2.6	0.8	0.7	0.1	2.1	0.0	0.8	7.6
Australian Capital Territory	0.0	0.4	0.0	14.3	0.8	2.9	0.1	0.3	1.0	0.0	19.8
Australia	87.4	209.4	40.1	328.2	102.2	96.0	3.4	108.6	25.4	75.9	1 076.5

(a) Refer to Explanatory Notes paragraphs 8–10.

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

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												
2001												
February	17	1.8	235	21.1	52	5.3	155	14.9	109	11.3	54	5.9
March	12	1.2	275	25.9	74	7.6	166	16.1	127	11.5	56	5.1
April	24	2.2	193	17.0	54	5.1	148	15.9	86	8.4	46	4.7
Value—\$200,000–\$499,999												
2001												
February	7	2.4	56	15.8	37	11.4	56	17.8	46	13.9	25	7.9
March	11	3.0	49	13.4	49	15.6	65	19.7	63	19.1	25	7.5
April	8	2.4	75	21.1	32	9.3	70	21.2	55	15.3	31	10.8
Value—\$500,000–\$999,999												
2001												
February	4	3.1	26	16.7	19	12.3	30	21.2	17	12.0	10	6.1
March	4	2.3	24	15.2	11	7.9	33	22.8	31	20.5	13	8.9
April	6	4.8	18	12.3	18	12.3	23	16.1	26	17.9	14	10.1
Value—\$1,000,000–\$4,999,999												
2001												
February	4	6.1	18	36.1	10	17.4	22	41.1	25	42.4	20	44.3
March	6	14.6	23	44.1	12	18.7	25	48.5	22	45.6	30	58.6
April	2	3.1	22	46.5	8	13.3	25	57.6	11	19.8	20	42.5
Value—\$5,000,000 and over												
2001												
February	1	8.3	4	120.5	1	10.5	7	126.6	3	18.5	3	20.9
March	2	12.8	5	97.1	2	16.5	6	63.9	2	11.2	9	176.2
April	2	75.0	5	112.5	0	0.0	6	217.4	6	40.9	2	28.0
Value—Total												
1997-1998	666	1 340.7	4 718	2 025.2	2 221	992.8	3 419	2 518.5	2 980	2 122.2	1 488	1 369.0
1998-1999	637	831.4	4 671	2 455.8	2 062	948.7	3 213	1 778.9	2 956	2 046.2	1 387	1 409.9
1999-2000	764	753.2	5 297	2 333.7	2 133	957.5	3 616	1 929.1	3 358	1 734.7	1 547	1 491.8
2001												
February	33	21.7	339	210.3	119	56.8	270	221.6	200	98.0	112	85.1
March	35	33.8	376	195.6	148	66.3	295	171.1	245	107.9	133	256.3
April	42	87.4	313	209.4	112	40.1	272	328.2	184	102.2	113	96.0

(a) Refer to Explanatory Notes paragraphs 8–10.

NON-RESIDENTIAL BUILDING APPROVED, Jobs By Value Range: **Original(a)** *continued*

Period	Religious.....		Health.....		Entertainment and recreational....		Miscellaneous.....		Total non- residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999										
2001										
February	5	0.7	29	3.2	37	3.7	56	5.8	749	73.6
March	6	0.6	18	1.8	52	5.3	61	6.1	847	81.2
April	6	0.6	29	3.3	21	2.0	47	5.0	654	64.2
Value—\$200,000–\$499,999										
2001										
February	2	0.5	16	4.8	13	4.1	18	5.0	276	83.7
March	5	1.6	9	2.3	15	4.7	25	7.8	316	94.6
April	4	1.4	17	5.3	17	5.5	23	7.8	332	100.1
Value—\$500,000–\$999,999										
2001										
February	0	0.0	1	0.8	8	5.7	5	3.3	120	81.1
March	2	1.5	8	5.8	12	8.4	9	6.8	147	100.1
April	2	1.4	8	6.0	6	4.5	3	2.1	124	87.5
Value—\$1,000,000–\$4,999,999										
2001										
February	2	3.1	12	23.4	12	21.0	7	12.1	132	247.0
March	1	1.3	16	36.4	13	27.0	4	10.3	152	305.1
April	0	0.0	17	37.7	3	5.3	9	27.6	117	253.4
Value—\$5,000,000 and over										
2001										
February	1	18.0	5	57.8	0	0.0	2	17.5	27	398.6
March	0	0.0	5	188.9	6	92.5	3	19.9	40	679.0
April	0	0.0	4	56.2	1	8.0	3	33.4	29	571.3
Value—Total										
1997-1998	219	79.5	771	1 773.6	1 034	1 496.3	1 134	744.0	18 650	14 461.8
1998-1999	232	93.5	799	1 313.5	993	1 185.0	1 075	517.4	18 025	12 580.1
1999-2000	240	127.5	795	1 097.8	1 018	800.4	1 106	846.5	19 874	12 071.9
2001										
February	10	22.2	63	90.0	70	34.6	88	43.8	1 304	884.0
March	14	5.0	56	235.2	98	137.8	102	50.9	1 502	1 260.0
April	12	3.4	75	108.6	48	25.4	85	75.9	1 256	1 076.5

(a) Refer to Explanatory Notes paragraphs 8–10.

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following:

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

4 Excluded from the statistics is construction activity not defined as building (e.g. roads, bridges, railways, earthworks, etc.). Statistics for this activity can be found in *Engineering Construction Activity, Australia* (Cat. no. 8762.0).

5 From July 1990, the statistics include:

- all approved new residential building valued at \$10,000 or more;
- approved alterations and additions to residential building valued at \$10,000 or more;
- all approved non-residential building jobs valued at \$50,000 or more.

VALUE DATA

6 Statistics on the value of building work approved are derived by aggregating the estimated 'value of building work when completed' as reported on building approval documents provided to local councils or other building approval authorities. Conceptually these value data should exclude the value of land and landscaping but include site preparation costs. These estimates are usually a reliable indicator of the completed value of 'houses'. However, for 'other residential buildings' and 'non-residential buildings', they can differ significantly from the completed value of the building as final costs and contracts have not been established before council approval is sought and gained.

7 The ABS generally accepts values provided by approving bodies. Every effort is made to ensure data are provided on a consistent basis, however, there may be instances where value reported does not reflect the building completion value. For example, the reported value for most project homes is the contract price, which may include the cost of site preparation and landscaping. In other cases where a builder is contracted to construct a dwelling based on the owner's plans, the value may only be the builder's costs. Some councils do not use the value on approval documents, instead deriving a value based on floor area and type of structure.

8 From July 2000, value data includes the Goods and Services Tax (GST) for residential and non-residential building approvals. The ABS has consulted with councils and other approving authorities to ensure that approval values are reported inclusive of the GST.

EXPLANATORY NOTES

VALUE DATA

continued

9 However, it is not certain that at present the GST is being reflected in all values. In particular, councils that use floor area calculation to derive a value may not have amended their formulae to take account of the GST and other price changes. Where it has been identified by a council or other approving authority that approvals submitted from its jurisdiction are on a GST-exclusive basis, the ABS has made adjustments to the data to ensure that values are consistent with other data collected and are inclusive of GST.

10 As building work approved before 1 July 2000 attracted GST on that portion of the work not completed by 30 June it is likely, but not certain, that the value reported on approvals documents submitted before 30 June included the GST.

OWNERSHIP

11 Building ownership is classified as either public or private sector and is based on the sector of intended owner of the completed building at the time of approval. Residential buildings constructed by private sector builders under government housing authority schemes are classified as public sector when the authority has contracted, or intends to contract, to purchase the building on or before completion.

BUILDING CLASSIFICATION

12 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.

13 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.

14 An example is the treatment of building work approved for a factory complex. For instance, a detached administration building would be classified to Offices, a detached cafeteria building to Shops, while the factory buildings would be classified to Factories. An exception to this rule is the treatment of group accommodation buildings. For example, a student accommodation building on a university campus would be classified to Education.

15 In the case of a large multi-function building which, at the time of approval is intended to have more than one purpose (e.g. a hotel/shops/casino project), the ABS endeavours to split the approval details according to each main function. Where this is not possible because separate details cannot be obtained, the building is classified to the predominant function of the building on the basis of the function which represents the highest proportion of the total value of the project.

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

EXPLANATORY NOTES

SEASONAL ADJUSTMENT

17 Seasonal adjustment is a means of removing the estimated effects of seasonal variation from the series so that the effects of other influences can be more clearly recognised.

18 In the seasonal adjustment of series, account has been taken of both normal seasonal factors and 'trading day' effects arising from the varying numbers of Sundays, Mondays, Tuesdays, etc. in the month. Adjustment has also been made for the influence of Easter which may affect the March and April estimates differently.

19 Seasonal adjustment does not remove from the series the effect of irregular or non-seasonal influences (e.g. the approval of large projects or a change in the administrative arrangements of approving authorities).

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

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

TREND ESTIMATES

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

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.

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

EXPLANATORY NOTES

CHAIN VOLUME MEASURES

25 The chain volume measures appearing in this publication are annually reweighted chain Laspeyres indexes referenced to current price values in a chosen reference year. The reference year will be updated annually in the July publication. While current price estimates reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and hence only reflect volume changes. The direct impact of the GST is a price change, and hence is removed from chain volume estimates. Further information on the nature and concepts of chain volume measures is contained in the ABS publication *Information Paper: Introduction of Chain Volume Measures in the Australian National Accounts* (Cat. no. 5248.0).

ABS DATA AVAILABLE ON REQUEST

26 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 Service on 1300 135 070.

RELATED PUBLICATIONS

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

- *Building Activity, Australia* (Cat. no. 8752.0–8752.7)
- *Building Activity, Building Work Done, Australia* (Cat. no. 8755.0)
- *Building Activity, Australia: Dwelling Unit Commencements* (Cat. no. 8750.0)
- *Building Approvals* (Cat. no. 8731.1–8731.7)
- *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)
- *Price Index of Materials Used in Building Other Than House Building, Six State Capital Cities* (Cat. no. 6407.0)
- *Price Index of Materials Used in House Building, Six State Capital Cities* (Cat. no. 6408.0).

28 While building approvals value series are shown inclusive of GST, this is different to Building Activity (Cat. nos. 8752.0, 8755.0), in which residential work will be published inclusive of GST and non-residential work exclusive of GST. In the Engineering Construction Survey (Cat. no. 8762.0) all values will exclude GST.

ROUNDING

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

G L O S S A R Y

Alterations and additions	Building activity carried out on existing buildings. Includes adding to or diminishing floor area, altering the structural design of a building and affixing rigid components which are integral to the functioning of the building.
Alterations and additions to residential buildings	Alterations and additions carried out on existing residential buildings, which may result in the creation of new dwelling units. See also Explanatory Notes paragraph 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 January 1998 issue. Prior to that issue, conversions were published as part of the 'Conversions, etc.' category or included elsewhere within a table. See also Explanatory Notes paragraph 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.
Miscellaneous	Includes justice and defence buildings, welfare and charitable homes, prisons and reformatories, maintenance camps, farming and livestock buildings, veterinary clinics, child-minding centres, police stations and public toilets.

G L O S S A R Y

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

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