

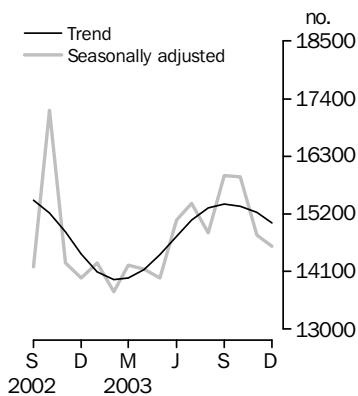
BUILDING APPROVALS

AUSTRALIA

EMBARGO: 11.30AM (CANBERRA TIME) TUES 3 FEB 2004

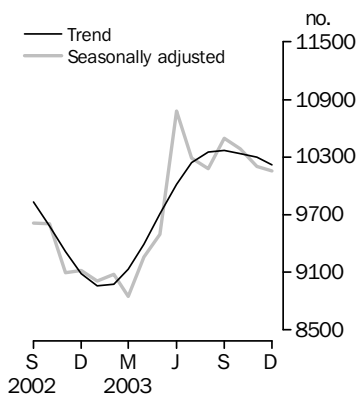
Dwelling units approved

Total number



Private sector houses approved

Total number



I N Q U I R I E S

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

KEY FIGURES

	Dec 03	Nov 03 to Dec 03	Dec 02 to Dec 03
	no.	% change	% change
TREND			
Dwelling units approved			
Private sector houses	10 221	-0.8	12.5
Total dwelling units	15 022	-1.3	4.1

SEASONALLY ADJUSTED

Dwelling units approved			
Private sector houses	10 159	-0.5	11.4
Total dwelling units	14 578	-1.5	4.3

KEY POINTS

TREND ESTIMATES

- The trend estimate for total dwelling units approved fell 1.3% in December 2003, and is now showing a fall over the last three months. The trend is now falling in all states and territories except South Australia and Western Australia. While those states are still showing growth, the rate of growth has slowed significantly.
- The trend estimate for private sector houses approved fell 0.8% in December 2003, following falls in October and November.
- The trend estimate for other dwellings approved fell 2.9% in December 2003, the third consecutive monthly fall.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units approved fell 1.5%, to 14,578, in December 2003.
- The seasonally adjusted estimate for private sector houses approved fell 0.5%, to 10,159, in December 2003.
- The seasonally adjusted estimate for other dwellings approved fell 6.9%, to 4,158, in December 2003. This follows a 17.3% fall in November.
- The seasonally adjusted estimate of the value of total building approved rose 18.7%, to \$4,309.7 million, in December 2003, following a 21.6% fall in November. Residential building rose 1.5%, to \$2,884.5 million, while non-residential building rose to \$1,425.2 million, following the low value in November.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
January 2004	4 March 2004
February 2004	30 March 2004
March 2004	5 May 2004
April 2004	4 June 2004
May 2004	2 July 2004
June 2004	30 July 2004

CHANGES IN THIS ISSUE

There are no changes in this issue.

REVISIONS THIS MONTH

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

	<i>2002-03</i>	<i>2003-04</i>	<i>TOTAL</i>
New South Wales	40	21	61
Victoria	27	64	91
Queensland	-	16	16
South Australia	1	-	1
Western Australia	-	7	7
Tasmania	-	-	-
Northern Territory	-	-	-
Australian Capital Territory	-	-	-
TOTAL	68	108	176

DATA NOTES

Estimates have been included in this issue for two councils unable to report all building work approved in their municipalities this month: Wingecarribee (New South Wales) and Playford (South Australia).

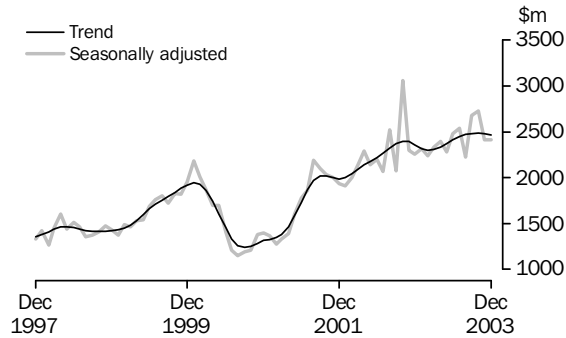
A special article on 'Average Floor Area of New Dwellings' in the years 1984-85 to 2002-03 is included in this issue (see page 38).

Dennis Trewin
Australian Statistician

VALUE OF BUILDING APPROVED

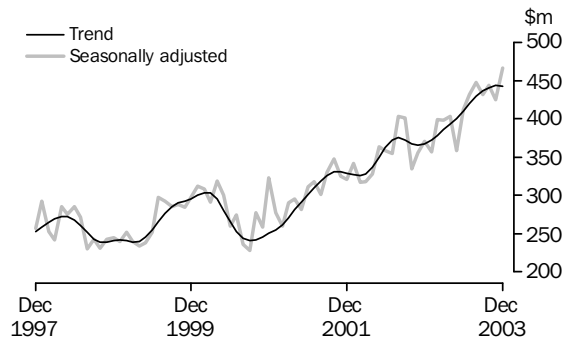
NEW RESIDENTIAL BUILDING

The trend estimate of the value of new residential building has fallen for the last two months, following eight months of growth. The trend fell 0.7% in December 2003.



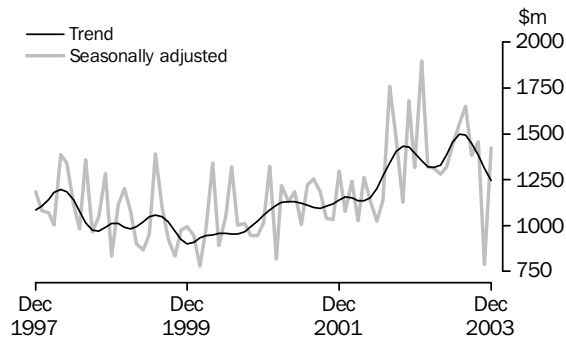
ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING

The trend estimate of the value of alterations and additions to residential building fell 0.2% in December 2003, following twelve months of growth.



NON-RESIDENTIAL BUILDING

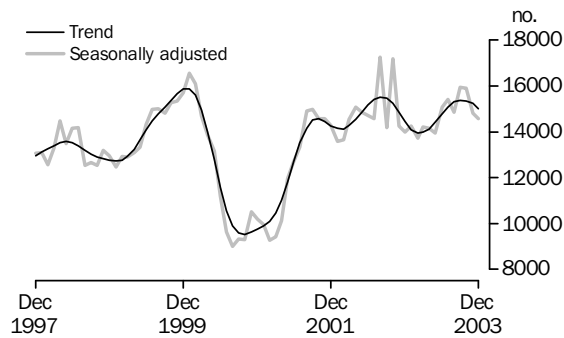
The trend estimate of the value of non-residential building approved has fallen for the last five months, following four months of growth. The trend fell 5.1% in December 2003.



DWELLINGS APPROVED

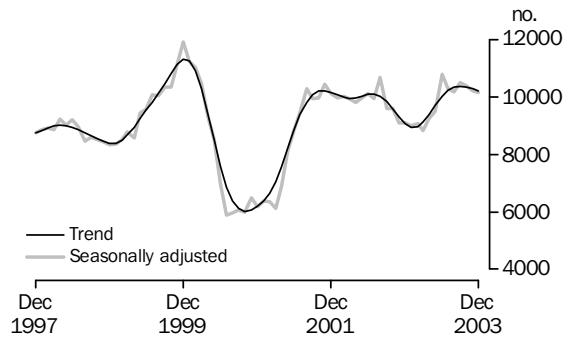
TOTAL DWELLING UNITS

The trend estimate for total dwelling units approved is now showing a fall over the last three months, following seven months of growth. The trend fell 1.3% in December 2003.



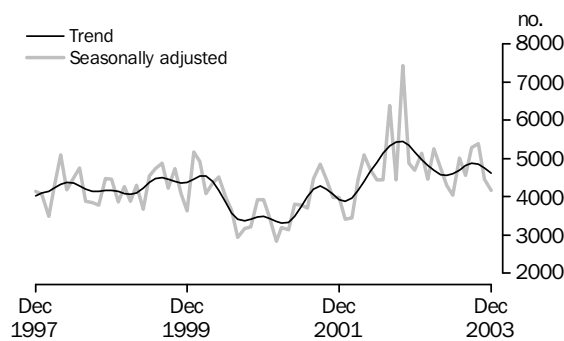
PRIVATE SECTOR HOUSES

The trend estimate for private sector houses approved has fallen for the last three months, following eight months of growth. The trend fell 0.8% in December 2003.



OTHER DWELLINGS

The trend estimate for other dwellings approved has fallen for the last three months, following four months of growth. The trend fell 2.9% in December 2003.



DWELLING UNITS APPROVED STATES AND TERRITORIES

SUMMARY COMMENTS

The trend estimate for total dwelling units approved fell 1.3% in December 2003. The trend fell in all states and territories except South Australia (+0.1%) and Western Australia (+1.2%).

The trend estimate for private sector houses approved fell 0.8% in December 2003. The trend fell in New South Wales, Victoria and South Australia, while rising in Queensland and Western Australia.

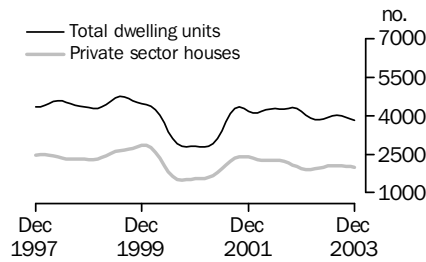
	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
ORIGINAL									
Dwelling units approved									
Private sector houses (no.)	2 013	2 554	2 383	770	1 640	195	37	96	9 688
Total dwelling units (no.)	3 899	3 297	3 236	1 193	1 914	233	45	144	13 961
Percentage change from previous month									
Private sector houses (%)	0.1	-11.8	-1.7	11.3	3.3	-20.1	76.2	-20.0	-3.1
Total dwelling units (%)	3.7	-7.1	-12.5	43.4	-4.5	-28.3	-10.0	15.2	-2.7
SEASONALLY ADJUSTED									
Dwelling units approved									
Private sector houses (no.)	2 025	2 651	2 663	782	1 701	na	na	na	10 159
Total dwelling units (no.)	3 891	3 505	3 594	1 125	2 045	224	na	na	14 578
Percentage change from previous month									
Private sector houses (%)	4.6	-13.3	2.2	12.0	9.7	na	na	na	-0.5
Total dwelling units (%)	7.8	-11.0	-6.3	25.5	0.4	-21.9	na	na	-1.5
TREND									
Dwelling units approved									
Private sector houses (no.)	1 993	2 843	2 608	748	1 692	na	na	na	10 221
Total dwelling units (no.)	3 808	3 797	3 648	980	2 114	242	79	140	15 022
Percentage change from previous month									
Private sector houses (%)	-0.7	-2.4	0.6	-0.6	1.3	na	na	na	-0.8
Total dwelling units (%)	-1.7	-1.7	-1.4	0.1	1.2	-0.3	-3.5	-4.1	-1.3

na not available

DWELLING UNITS APPROVED

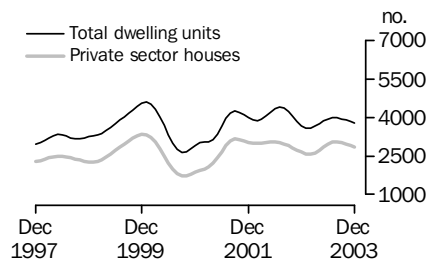
STATE TRENDS

NEW SOUTH WALES



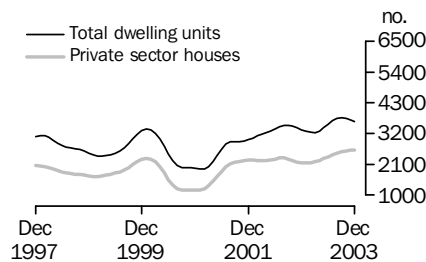
The trend estimate for total dwelling units approved in New South Wales has fallen for the last four months, following four months of growth. The trend for private sector houses has fallen for the last five months.

VICTORIA



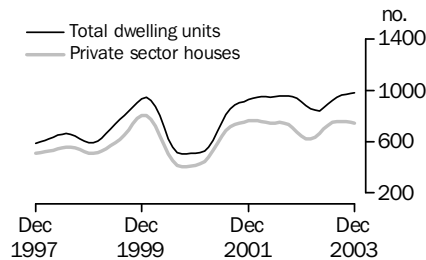
The trend estimate for total dwelling units approved in Victoria is now showing falls in the last five months, following six months of growth. The trend for private sector houses has fallen for the last four months.

QUEENSLAND



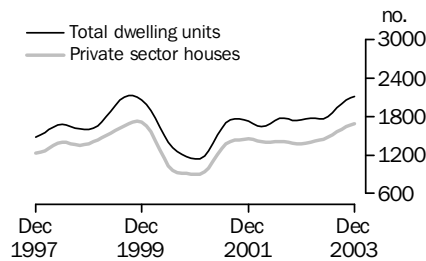
The trend estimate for total dwelling units approved in Queensland has fallen for the last three months, following six months of growth. The trend for private sector houses has risen for the last eleven months.

SOUTH AUSTRALIA



The trend estimate for total dwelling units approved in South Australia has risen for the last eight months, with the rate of growth now slowing significantly. The trend for private sector houses has fallen for the last three months.

WESTERN AUSTRALIA



The trend estimate for total dwelling units approved in Western Australia has risen for the last eight months, with the rate of growth now slowing. The trend for private sector houses has risen for the last twelve months.

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DWELLING UNITS APPROVED

Month	HOUSES		OTHER DWELLINGS		TOTAL DWELLING UNITS		
	Private	Total	Private	Total	Private	Public	Total
	no.	no.	no.	no.	no.	no.	no.

ORIGINAL

2002							
October	10 353	10 542	8 765	8 943	19 118	367	19 485
November	9 109	9 387	4 743	4 808	13 852	343	14 195
December	8 350	8 488	4 436	4 497	12 786	199	12 985
2003							
January	7 756	7 857	4 729	4 778	12 485	150	12 635
February	8 982	9 137	3 657	3 865	12 639	363	13 002
March	9 139	9 230	4 886	5 063	14 025	268	14 293
April	8 645	8 781	4 745	4 872	13 390	263	13 653
May	10 165	10 334	4 432	4 745	14 597	482	15 079
June	10 637	10 944	3 181	3 617	13 818	743	14 561
July	11 228	11 337	4 797	4 959	16 025	271	16 296
August	10 135	10 212	4 485	4 594	14 620	186	14 806
September	10 752	10 912	5 651	5 690	16 403	199	16 602
October	11 115	11 235	6 205	6 346	17 320	261	17 581
November	9 994	10 114	4 101	4 231	14 095	250	14 345
December	9 688	9 940	3 906	4 021	13 594	367	13 961

SEASONALLY ADJUSTED

2002							
October	9 604	9 755	7 211	7 424	16 815	364	17 179
November	9 094	9 388	4 774	4 874	13 868	394	14 262
December	9 116	9 262	4 622	4 710	13 738	234	13 972
2003							
January	9 006	9 133	5 059	5 128	14 065	196	14 261
February	9 082	9 240	4 285	4 470	13 367	343	13 710
March	8 851	8 963	5 053	5 250	13 904	309	14 213
April	9 261	9 390	4 637	4 761	13 898	253	14 151
May	9 497	9 666	4 096	4 301	13 593	374	13 967
June	10 783	11 031	3 862	4 049	14 645	435	15 080
July	10 290	10 384	4 829	5 018	15 119	283	15 402
August	10 178	10 276	4 402	4 568	14 580	264	14 844
September	10 497	10 632	5 236	5 298	15 733	197	15 930
October	10 387	10 502	5 235	5 401	15 622	281	15 903
November	10 206	10 335	4 262	4 464	14 468	331	14 799
December	10 159	10 420	3 992	4 158	14 151	427	14 578

TREND

2002							
October	9 581	9 767	5 317	5 454	14 897	324	15 221
November	9 317	9 498	5 231	5 355	14 547	306	14 853
December	9 087	9 256	5 062	5 181	14 149	288	14 437
2003							
January	8 957	9 113	4 857	4 982	13 814	281	14 095
February	8 975	9 123	4 679	4 818	13 654	287	13 941
March	9 136	9 282	4 536	4 693	13 672	303	13 975
April	9 392	9 541	4 411	4 587	13 804	324	14 128
May	9 709	9 862	4 380	4 563	14 089	336	14 425
June	10 017	10 168	4 420	4 597	14 438	327	14 765
July	10 246	10 386	4 541	4 706	14 787	305	15 092
August	10 356	10 488	4 665	4 821	15 021	288	15 309
September	10 369	10 499	4 735	4 887	15 104	282	15 386
October	10 341	10 480	4 708	4 861	15 050	291	15 341
November	10 301	10 456	4 610	4 766	14 912	310	15 222
December	10 221	10 394	4 465	4 628	14 686	336	15 022

DWELLING UNITS APPROVED, Percentage change

Month	HOUSES		OTHER DWELLINGS		TOTAL DWELLING UNITS		
	Private	Total	Private	Total	Private	Public	Total
	%	%	%	%	%	%	%

ORIGINAL

2002							
October	8.2	8.8	112.9	111.9	39.7	58.9	40.0
November	-12.0	-11.0	-45.9	-46.2	-27.5	-6.5	-27.1
December	-8.3	-9.6	-6.5	-6.5	-7.7	-42.0	-8.5
2003							
January	-7.1	-7.4	6.6	6.2	-2.4	-24.6	-2.7
February	15.8	16.3	-22.7	-19.1	1.2	142.0	2.9
March	1.7	1.0	33.6	31.0	11.0	-26.2	9.9
April	-5.4	-4.9	-2.9	-3.8	-4.5	-1.9	-4.5
May	17.6	17.7	-6.6	-2.6	9.0	83.3	10.4
June	4.6	5.9	-28.2	-23.8	-5.3	54.1	-3.4
July	5.6	3.6	50.8	37.1	16.0	-63.5	11.9
August	-9.7	-9.9	-6.5	-7.4	-8.8	-31.4	-9.1
September	6.1	6.9	26.0	23.9	12.2	7.0	12.1
October	3.4	3.0	9.8	11.5	5.6	31.2	5.9
November	-10.1	-10.0	-33.9	-33.3	-18.6	-4.2	-18.4
December	-3.1	-1.7	-4.8	-5.0	-3.6	46.8	-2.7

SEASONALLY ADJUSTED

2002							
October	-0.1	0.1	68.2	66.8	21.0	23.8	21.0
November	-5.3	-3.8	-33.8	-34.3	-17.5	8.2	-17.0
December	0.2	-1.3	-3.2	-3.4	-0.9	-40.6	-2.0
2003							
January	-1.2	-1.4	9.5	8.9	2.4	-16.2	2.1
February	0.9	1.2	-15.3	-12.8	-5.0	75.0	-3.9
March	-2.5	-3.0	17.9	17.4	4.0	-9.9	3.7
April	4.6	4.8	-8.2	-9.3	—	-18.1	-0.4
May	2.6	2.9	-11.7	-9.7	-2.2	47.8	-1.3
June	13.5	14.1	-5.7	-5.9	7.7	16.3	8.0
July	-4.6	-5.9	25.0	23.9	3.2	-34.9	2.1
August	-1.1	-1.0	-8.8	-9.0	-3.6	-6.7	-3.6
September	3.1	3.5	18.9	16.0	7.9	-25.4	7.3
October	-1.0	-1.2	—	1.9	-0.7	42.6	-0.2
November	-1.7	-1.6	-18.6	-17.3	-7.4	17.8	-6.9
December	-0.5	0.8	-6.3	-6.9	-2.2	29.0	-1.5

TREND

2002							
October	-2.6	-2.5	0.6	0.3	-1.5	-3.6	-1.5
November	-2.8	-2.8	-1.6	-1.8	-2.3	-5.6	-2.4
December	-2.5	-2.5	-3.2	-3.2	-2.7	-5.9	-2.8
2003							
January	-1.4	-1.5	-4.0	-3.8	-2.4	-2.4	-2.4
February	0.2	0.1	-3.7	-3.3	-1.2	2.1	-1.1
March	1.8	1.7	-3.1	-2.6	0.1	5.6	0.2
April	2.8	2.8	-2.8	-2.3	1.0	6.9	1.1
May	3.4	3.4	-0.7	-0.5	2.1	3.7	2.1
June	3.2	3.1	0.9	0.7	2.5	-2.7	2.4
July	2.3	2.1	2.7	2.4	2.4	-6.7	2.2
August	1.1	1.0	2.7	2.4	1.6	-5.6	1.4
September	0.1	0.1	1.5	1.4	0.6	-2.1	0.5
October	-0.3	-0.2	-0.6	-0.5	-0.4	3.2	-0.3
November	-0.4	-0.2	-2.1	-2.0	-0.9	6.5	-0.8
December	-0.8	-0.6	-3.1	-2.9	-1.5	8.4	-1.3

— nil or rounded to zero (including null cells)

DWELLING UNITS APPROVED, States and territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	no.	no.	no.	no.	no.	no.	no.	no.	no.

ORIGINAL

2002									
October	6 157	4 739	5 114	1 126	1 758	172	101	318	19 485
November	4 517	3 311	3 139	933	1 795	148	60	292	14 195
December	3 591	3 527	2 863	882	1 528	198	80	316	12 985
2003									
January	3 794	3 228	2 860	785	1 657	142	30	139	12 635
February	3 583	3 477	2 927	747	1 809	152	83	224	13 002
March	3 784	3 404	3 942	1 051	1 639	185	69	219	14 293
April	3 598	4 565	2 843	706	1 504	173	43	221	13 653
May	4 172	4 055	3 435	824	2 053	251	97	192	15 079
June	3 553	4 023	3 222	907	2 438	189	67	162	14 561
July	4 373	3 961	4 483	1 004	1 932	284	73	186	16 296
August	4 105	3 672	3 811	919	1 868	247	58	126	14 806
September	4 385	4 388	4 020	1 043	1 928	237	233	368	16 602
October	4 167	5 145	3 777	1 251	2 413	238	105	485	17 581
November	3 760	3 550	3 698	832	2 005	325	50	125	14 345
December	3 899	3 297	3 236	1 193	1 914	233	45	144	13 961

SEASONALLY ADJUSTED

2002									
October	5 618	4 090	4 348	999	1 663	152	na	na	17 179
November	4 130	3 653	3 249	985	1 730	128	na	na	14 262
December	3 819	3 783	3 275	842	1 653	194	na	na	13 972
2003									
January	4 121	3 662	3 291	952	1 853	155	na	na	14 261
February	3 938	3 491	3 117	787	1 921	166	na	na	13 710
March	3 979	3 262	3 809	902	1 762	190	na	na	14 213
April	3 736	4 635	2 885	806	1 620	193	na	na	14 151
May	3 797	3 917	3 146	822	1 781	228	na	na	13 967
June	3 889	4 242	3 417	916	2 198	221	na	na	15 080
July	4 000	3 976	4 125	913	1 858	285	na	na	15 402
August	4 170	3 412	3 857	984	1 935	251	na	na	14 844
September	4 235	4 320	3 749	978	1 899	210	na	na	15 930
October	3 806	4 515	3 440	1 156	2 282	226	na	na	15 903
November	3 608	3 938	3 834	896	2 037	287	na	na	14 799
December	3 891	3 505	3 594	1 125	2 045	224	na	na	14 578

TREND

2002									
October	4 310	4 046	3 472	953	1 742	162	92	343	15 221
November	4 283	3 837	3 408	939	1 739	158	84	318	14 853
December	4 179	3 664	3 347	913	1 748	158	77	281	14 437
2003									
January	4 041	3 572	3 288	883	1 765	164	71	245	14 095
February	3 919	3 591	3 247	858	1 776	173	68	223	13 941
March	3 855	3 672	3 243	844	1 774	188	64	210	13 975
April	3 843	3 769	3 295	843	1 763	205	62	202	14 128
May	3 890	3 869	3 408	863	1 765	221	63	191	14 425
June	3 943	3 952	3 536	891	1 796	234	69	183	14 765
July	3 992	3 997	3 655	921	1 858	243	76	174	15 092
August	4 014	3 989	3 733	946	1 935	245	82	165	15 309
September	3 992	3 952	3 761	962	2 002	245	85	160	15 386
October	3 937	3 912	3 740	972	2 052	244	85	153	15 341
November	3 873	3 864	3 700	978	2 089	243	82	146	15 222
December	3 808	3 797	3 648	980	2 114	242	79	140	15 022

na not available

DWELLING UNITS APPROVED, States and territories—Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
2002									
October	62.1	23.1	75.7	30.9	7.1	-3.9	-6.5	-43.9	40.0
November	-26.6	-30.1	-38.6	-17.1	2.1	-14.0	-40.6	-8.2	-27.1
December	-20.5	6.5	-8.8	-5.5	-14.9	33.8	33.3	8.2	-8.5
2003									
January	5.7	-8.5	-0.1	-11.0	8.4	-28.3	-62.5	-56.0	-2.7
February	-5.6	7.7	2.3	-4.8	9.2	7.0	176.7	61.2	2.9
March	5.6	-2.1	34.7	40.7	-9.4	21.7	-16.9	-2.2	9.9
April	-4.9	34.1	-27.9	-32.8	-8.2	-6.5	-37.7	0.9	-4.5
May	16.0	-11.2	20.8	16.7	36.5	45.1	125.6	-13.1	10.4
June	-14.8	-0.8	-6.2	10.1	18.8	-24.7	-30.9	-15.6	-3.4
July	23.1	-1.5	39.1	10.7	-20.8	50.3	9.0	14.8	11.9
August	-6.1	-7.3	-15.0	-8.5	-3.3	-13.0	-20.5	-32.3	-9.1
September	6.8	19.5	5.5	13.5	3.2	-4.0	301.7	192.1	12.1
October	-5.0	17.3	-6.0	19.9	25.2	0.4	-54.9	31.8	5.9
November	-9.8	-31.0	-2.1	-33.5	-16.9	36.6	-52.4	-74.2	-18.4
December	3.7	-7.1	-12.5	43.4	-4.5	-28.3	-10.0	15.2	-2.7
SEASONALLY ADJUSTED									
2002									
October	43.5	5.1	48.0	16.6	-2.6	-12.1	na	na	21.0
November	-26.5	-10.7	-25.3	-1.5	4.0	-15.7	na	na	-17.0
December	-7.5	3.6	0.8	-14.4	-4.4	51.4	na	na	-2.0
2003									
January	7.9	-3.2	0.5	13.0	12.1	-20.0	na	na	2.1
February	-4.4	-4.7	-5.3	-17.3	3.6	7.4	na	na	-3.9
March	1.0	-6.6	22.2	14.7	-8.3	14.4	na	na	3.7
April	-6.1	42.1	-24.3	-10.7	-8.0	1.3	na	na	-0.4
May	1.6	-15.5	9.1	2.0	9.9	18.3	na	na	-1.3
June	2.4	8.3	8.6	11.5	23.4	-3.1	na	na	8.0
July	2.9	-6.3	20.7	-0.3	-15.5	28.9	na	na	2.1
August	4.2	-14.2	-6.5	7.8	4.2	-11.7	na	na	-3.6
September	1.6	26.6	-2.8	-0.7	-1.9	-16.4	na	na	7.3
October	-10.1	4.5	-8.2	18.2	20.1	7.3	na	na	-0.2
November	-5.2	-12.8	11.4	-22.4	-10.7	27.2	na	na	-6.9
December	7.8	-11.0	-6.3	25.5	0.4	-21.9	na	na	-1.5
TREND									
2002									
October	0.5	-4.5	-1.0	-0.8	-0.8	-3.6	-4.0	-0.2	-1.5
November	-0.6	-5.2	-1.8	-1.5	-0.2	-2.6	-8.6	-7.3	-2.4
December	-2.4	-4.5	-1.8	-2.8	0.5	0.5	-9.2	-11.6	-2.8
2003									
January	-3.3	-2.5	-1.8	-3.3	0.9	3.3	-6.8	-12.7	-2.4
February	-3.0	0.5	-1.3	-2.8	0.6	5.8	-5.0	-9.3	-1.1
March	-1.6	2.3	-0.1	-1.6	-0.1	8.4	-5.3	-5.8	0.2
April	-0.3	2.6	1.6	-0.1	-0.6	9.3	-3.5	-3.6	1.1
May	1.2	2.7	3.4	2.3	0.1	7.8	1.7	-5.5	2.1
June	1.4	2.2	3.8	3.3	1.8	5.9	8.6	-4.4	2.4
July	1.2	1.1	3.4	3.4	3.4	3.5	10.5	-4.9	2.2
August	0.5	-0.2	2.1	2.7	4.1	1.0	8.0	-4.8	1.4
September	-0.6	-0.9	0.7	1.7	3.4	-0.1	4.2	-3.6	0.5
October	-1.4	-1.0	-0.6	1.0	2.5	-0.4	-0.3	-4.1	-0.3
November	-1.6	-1.2	-1.1	0.6	1.8	-0.4	-3.9	-4.5	-0.8
December	-1.7	-1.7	-1.4	0.1	1.2	-0.3	-3.5	-4.1	-1.3

na not available

PRIVATE SECTOR HOUSES APPROVED, States and territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL									
2002									
October	2 246	3 146	2 423	730	1 441	150	24	193	10 353
November	2 260	2 405	1 860	720	1 456	145	41	222	9 109
December	1 693	2 685	1 853	570	1 195	189	34	131	8 350
2003									
January	1 728	2 061	1 872	493	1 354	138	23	87	7 756
February	1 791	2 764	2 195	633	1 266	147	30	156	8 982
March	1 908	2 470	2 449	667	1 362	156	31	96	9 139
April	1 804	2 705	1 988	591	1 219	149	19	170	8 645
May	2 170	2 934	2 404	705	1 588	189	26	149	10 165
June	2 131	3 120	2 373	770	1 881	167	35	160	10 637
July	2 034	3 372	2 932	870	1 635	223	35	127	11 228
August	1 961	2 901	2 580	708	1 597	232	33	123	10 135
September	2 247	2 999	2 594	854	1 632	225	42	159	10 752
October	2 111	3 277	2 547	759	1 980	219	40	182	11 115
November	2 011	2 895	2 423	692	1 588	244	21	120	9 994
December	2 013	2 554	2 383	770	1 640	195	37	96	9 688
SEASONALLY ADJUSTED									
2002									
October	2 111	2 890	2 222	694	1 369	na	na	na	9 604
November	2 085	2 511	2 054	719	1 321	na	na	na	9 094
December	1 809	2 854	2 161	601	1 321	na	na	na	9 116
2003									
January	1 912	2 568	2 142	614	1 471	na	na	na	9 006
February	1 903	2 627	2 179	636	1 411	na	na	na	9 082
March	1 903	2 346	2 306	616	1 396	na	na	na	8 851
April	1 983	2 759	2 125	646	1 403	na	na	na	9 261
May	2 002	2 798	2 221	685	1 449	na	na	na	9 497
June	2 139	3 104	2 394	764	1 931	na	na	na	10 783
July	1 951	3 235	2 511	773	1 454	na	na	na	10 290
August	1 973	2 975	2 561	748	1 552	na	na	na	10 178
September	2 213	2 931	2 591	773	1 552	na	na	na	10 497
October	1 959	3 007	2 424	760	1 835	na	na	na	10 387
November	1 935	3 056	2 606	698	1 551	na	na	na	10 206
December	2 025	2 651	2 663	782	1 701	na	na	na	10 159
TREND									
2002									
October	2 083	2 821	2 232	708	1 382	na	na	na	9 581
November	2 005	2 735	2 177	677	1 373	na	na	na	9 317
December	1 941	2 651	2 142	647	1 372	na	na	na	9 087
2003									
January	1 906	2 585	2 136	625	1 383	na	na	na	8 957
February	1 905	2 571	2 156	620	1 399	na	na	na	8 975
March	1 927	2 623	2 193	634	1 416	na	na	na	9 136
April	1 963	2 724	2 239	661	1 428	na	na	na	9 392
May	2 003	2 847	2 304	697	1 445	na	na	na	9 709
June	2 032	2 965	2 374	729	1 473	na	na	na	10 017
July	2 043	3 045	2 443	750	1 514	na	na	na	10 246
August	2 041	3 059	2 500	759	1 560	na	na	na	10 356
September	2 031	3 022	2 542	759	1 603	na	na	na	10 369
October	2 019	2 969	2 571	755	1 640	na	na	na	10 341
November	2 007	2 912	2 594	752	1 671	na	na	na	10 301
December	1 993	2 843	2 608	748	1 692	na	na	na	10 221

na not available

PRIVATE SECTOR HOUSES APPROVED, Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
2002									
October	8.8	8.6	15.1	-4.2	0.8	-13.3	-33.3	94.9	8.2
November	0.6	-23.6	-23.2	-1.4	1.0	-3.3	70.8	15.0	-12.0
December	-25.1	11.6	-0.4	-20.8	-17.9	30.3	-17.1	-41.0	-8.3
2003									
January	2.1	-23.2	1.0	-13.5	13.3	-27.0	-32.4	-33.6	-7.1
February	3.6	34.1	17.3	28.4	-6.5	6.5	30.4	79.3	15.8
March	6.5	-10.6	11.6	5.4	7.6	6.1	3.3	-38.5	1.7
April	-5.5	9.5	-18.8	-11.4	-10.5	-4.5	-38.7	77.1	-5.4
May	20.3	8.5	20.9	19.3	30.3	26.8	36.8	-12.4	17.6
June	-1.8	6.3	-1.3	9.2	18.5	-11.6	34.6	7.4	4.6
July	-4.6	8.1	23.6	13.0	-13.1	33.5	—	-20.6	5.6
August	-3.6	-14.0	-12.0	-18.6	-2.3	4.0	-5.7	-3.1	-9.7
September	14.6	3.4	0.5	20.6	2.2	-3.0	27.3	29.3	6.1
October	-6.1	9.3	-1.8	-11.1	21.3	-2.7	-4.8	14.5	3.4
November	-4.7	-11.7	-4.9	-8.8	-19.8	11.4	-47.5	-34.1	-10.1
December	0.1	-11.8	-1.7	11.3	3.3	-20.1	76.2	-20.0	-3.1
SEASONALLY ADJUSTED									
2002									
October	-0.1	0.3	5.1	-6.0	-4.7	na	na	na	-0.1
November	-1.2	-13.1	-7.6	3.6	-3.5	na	na	na	-5.3
December	-13.2	13.7	5.2	-16.4	—	na	na	na	0.2
2003									
January	5.7	-10.0	-0.9	2.1	11.4	na	na	na	-1.2
February	-0.5	2.3	1.7	3.6	-4.1	na	na	na	0.9
March	—	-10.7	5.9	-3.0	-1.1	na	na	na	-2.5
April	4.2	17.6	-7.9	4.9	0.5	na	na	na	4.6
May	0.9	1.4	4.5	6.0	3.3	na	na	na	2.6
June	6.9	10.9	7.8	11.5	33.3	na	na	na	13.5
July	-8.8	4.2	4.9	1.2	-24.7	na	na	na	-4.6
August	1.2	-8.1	2.0	-3.2	6.8	na	na	na	-1.1
September	12.1	-1.5	1.2	3.3	—	na	na	na	3.1
October	-11.5	2.6	-6.4	-1.7	18.2	na	na	na	-1.0
November	-1.2	1.6	7.5	-8.1	-15.5	na	na	na	-1.7
December	4.6	-13.3	2.2	12.0	9.7	na	na	na	-0.5
TREND									
2002									
October	-3.6	-2.7	-2.6	-3.4	-1.0	na	na	na	-2.6
November	-3.8	-3.1	-2.5	-4.3	-0.7	na	na	na	-2.8
December	-3.2	-3.1	-1.6	-4.5	—	na	na	na	-2.5
2003									
January	-1.8	-2.5	-0.3	-3.4	0.8	na	na	na	-1.4
February	-0.1	-0.5	0.9	-0.8	1.1	na	na	na	0.2
March	1.2	2.0	1.7	2.3	1.2	na	na	na	1.8
April	1.8	3.9	2.1	4.3	0.9	na	na	na	2.8
May	2.0	4.5	2.9	5.3	1.2	na	na	na	3.4
June	1.4	4.2	3.1	4.6	1.9	na	na	na	3.2
July	0.5	2.7	2.9	2.8	2.8	na	na	na	2.3
August	-0.1	0.4	2.3	1.2	3.1	na	na	na	1.1
September	-0.5	-1.2	1.7	—	2.7	na	na	na	0.1
October	-0.6	-1.8	1.1	-0.4	2.3	na	na	na	-0.3
November	-0.6	-1.9	0.9	-0.4	1.8	na	na	na	-0.4
December	-0.7	-2.4	0.6	-0.6	1.3	na	na	na	-0.8

— nil or rounded to zero (including null cells)

na not available

DWELLING UNITS APPROVED, States and territories: Original

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Period	no.	no.	no.	no.	no.	no.	no.	no.	no.
HOUSES									
2000-01	19 127	24 564	16 027	5 644	12 123	1 116	611	967	80 179
2001-02	27 605	37 071	26 519	9 177	17 376	1 881	643	1 214	121 486
2002-03	24 690	33 545	27 283	8 605	18 040	1 973	518	1 889	116 543
2003									
January	1 730	2 073	1 897	514	1 389	138	26	90	7 857
February	1 813	2 791	2 237	651	1 305	148	35	157	9 137
March	1 916	2 484	2 458	678	1 389	177	32	96	9 230
April	1 805	2 713	2 002	614	1 292	149	23	183	8 781
May	2 206	2 950	2 424	721	1 644	189	49	151	10 334
June	2 138	3 130	2 421	808	2 061	167	59	160	10 944
July	2 039	3 385	2 955	893	1 658	223	57	127	11 337
August	1 978	2 903	2 590	737	1 610	232	38	124	10 212
September	2 279	3 010	2 621	882	1 655	225	78	162	10 912
October	2 141	3 292	2 569	792	1 985	219	51	186	11 235
November	2 030	2 940	2 429	701	1 627	244	22	121	10 114
December	2 038	2 564	2 392	854	1 749	204	43	96	9 940
OTHER DWELLINGS									
2000-01	15 371	11 014	8 985	1 131	3 142	82	491	781	40 997
2001-02	22 726	12 468	9 726	1 726	2 899	151	307	1 018	51 021
2002-03	24 487	14 596	13 777	2 224	3 741	172	432	1 281	60 710
2003									
January	2 064	1 155	963	271	268	4	4	49	4 778
February	1 770	686	690	96	504	4	48	67	3 865
March	1 868	920	1 484	373	250	8	37	123	5 063
April	1 793	1 852	841	92	212	24	20	38	4 872
May	1 966	1 105	1 011	103	409	62	48	41	4 745
June	1 415	893	801	99	377	22	8	2	3 617
July	2 334	576	1 528	111	274	61	16	59	4 959
August	2 127	769	1 221	182	258	15	20	2	4 594
September	2 106	1 378	1 399	161	273	12	155	206	5 690
October	2 026	1 853	1 208	459	428	19	54	299	6 346
November	1 730	610	1 269	131	378	81	28	4	4 231
December	1 861	733	844	339	165	29	2	48	4 021
TOTAL DWELLING UNITS									
2000-01	34 498	35 578	25 012	6 775	15 265	1 198	1 102	1 748	121 176
2001-02	50 331	49 539	36 245	10 903	20 275	2 032	950	2 232	172 507
2002-03	49 177	48 141	41 060	10 829	21 781	2 145	950	3 170	177 253
2003									
January	3 794	3 228	2 860	785	1 657	142	30	139	12 635
February	3 583	3 477	2 927	747	1 809	152	83	224	13 002
March	3 784	3 404	3 942	1 051	1 639	185	69	219	14 293
April	3 598	4 565	2 843	706	1 504	173	43	221	13 653
May	4 172	4 055	3 435	824	2 053	251	97	192	15 079
June	3 553	4 023	3 222	907	2 438	189	67	162	14 561
July	4 373	3 961	4 483	1 004	1 932	284	73	186	16 296
August	4 105	3 672	3 811	919	1 868	247	58	126	14 806
September	4 385	4 388	4 020	1 043	1 928	237	233	368	16 602
October	4 167	5 145	3 777	1 251	2 413	238	105	485	17 581
November	3 760	3 550	3 698	832	2 005	325	50	125	14 345
December	3 899	3 297	3 236	1 193	1 914	233	45	144	13 961

DWELLING UNITS APPROVED, By Capital City Statistical Division(a): Original

	Sydney	Melbourne	Brisbane	Adelaide	Perth	Greater Hobart	Darwin	Canberra
Period	no.	no.	no.	no.	no.	no.	no.	no.
HOUSES								
2000-01	9 818	17 492	7 832	3 826	8 710	448	290	966
2001-02	13 235	25 652	12 165	5 817	12 719	813	395	1 212
2002-03	10 667	22 674	13 003	5 501	13 292	918	316	1 888
2003								
January	852	1 360	989	320	1 054	64	12	90
February	873	1 876	1 102	397	965	68	24	157
March	722	1 651	1 152	439	988	76	27	96
April	750	1 785	906	401	911	57	15	183
May	942	1 955	1 123	464	1 237	83	20	150
June	887	2 150	1 121	517	1 506	70	36	160
July	809	2 194	1 385	555	1 182	95	34	127
August	756	1 981	1 212	479	1 159	106	29	124
September	1 016	1 918	1 168	554	1 198	105	29	162
October	856	2 202	1 149	477	1 476	80	30	186
November	825	1 967	1 069	388	1 150	105	17	121
December	903	1 698	1 107	535	1 278	91	33	96
OTHER DWELLINGS								
2000-01	12 776	10 410	4 683	1 041	2 679	58	374	781
2001-02	18 885	11 714	5 161	1 405	2 353	54	232	1 018
2002-03	20 324	13 702	6 274	2 027	2 893	60	361	1 281
2003								
January	1 772	1 103	282	264	223	2	—	49
February	1 477	615	466	89	422	2	42	67
March	1 574	875	848	336	220	—	37	123
April	1 447	1 775	328	86	180	21	10	38
May	1 578	957	284	94	348	4	36	41
June	1 132	829	349	89	301	2	6	2
July	1 825	507	680	103	163	56	14	59
August	1 728	705	491	165	205	—	17	2
September	1 664	1 304	799	153	273	8	150	206
October	1 583	1 780	618	435	350	8	52	299
November	1 181	540	457	116	201	—	26	4
December	1 551	607	390	326	146	7	2	48
TOTAL DWELLING UNITS								
2000-01	22 594	27 902	12 515	4 867	11 389	506	664	1 747
2001-02	32 120	37 366	17 326	7 222	15 072	867	627	2 230
2002-03	30 991	36 376	19 277	7 528	16 185	978	677	3 169
2003								
January	2 624	2 463	1 271	584	1 277	66	12	139
February	2 350	2 491	1 568	486	1 387	70	66	224
March	2 296	2 526	2 000	775	1 208	76	64	219
April	2 197	3 560	1 234	487	1 091	78	25	221
May	2 520	2 912	1 407	558	1 585	87	56	191
June	2 019	2 979	1 470	606	1 807	72	42	162
July	2 634	2 701	2 065	658	1 345	151	48	186
August	2 484	2 686	1 703	644	1 364	106	46	126
September	2 680	3 222	1 967	707	1 471	113	179	368
October	2 439	3 982	1 767	912	1 826	88	82	485
November	2 006	2 507	1 526	504	1 351	105	43	125
December	2 454	2 305	1 497	861	1 424	98	35	144

— nil or rounded to zero (including null cells)

(a) Refer to Explanatory Notes paragraph 24.

DWELLING UNITS APPROVED, By 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>
<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
PRIVATE SECTOR						
2000-01	78 926	35 388	763	2 120	155	117 352
2001-02	119 403	46 491	592	1 903	258	168 647
2002-03	114 311	55 844	817	1 825	381	173 178
2003						
January	7 749	4 637	47	41	11	12 485
February	8 971	3 482	29	125	32	12 639
March	9 129	4 553	49	285	9	14 025
April	8 628	4 503	107	99	53	13 390
May	10 148	4 031	134	200	84	14 597
June	10 618	3 047	61	70	22	13 818
July	11 220	4 724	30	23	28	16 025
August	10 118	4 121	105	252	24	14 620
September	10 739	5 334	102	136	92	16 403
October	11 102	5 908	43	240	27	17 320
November	9 980	3 985	25	61	44	14 095
December	9 678	3 654	51	191	20	13 594
PUBLIC SECTOR						
2000-01	1 110	2 502	105	105	2	3 824
2001-02	1 932	1 917	7	1	3	3 860
2002-03	2 072	1 990	12	—	1	4 075
2003						
January	101	49	—	—	—	150
February	155	208	—	—	—	363
March	91	177	—	—	—	268
April	136	127	—	—	—	263
May	169	301	12	—	—	482
June	307	436	—	—	—	743
July	109	160	—	2	—	271
August	77	109	—	—	—	186
September	160	39	—	—	—	199
October	120	116	25	—	—	261
November	120	130	—	—	—	250
December	252	115	—	—	—	367
TOTAL						
2000-01	80 036	37 890	868	2 225	157	121 176
2001-02	121 335	48 408	599	1 904	261	172 507
2002-03	116 383	57 834	829	1 825	382	177 253
2003						
January	7 850	4 686	47	41	11	12 635
February	9 126	3 690	29	125	32	13 002
March	9 220	4 730	49	285	9	14 293
April	8 764	4 630	107	99	53	13 653
May	10 317	4 332	146	200	84	15 079
June	10 925	3 483	61	70	22	14 561
July	11 329	4 884	30	25	28	16 296
August	10 195	4 230	105	252	24	14 806
September	10 899	5 373	102	136	92	16 602
October	11 222	6 024	68	240	27	17 581
November	10 100	4 115	25	61	44	14 345
December	9 930	3 769	51	191	20	13 961

— nil or rounded to zero (including null cells)

(a) See Glossary for definition.

<i>States and territories</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversions(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
PRIVATE SECTOR						
NSW	2 011	1 740	17	77	7	3 852
Vic.	2 551	708	11	—	9	3 279
Qld	2 383	815	3	—	2	3 203
SA	768	188	—	114	1	1 071
WA	1 637	124	20	—	1	1 782
Tas.	195	29	—	—	—	224
NT	37	2	—	—	—	39
ACT	96	48	—	—	—	144
Aust.	9 678	3 654	51	191	20	13 594
PUBLIC SECTOR						
NSW	25	22	—	—	—	47
Vic.	10	8	—	—	—	18
Qld	9	24	—	—	—	33
SA	84	38	—	—	—	122
WA	109	23	—	—	—	132
Tas.	9	—	—	—	—	9
NT	6	—	—	—	—	6
ACT	—	—	—	—	—	—
Aust.	252	115	—	—	—	367
TOTAL						
NSW	2 036	1 762	17	77	7	3 899
Vic.	2 561	716	11	—	9	3 297
Qld	2 392	839	3	—	2	3 236
SA	852	226	—	114	1	1 193
WA	1 746	147	20	—	1	1 914
Tas.	204	29	—	—	—	233
NT	43	2	—	—	—	45
ACT	96	48	—	—	—	144
Aust.	9 930	3 769	51	191	20	13 961

— nil or rounded to zero (including null cells)

(a) See Glossary for definition.

DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS(a), Number and value: Original

Period	NEW SEMI-DETACHED, ROW OR TERRACE HOUSES, TOWNHOUSES, ETC. OF				NEW FLATS, UNITS OR APARTMENTS IN A BUILDING OF				Total new other residential building	Total new residential building
	New houses	One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
DWELLING UNITS (no.)										
2000-01	80 036	7 420	8 509	15 929	2 876	4 188	14 897	21 961	37 890	117 926
2001-02	121 335	9 038	10 546	19 584	3 402	4 974	20 448	28 824	48 408	169 743
2002-03	116 383	9 476	11 839	21 315	3 552	5 244	27 723	36 519	57 834	174 217
2002										
October	10 529	1 069	1 072	2 141	536	705	5 462	6 703	8 844	19 373
November	9 370	636	869	1 505	257	350	2 541	3 148	4 653	14 023
December	8 476	682	880	1 562	190	194	2 352	2 736	4 298	12 774
2003										
January	7 850	595	956	1 551	330	355	2 450	3 135	4 686	12 536
February	9 126	632	864	1 496	176	428	1 590	2 194	3 690	12 816
March	9 220	696	899	1 595	282	527	2 326	3 135	4 730	13 950
April	8 764	890	942	1 832	269	351	2 178	2 798	4 630	13 394
May	10 317	974	1 003	1 977	336	547	1 472	2 355	4 332	14 649
June	10 925	740	1 243	1 983	266	379	855	1 500	3 483	14 408
July	11 329	749	945	1 694	369	435	2 386	3 190	4 884	16 213
August	10 195	786	1 367	2 153	353	319	1 405	2 077	4 230	14 425
September	10 899	769	1 078	1 847	416	498	2 612	3 526	5 373	16 272
October	11 222	1 197	1 272	2 469	307	549	2 699	3 555	6 024	17 246
November	10 100	871	1 148	2 019	568	514	1 014	2 096	4 115	14 215
December	9 930	758	959	1 717	308	382	1 362	2 052	3 769	13 699
VALUE (\$m)										
2000-01	11 120.4	642.4	1 003.4	1 645.9	302.4	510.4	2 648.8	3 461.7	5 107.5	16 227.9
2001-02	17 644.7	864.5	1 389.5	2 254.0	358.7	699.1	3 761.7	4 819.5	7 073.6	24 718.3
2002-03	18 626.0	971.8	1 683.4	2 655.2	437.5	736.1	5 886.6	7 060.2	9 715.4	28 341.4
2002										
October	1 651.3	117.9	158.4	276.3	44.4	103.3	1 335.6	1 483.3	1 759.6	3 410.9
November	1 475.9	64.0	123.6	187.6	30.0	52.0	570.9	652.9	840.5	2 316.4
December	1 364.6	76.2	131.8	208.0	20.3	24.7	486.8	531.8	739.8	2 104.5
2003										
January	1 257.9	61.5	127.7	189.2	47.6	54.6	499.7	601.9	791.1	2 049.0
February	1 481.0	68.4	124.2	192.6	20.7	58.0	363.3	442.1	634.7	2 115.7
March	1 502.7	69.0	136.6	205.6	35.0	71.7	437.7	544.3	749.9	2 252.7
April	1 436.1	92.2	141.0	233.1	30.5	42.2	583.8	656.5	889.7	2 325.7
May	1 729.3	99.1	145.7	244.8	51.6	74.8	294.4	420.7	665.5	2 394.9
June	1 824.6	77.2	186.0	263.3	50.8	46.1	154.1	251.0	514.3	2 338.9
July	1 910.3	79.4	144.7	224.1	54.0	77.4	497.2	628.6	852.8	2 763.0
August	1 712.6	79.4	177.7	257.2	45.7	42.6	249.4	337.7	594.9	2 307.5
September	1 864.3	84.7	172.0	256.7	52.9	71.1	589.1	713.1	969.7	2 834.0
October	1 936.9	128.9	165.8	294.8	40.6	76.0	605.0	721.6	1 016.3	2 953.2
November	1 768.7	93.6	184.9	278.5	61.4	81.8	201.5	344.7	623.2	2 391.9
December	1 762.9	84.1	146.1	230.2	45.5	59.3	252.4	357.2	587.4	2 350.3

(a) See Glossary for definition.

DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDING, States and territories—Number and value: **Original**

States and territories	New houses	NEW SEMI-DETACHED, ROW OR TERRACE HOUSES, TOWNHOUSES, ETC. OF			NEW FLATS, UNITS OR APARTMENTS IN A BUILDING OF				Total new other residential building	Total new residential building
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
DWELLING UNITS (no.)										
NSW	2 036	161	413	574	44	250	894	1 188	1 762	3 798
Vic.	2 561	215	212	427	27	27	235	289	716	3 277
Qld	2 392	167	232	399	191	62	187	440	839	3 231
SA	852	129	68	197	18	—	11	29	226	1 078
WA	1 746	61	28	89	18	16	24	58	147	1 893
Tas.	204	23	4	27	2	—	—	2	29	233
NT	43	—	2	2	—	—	—	—	2	45
ACT	96	2	—	2	8	27	11	46	48	144
Aust.	9 930	758	959	1 717	308	382	1 362	2 052	3 769	13 699
VALUE (\$m)										
NSW	391.2	20.6	63.8	84.3	7.3	37.5	164.3	209.0	293.3	684.6
Vic.	487.0	23.1	34.3	57.4	8.2	5.7	42.5	56.4	113.8	600.9
Qld	443.3	20.0	33.7	53.7	25.4	7.8	33.1	66.2	119.9	563.2
SA	115.7	12.7	9.1	21.8	2.0	—	2.5	4.5	26.3	142.0
WA	267.7	5.3	3.9	9.3	1.6	5.3	8.9	15.7	25.0	292.8
Tas.	29.4	2.1	1.0	3.2	0.2	—	—	0.2	3.4	32.7
NT	9.4	—	0.3	0.3	—	—	—	—	0.3	9.8
ACT	19.1	0.3	—	0.3	0.9	3.0	1.1	5.1	5.3	24.4
Aust.	1 762.9	84.1	146.1	230.2	45.5	59.3	252.4	357.2	587.4	2 350.3

— nil or rounded to zero (including null cells)

VALUE OF BUILDING APPROVED

<i>Month</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
	\$m	\$m	\$m	\$m	\$m
ORIGINAL					
2002					
October	3 410.9	379.6	3 790.5	1 374.2	5 164.7
November	2 316.4	342.8	2 659.2	1 884.6	4 543.8
December	2 104.5	314.8	2 419.3	1 226.1	3 645.4
2003					
January	2 049.0	294.7	2 343.6	1 602.1	3 945.7
February	2 115.7	384.4	2 500.1	1 493.2	3 993.3
March	2 252.7	412.6	2 665.3	1 377.5	4 042.8
April	2 325.7	375.5	2 701.2	1 299.4	4 000.7
May	2 394.9	425.0	2 819.9	1 524.4	4 344.3
June	2 338.9	388.4	2 727.2	1 181.6	3 908.9
July	2 763.0	439.9	3 203.0	1 489.2	4 692.2
August	2 307.5	485.1	2 792.5	1 334.8	4 127.3
September	2 834.0	466.8	3 300.8	1 413.0	4 713.9
October	2 953.2	492.9	3 446.1	1 669.5	5 115.6
November	2 391.9	390.9	2 782.8	951.8	3 734.5
December	2 350.3	409.3	2 759.7	1 294.2	4 053.9
SEASONALLY ADJUSTED					
2002					
October	3 061.0	335.2	3 396.2	1 126.3	4 522.5
November	2 296.8	355.3	2 652.1	1 677.8	4 329.9
December	2 258.5	371.1	2 629.6	1 317.4	3 947.0
2003					
January	2 314.9	356.7	2 671.7	1 897.3	4 569.0
February	2 237.9	399.2	2 637.1	1 319.1	3 956.3
March	2 330.3	398.4	2 728.7	1 311.3	4 040.0
April	2 398.6	402.8	2 801.4	1 281.4	4 082.8
May	2 278.8	358.4	2 637.2	1 319.0	3 956.2
June	2 477.4	412.8	2 890.2	1 440.4	4 330.6
July	2 534.4	431.7	2 966.2	1 556.2	4 522.4
August	2 226.4	447.5	2 673.9	1 650.5	4 324.4
September	2 675.4	432.3	3 107.7	1 383.3	4 491.0
October	2 730.0	443.9	3 173.8	1 457.4	4 631.2
November	2 417.4	425.3	2 842.7	787.3	3 629.9
December	2 417.9	466.6	2 884.5	1 425.2	4 309.7
TREND					
2002					
October	2 399.3	368.0	2 767.3	1 431.9	4 199.2
November	2 393.5	365.8	2 759.2	1 429.4	4 188.6
December	2 359.0	367.5	2 726.6	1 396.1	4 122.7
2003					
January	2 317.6	372.2	2 689.8	1 353.0	4 042.8
February	2 298.6	378.8	2 677.4	1 321.0	3 998.4
March	2 306.6	386.3	2 692.9	1 315.3	4 008.2
April	2 333.2	393.2	2 726.4	1 330.0	4 056.4
May	2 376.7	400.8	2 777.5	1 386.5	4 164.0
June	2 413.4	410.4	2 823.8	1 457.5	4 281.3
July	2 446.2	420.6	2 866.7	1 497.3	4 364.0
August	2 469.0	429.9	2 898.8	1 493.9	4 392.8
September	2 481.1	436.9	2 918.0	1 449.2	4 367.2
October	2 483.7	440.9	2 924.7	1 382.3	4 307.0
November	2 479.7	443.7	2 923.4	1 312.6	4 236.0
December	2 461.4	442.8	2 904.2	1 245.2	4 149.4

(a) Refer to Explanatory Notes, paragraph 13.

VALUE OF BUILDING APPROVED, Percentage change

Month	New residential building	Alterations and additions to residential buildings	Total residential building	Non-residential building	Total building
	%	%	%	%	%
ORIGINAL					
2002					
October	64.8	-6.4	53.1	-1.4	33.5
November	-32.1	-9.7	-29.8	37.1	-12.0
December	-9.1	-8.2	-9.0	-34.9	-19.8
2003					
January	-2.6	-6.4	-3.1	30.7	8.2
February	3.3	30.5	6.7	-6.8	1.2
March	6.5	7.3	6.6	-7.7	1.2
April	3.2	-9.0	1.3	-5.7	-1.0
May	3.0	13.2	4.4	17.3	8.6
June	-2.3	-8.6	-3.3	-22.5	-10.0
July	18.1	13.3	17.4	26.0	20.0
August	-16.5	10.3	-12.8	-10.4	-12.0
September	22.8	-3.8	18.2	5.9	14.2
October	4.2	5.6	4.4	18.1	8.5
November	-19.0	-20.7	-19.2	-43.0	-27.0
December	-1.7	4.7	-0.8	36.0	8.6
SEASONALLY ADJUSTED					
2002					
October	47.6	-16.5	37.2	-23.8	14.4
November	-25.0	6.0	-21.9	49.0	-4.3
December	-1.7	4.4	-0.8	-21.5	-8.8
2003					
January	2.5	-3.9	1.6	44.0	15.8
February	-3.3	11.9	-1.3	-30.5	-13.4
March	4.1	-0.2	3.5	-0.6	2.1
April	2.9	1.1	2.7	-2.3	1.1
May	-5.0	-11.0	-5.9	2.9	-3.1
June	8.7	15.2	9.6	9.2	9.5
July	2.3	4.6	2.6	8.0	4.4
August	-12.2	3.7	-9.9	6.1	-4.4
September	20.2	-3.4	16.2	-16.2	3.9
October	2.0	2.7	2.1	5.4	3.1
November	-11.5	-4.2	-10.4	-46.0	-21.6
December	—	9.7	1.5	81.0	18.7
TREND					
2002					
October	1.1	-1.3	0.8	2.1	1.2
November	-0.2	-0.6	-0.3	-0.2	-0.3
December	-1.4	0.5	-1.2	-2.3	-1.6
2003					
January	-1.8	1.3	-1.3	-3.1	-1.9
February	-0.8	1.8	-0.5	-2.4	-1.1
March	0.3	2.0	0.6	-0.4	0.2
April	1.2	1.8	1.2	1.1	1.2
May	1.9	1.9	1.9	4.2	2.7
June	1.5	2.4	1.7	5.1	2.8
July	1.4	2.5	1.5	2.7	1.9
August	0.9	2.2	1.1	-0.2	0.7
September	0.5	1.6	0.7	-3.0	-0.6
October	0.1	0.9	0.2	-4.6	-1.4
November	-0.2	0.6	—	-5.0	-1.6
December	-0.7	-0.2	-0.7	-5.1	-2.0

— nil or rounded to zero (including null cells)

VALUE OF TOTAL BUILDING APPROVED, States and territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
2002									
October	1 729.3	1 283.3	1 366.8	274.8	357.2	36.1	34.5	82.7	5 164.7
November	1 877.4	1 135.6	774.3	300.1	335.4	33.2	20.7	67.1	4 543.8
December	1 239.0	1 064.4	675.7	195.8	302.9	39.8	21.8	105.9	3 645.4
2003									
January	1 133.5	1 354.0	714.7	163.0	482.6	48.1	9.2	40.7	3 945.7
February	1 373.6	1 224.6	708.0	182.1	352.5	40.4	20.5	91.6	3 993.3
March	1 190.0	1 119.4	1 053.2	218.9	343.1	46.3	27.2	44.7	4 042.8
April	1 089.1	1 445.7	750.0	204.7	373.8	46.8	27.7	62.8	4 000.7
May	1 406.4	1 280.2	871.2	233.8	404.4	49.2	25.5	73.5	4 344.3
June	1 018.4	1 208.5	794.3	246.5	501.3	60.8	25.3	53.8	3 908.9
July	1 668.2	1 113.5	1 082.2	248.0	421.5	78.3	27.6	52.7	4 692.2
August	1 212.6	1 296.6	883.9	234.4	369.0	52.9	27.5	50.4	4 127.3
September	1 385.9	1 184.3	1 271.1	202.9	459.5	45.8	53.7	110.6	4 713.9
October	1 380.6	1 505.0	1 033.3	497.4	455.2	57.5	39.1	147.6	5 115.6
November	1 046.3	1 037.0	916.2	178.8	427.9	64.8	23.3	40.2	3 734.5
December	1 232.0	1 111.4	793.5	266.4	462.1	55.4	38.4	94.7	4 053.9
SEASONALLY ADJUSTED									
2002									
October	1 459.9	1 134.5	1 246.7	250.5	310.3	na	na	na	4 522.5
November	1 759.2	1 151.7	674.7	304.5	316.3	na	na	na	4 329.9
December	1 337.1	1 092.6	804.7	208.3	352.7	na	na	na	3 947.0
2003									
January	1 254.2	1 612.5	806.6	206.4	553.5	na	na	na	4 569.0
February	1 352.2	1 072.3	786.5	196.2	393.7	na	na	na	3 956.3
March	1 313.1	1 021.4	1 001.2	201.4	375.8	na	na	na	4 040.0
April	1 231.6	1 414.2	707.8	209.3	371.8	na	na	na	4 082.8
May	1 303.9	1 181.3	778.6	217.3	325.2	na	na	na	3 956.2
June	1 148.8	1 369.8	888.6	260.2	529.0	na	na	na	4 330.6
July	1 460.5	1 248.9	1 056.5	233.0	382.0	na	na	na	4 522.4
August	1 299.9	1 376.2	918.4	205.6	374.3	na	na	na	4 324.4
September	1 287.6	1 209.9	1 147.6	212.6	440.6	na	na	na	4 491.0
October	1 191.1	1 337.7	1 015.1	474.6	413.9	na	na	na	4 631.2
November	1 003.8	1 059.1	822.1	179.6	429.3	na	na	na	3 629.9
December	1 279.3	1 130.0	934.9	265.7	536.5	na	na	na	4 309.7
TREND									
2002									
October	1 282.0	1 212.9	831.4	222.3	371.7	na	na	na	4 199.2
November	1 334.1	1 153.7	826.7	225.1	375.2	na	na	na	4 188.6
December	1 350.3	1 096.8	819.2	221.3	384.1	na	na	na	4 122.7
2003									
January	1 333.8	1 064.2	810.8	214.5	395.5	na	na	na	4 042.8
February	1 306.3	1 070.5	809.1	209.6	405.0	na	na	na	3 998.4
March	1 287.2	1 105.6	814.4	209.6	406.0	na	na	na	4 008.2
April	1 279.1	1 149.4	829.7	213.7	399.7	na	na	na	4 056.4
May	1 288.5	1 192.9	864.3	221.4	395.4	na	na	na	4 164.0
June	1 298.1	1 222.4	908.0	227.6	396.2	na	na	na	4 281.3
July	1 295.3	1 226.3	954.6	227.4	404.2	na	na	na	4 364.0
August	1 278.8	1 206.9	987.6	223.8	414.7	na	na	na	4 392.8
September	1 250.2	1 176.1	999.7	219.5	424.3	na	na	na	4 367.2
October	1 215.6	1 147.8	989.1	217.2	437.4	na	na	na	4 307.0
November	1 183.8	1 124.9	966.7	217.0	454.2	na	na	na	4 236.0
December	1 163.2	1 101.1	937.1	217.1	465.9	na	na	na	4 149.4

na not available

VALUE OF TOTAL BUILDING APPROVED, Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
2002									
October	41.9	6.2	91.4	40.9	12.0	4.6	-33.1	-34.9	33.5
November	8.6	-11.5	-43.4	9.2	-6.1	-8.1	-40.0	-18.8	-12.0
December	-34.0	-6.3	-12.7	-34.7	-9.7	19.9	5.5	57.8	-19.8
2003									
January	-8.5	27.2	5.8	-16.8	59.3	20.8	-57.6	-61.6	8.2
February	21.2	-9.6	-0.9	11.7	-27.0	-15.9	121.9	125.1	1.2
March	-13.4	-8.6	48.8	20.2	-2.7	14.5	32.5	-51.2	1.2
April	-8.5	29.2	-28.8	-6.5	8.9	1.2	1.7	40.7	-1.0
May	29.1	-11.5	16.2	14.2	8.2	5.0	-7.7	17.1	8.6
June	-27.6	-5.6	-8.8	5.4	24.0	23.6	-0.9	-26.9	-10.0
July	63.8	-7.9	36.2	0.6	-15.9	28.8	9.3	-2.0	20.0
August	-27.3	16.4	-18.3	-5.5	-12.5	-32.4	-0.6	-4.3	-12.0
September	14.3	-8.7	43.8	-13.4	24.5	-13.5	95.5	119.3	14.2
October	-0.4	27.1	-18.7	145.1	-0.9	25.6	-27.2	33.4	8.5
November	-24.2	-31.1	-11.3	-64.0	-6.0	12.7	-40.3	-72.8	-27.0
December	17.7	7.2	-13.4	48.9	8.0	-14.5	64.5	135.7	8.6
SEASONALLY ADJUSTED									
2002									
October	20.4	-9.9	73.4	18.5	-8.1	na	na	na	14.4
November	20.5	1.5	-45.9	21.5	1.9	na	na	na	-4.3
December	-24.0	-5.1	19.3	-31.6	11.5	na	na	na	-8.8
2003									
January	-6.2	47.6	0.2	-0.9	56.9	na	na	na	15.8
February	7.8	-33.5	-2.5	-4.9	-28.9	na	na	na	-13.4
March	-2.9	-4.8	27.3	2.7	-4.5	na	na	na	2.1
April	-6.2	38.5	-29.3	3.9	-1.1	na	na	na	1.1
May	5.9	-16.5	10.0	3.8	-12.5	na	na	na	-3.1
June	-11.9	16.0	14.1	19.8	62.6	na	na	na	9.5
July	27.1	-8.8	18.9	-10.5	-27.8	na	na	na	4.4
August	-11.0	10.2	-13.1	-11.7	-2.0	na	na	na	-4.4
September	-0.9	-12.1	25.0	3.4	17.7	na	na	na	3.9
October	-7.5	10.6	-11.5	123.3	-6.1	na	na	na	3.1
November	-15.7	-20.8	-19.0	-62.2	3.7	na	na	na	-21.6
December	27.4	6.7	13.7	47.9	25.0	na	na	na	18.7
TREND									
2002									
October	5.7	-3.7	0.2	4.1	-1.5	na	na	na	1.2
November	4.1	-4.9	-0.6	1.2	1.0	na	na	na	-0.3
December	1.2	-4.9	-0.9	-1.7	2.4	na	na	na	-1.6
2003									
January	-1.2	-3.0	-1.0	-3.1	3.0	na	na	na	-1.9
February	-2.1	0.6	-0.2	-2.3	2.4	na	na	na	-1.1
March	-1.5	3.3	0.6	—	0.2	na	na	na	0.2
April	-0.6	4.0	1.9	1.9	-1.6	na	na	na	1.2
May	0.7	3.8	4.2	3.6	-1.1	na	na	na	2.7
June	0.7	2.5	5.1	2.8	0.2	na	na	na	2.8
July	-0.2	0.3	5.1	-0.1	2.0	na	na	na	1.9
August	-1.3	-1.6	3.5	-1.6	2.6	na	na	na	0.7
September	-2.2	-2.5	1.2	-1.9	2.3	na	na	na	-0.6
October	-2.8	-2.4	-1.1	-1.1	3.1	na	na	na	-1.4
November	-2.6	-2.0	-2.3	-0.1	3.8	na	na	na	-1.6
December	-1.7	-2.1	-3.1	—	2.6	na	na	na	-2.0

— nil or rounded to zero (including null cells)

na not available

VALUE OF RESIDENTIAL BUILDING APPROVED, States and territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
2002									
October	1 293.7	949.8	966.1	218.8	262.6	25.8	18.5	55.2	3 790.5
November	911.6	733.2	533.6	137.2	260.0	20.7	13.0	49.9	2 659.2
December	757.1	690.9	503.0	131.2	231.7	29.8	16.7	58.9	2 419.3
2003									
January	744.3	661.4	502.1	120.6	262.1	23.9	6.3	22.9	2 343.6
February	788.8	710.0	503.3	117.0	302.6	23.4	15.5	39.6	2 500.1
March	740.9	684.0	730.5	170.6	254.6	28.9	15.6	40.2	2 665.3
April	686.5	1 089.6	510.2	109.1	229.6	26.3	10.7	39.1	2 701.2
May	818.9	799.7	673.2	128.5	309.6	33.2	20.1	36.6	2 819.9
June	724.7	814.9	601.1	135.0	368.4	33.2	17.4	32.6	2 727.2
July	958.7	831.8	819.0	161.5	315.4	62.0	16.2	38.4	3 203.0
August	868.8	755.5	657.3	139.2	285.3	39.9	13.8	32.7	2 792.5
September	947.0	883.2	847.9	161.9	290.6	39.2	45.1	85.9	3 300.8
October	887.9	1 163.0	660.3	181.2	396.4	39.4	21.8	96.1	3 446.1
November	795.7	755.3	699.4	125.2	317.1	45.4	12.9	31.9	2 782.8
December	823.3	719.8	631.6	179.4	322.6	39.4	12.6	31.0	2 759.7
SEASONALLY ADJUSTED									
2002									
October	1 142.5	810.4	895.5	215.9	255.4	na	na	na	3 396.2
November	847.5	799.9	527.1	137.3	254.2	na	na	na	2 652.1
December	815.7	750.8	565.4	133.4	258.9	na	na	na	2 629.6
2003									
January	850.3	742.6	566.5	149.1	296.0	na	na	na	2 671.7
February	859.4	716.5	550.7	124.6	302.4	na	na	na	2 637.1
March	791.5	665.1	750.5	158.8	276.7	na	na	na	2 728.7
April	730.5	1 124.8	487.0	121.3	249.8	na	na	na	2 801.4
May	745.6	780.4	631.5	123.0	274.0	na	na	na	2 637.2
June	780.3	851.7	684.3	136.8	357.6	na	na	na	2 890.2
July	875.0	812.7	748.0	138.0	274.9	na	na	na	2 966.2
August	826.8	708.8	632.2	139.1	276.0	na	na	na	2 673.9
September	910.3	852.6	739.5	156.2	290.2	na	na	na	3 107.7
October	797.9	1 015.9	657.8	177.7	393.5	na	na	na	3 173.8
November	772.5	830.0	691.7	128.3	325.3	na	na	na	2 842.7
December	840.2	768.4	671.6	172.7	346.7	na	na	na	2 884.5
TREND									
2002									
October	831.4	823.5	568.3	129.6	261.2	na	na	na	2 767.3
November	857.9	790.4	569.7	134.1	266.7	na	na	na	2 759.2
December	861.5	755.9	573.7	136.2	271.1	na	na	na	2 726.6
2003									
January	842.6	732.8	578.7	135.4	275.0	na	na	na	2 689.8
February	813.7	730.3	587.6	132.8	279.0	na	na	na	2 677.4
March	788.7	742.6	601.4	129.8	282.4	na	na	na	2 692.9
April	776.2	756.7	619.9	127.3	283.3	na	na	na	2 726.4
May	782.5	774.6	643.3	128.4	284.4	na	na	na	2 777.5
June	798.3	796.4	663.5	132.5	288.6	na	na	na	2 823.8
July	818.9	817.3	679.9	138.7	297.1	na	na	na	2 866.7
August	835.1	833.7	689.7	145.3	308.6	na	na	na	2 898.8
September	839.5	845.0	693.7	150.9	319.7	na	na	na	2 918.0
October	834.9	852.9	690.6	155.4	330.4	na	na	na	2 924.7
November	827.2	855.5	684.0	158.9	340.2	na	na	na	2 923.4
December	817.7	849.7	677.4	161.2	346.7	na	na	na	2 904.2

na not available

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

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m

ORIGINAL

2002									
October	435.6	333.5	400.7	56.1	94.6	10.3	16.0	27.4	1 374.2
November	965.8	402.4	240.7	162.9	75.4	12.5	7.7	17.2	1 884.6
December	482.0	373.4	172.7	64.6	71.2	9.9	5.1	47.0	1 226.1
2003									
January	389.2	692.6	212.5	42.4	220.5	24.1	2.9	17.8	1 602.1
February	584.8	514.6	204.7	65.2	49.9	17.0	5.0	52.0	1 493.2
March	449.1	435.4	322.7	48.4	88.5	17.4	11.6	4.4	1 377.5
April	402.6	356.1	239.8	95.6	144.2	20.5	16.9	23.7	1 299.4
May	587.5	480.5	198.0	105.4	94.8	16.0	5.4	36.9	1 524.4
June	293.6	393.6	193.2	111.5	132.9	27.6	7.9	21.2	1 181.6
July	709.5	281.8	263.2	86.5	106.1	16.3	11.5	14.3	1 489.2
August	343.8	541.1	226.6	95.2	83.7	13.0	13.7	17.7	1 334.8
September	439.0	301.1	423.2	41.0	168.9	6.6	8.6	24.7	1 413.0
October	492.7	342.0	372.9	316.2	58.8	18.1	17.3	51.5	1 669.5
November	250.6	281.7	216.8	53.7	110.8	19.4	10.5	8.3	951.8
December	408.6	391.7	161.9	86.9	139.6	16.0	25.8	63.7	1 294.2

TREND

2002									
October	450.6	389.3	263.1	92.7	110.4	na	na	na	1 431.9
November	476.2	363.2	257.0	91.0	108.5	na	na	na	1 429.4
December	488.8	340.8	245.5	85.1	112.9	na	na	na	1 396.1
2003									
January	491.2	331.3	232.1	79.1	120.4	na	na	na	1 353.0
February	492.6	340.2	221.5	76.8	126.0	na	na	na	1 321.0
March	498.5	362.9	212.9	79.9	123.6	na	na	na	1 315.3
April	502.9	389.9	209.8	81.8	116.4	na	na	na	1 330.0
May	506.0	414.3	221.0	86.4	111.0	na	na	na	1 386.5
June	499.8	426.0	244.5	94.8	107.6	na	na	na	1 457.5
July	476.4	417.6	274.8	102.7	107.1	na	na	na	1 497.3
August	443.7	392.4	297.9	110.5	106.1	na	na	na	1 493.9
September	410.7	359.6	306.0	117.2	104.6	na	na	na	1 449.2
October	380.8	329.1	298.5	121.6	107.0	na	na	na	1 382.3
November	356.6	305.4	282.7	122.9	114.1	na	na	na	1 312.6
December	345.5	286.0	259.7	120.4	119.1	na	na	na	1 245.2

na not available

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

VALUE OF BUILDING APPROVED, By sector: **Original**

<i>Period</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>Conversions</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR								
2000-01	10 973.1	4 825.3	77.1	2 758.0	277.9	18 911.3	9 507.7	28 419.1
2001-02	17 390.9	6 860.1	66.1	3 461.8	275.7	28 054.5	9 927.2	37 981.8
2002-03	18 334.6	9 460.3	106.5	3 975.7	274.4	32 151.6	13 502.7	45 654.3
2003								
January	1 244.2	785.3	5.4	275.2	3.6	2 313.6	1 274.8	3 588.5
February	1 457.9	600.3	3.0	335.5	25.7	2 422.4	1 190.8	3 613.3
March	1 492.4	725.7	8.7	333.5	56.5	2 616.8	1 079.3	3 696.2
April	1 416.6	875.3	13.7	334.6	14.8	2 655.0	1 014.9	3 669.9
May	1 702.3	627.5	20.7	367.6	17.2	2 735.3	1 253.9	3 989.2
June	1 780.1	458.9	6.1	362.8	11.1	2 618.9	949.8	3 568.7
July	1 892.8	834.5	4.0	417.2	2.5	3 151.0	1 230.3	4 381.3
August	1 700.6	584.2	14.3	390.8	69.0	2 758.9	1 149.8	3 908.7
September	1 839.5	965.0	14.4	425.4	20.1	3 264.3	1 117.2	4 381.5
October	1 917.8	999.3	4.4	430.8	43.0	3 395.4	1 093.9	4 489.3
November	1 749.7	608.9	3.0	360.0	13.4	2 735.0	749.6	3 484.7
December	1 727.5	572.9	5.4	355.3	27.2	2 688.4	941.2	3 629.6
PUBLIC SECTOR								
2000-01	147.3	282.2	7.5	157.6	13.7	608.3	3 376.4	3 984.7
2001-02	253.9	213.4	0.4	156.6	0.1	624.4	3 793.1	4 417.5
2002-03	291.4	255.1	1.8	177.9	—	726.3	3 451.2	4 177.5
2003								
January	13.7	5.8	—	10.5	—	30.0	327.2	357.2
February	23.1	34.4	—	20.2	—	77.7	302.4	380.1
March	10.3	24.2	—	13.9	—	48.4	298.2	346.6
April	19.5	14.3	—	12.4	—	46.2	284.5	330.7
May	27.0	38.1	1.8	17.7	—	84.5	270.5	355.1
June	44.5	55.4	—	8.4	—	108.3	231.8	340.1
July	17.5	18.3	—	15.8	0.4	51.9	258.9	310.8
August	12.0	10.7	—	11.0	—	33.7	185.0	218.6
September	24.7	4.8	—	7.0	—	36.5	295.9	332.4
October	19.1	17.0	0.8	13.8	—	50.7	575.5	626.2
November	19.0	14.3	—	14.5	—	47.8	202.1	249.9
December	35.4	14.5	—	21.4	—	71.3	353.0	424.3
TOTAL								
2000-01	11 120.4	5 107.5	84.5	2 915.7	291.6	19 519.6	12 884.2	32 403.8
2001-02	17 644.7	7 073.6	66.5	3 618.4	275.8	28 678.9	13 720.4	42 399.3
2002-03	18 626.0	9 715.4	108.3	4 153.6	274.4	32 877.8	16 953.9	49 831.8
2003								
January	1 257.9	791.1	5.4	285.7	3.6	2 343.6	1 602.1	3 945.7
February	1 481.0	634.7	3.0	355.7	25.7	2 500.1	1 493.2	3 993.3
March	1 502.7	749.9	8.7	347.4	56.5	2 665.3	1 377.5	4 042.8
April	1 436.1	889.7	13.7	347.0	14.8	2 701.2	1 299.4	4 000.7
May	1 729.3	665.5	22.5	385.3	17.2	2 819.9	1 524.4	4 344.3
June	1 824.6	514.3	6.1	371.2	11.1	2 727.2	1 181.6	3 908.9
July	1 910.3	852.8	4.0	433.1	2.9	3 203.0	1 489.2	4 692.2
August	1 712.6	594.9	14.3	401.7	69.0	2 792.5	1 334.8	4 127.3
September	1 864.3	969.7	14.4	432.4	20.1	3 300.8	1 413.0	4 713.9
October	1 936.9	1 016.3	5.3	444.6	43.0	3 446.1	1 669.5	5 115.6
November	1 768.7	623.2	3.0	374.5	13.4	2 782.8	951.8	3 734.5
December	1 762.9	587.4	5.4	376.7	27.2	2 759.7	1 294.2	4 053.9

— nil or rounded to zero (including null cells)

VALUE OF BUILDING APPROVED, States and territories—By sector: **Original**

States and territories	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversions	Total residential building	Non-residential building	Total building
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR								
NSW	386.2	289.7	1.8	125.6	11.0	814.4	295.7	1 110.1
Vic.	485.4	112.9	1.8	103.2	0.3	703.6	339.5	1 043.1
Qld	441.6	115.6	0.2	61.7	—	619.0	139.7	758.8
SA	106.1	22.8	—	21.5	15.9	166.3	60.1	226.4
WA	253.4	22.9	1.7	27.7	—	305.6	67.0	372.6
Tas.	27.6	3.4	—	6.4	—	37.4	15.9	53.3
NT	8.0	0.3	—	2.7	—	11.1	17.0	28.1
ACT	19.1	5.3	—	6.6	—	31.0	6.3	37.3
Aust.	1 727.5	572.9	5.4	355.3	27.2	2 688.4	941.2	3 629.6
PUBLIC SECTOR								
NSW	5.0	3.6	—	0.4	—	9.0	112.9	121.9
Vic.	1.6	1.0	—	13.6	—	16.1	52.2	68.4
Qld	1.7	4.3	—	6.6	—	12.6	22.2	34.7
SA	9.6	3.5	—	—	—	13.1	26.9	40.0
WA	14.4	2.1	—	0.5	—	17.0	72.5	89.5
Tas.	1.7	—	—	0.3	—	2.0	0.1	2.2
NT	1.4	—	—	0.1	—	1.5	8.8	10.3
ACT	—	—	—	—	—	—	57.4	57.4
Aust.	35.4	14.5	—	21.4	—	71.3	353.0	424.3
TOTAL								
NSW	391.2	293.3	1.8	126.0	11.0	823.3	408.6	1 232.0
Vic.	487.0	113.8	1.8	116.8	0.3	719.8	391.7	1 111.4
Qld	443.3	119.9	0.2	68.3	—	631.6	161.9	793.5
SA	115.7	26.3	—	21.5	15.9	179.4	86.9	266.4
WA	267.7	25.0	1.7	28.1	—	322.6	139.6	462.1
Tas.	29.4	3.4	—	6.7	—	39.4	16.0	55.4
NT	9.4	0.3	—	2.8	—	12.6	25.8	38.4
ACT	19.1	5.3	—	6.6	—	31.0	63.7	94.7
Aust.	1 762.9	587.4	5.4	376.7	27.2	2 759.7	1 294.2	4 053.9

— nil or rounded to zero (including null cells)

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
Commercial									
Retail/wholesale trade	35.8	30.0	37.9	11.7	24.3	0.8	0.4	2.0	142.9
Transport	0.1	9.4	—	—	—	—	1.0	—	10.5
Offices	43.9	160.9	17.9	5.1	10.8	1.1	2.7	43.0	285.5
Other commercial n.e.c.	1.7	0.2	4.9	1.6	3.3	—	—	0.1	11.8
<i>Total commercial</i>	81.6	200.5	60.7	18.4	38.5	1.9	4.1	45.1	450.7
Industrial									
Factories	35.4	30.0	30.8	1.4	4.9	0.4	—	0.3	103.1
Warehouses	26.4	32.1	13.1	23.2	11.7	1.2	2.2	—	109.9
Agricultural/aquacultural	1.9	1.3	1.0	1.2	3.8	0.3	0.2	—	9.5
Other industrial n.e.c.	21.8	1.3	4.4	0.6	1.1	0.1	—	—	29.4
<i>Total industrial</i>	85.5	64.7	49.3	26.4	21.6	1.9	2.4	0.3	252.0
Other non-residential									
Educational	119.7	43.0	24.3	18.5	21.1	2.5	1.5	17.2	247.7
Religious	4.2	1.8	1.5	0.2	0.1	0.1	—	—	7.9
Aged care facilities	44.2	12.0	1.7	0.9	3.8	8.4	—	—	71.0
Health	1.5	6.3	2.4	3.3	45.1	0.3	5.1	1.0	65.1
Entertainment and recreation	48.7	40.7	13.6	0.9	2.6	0.8	—	0.1	107.3
Accommodation	20.9	5.4	3.4	12.0	3.9	0.2	10.5	—	56.4
Other non-residential n.e.c.	2.5	17.2	4.9	6.4	3.0	—	2.2	—	36.1
<i>Total other non-residential</i>	241.6	126.4	51.9	42.2	79.5	12.3	19.3	18.3	591.5
Total non-residential	408.6	391.7	161.9	86.9	139.6	16.0	25.8	63.7	1 294.2

— nil or rounded to zero (including null cells)

Original

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR									
Commercial									
Retail/wholesale trade	35.8	29.7	37.9	11.7	24.3	0.8	0.4	2.0	142.6
Transport	0.1	9.4	—	—	—	—	0.1	—	9.6
Offices	43.8	157.3	17.3	5.0	8.9	1.1	1.6	2.4	237.3
Other commercial n.e.c.	0.9	0.2	4.9	1.6	3.3	—	—	0.1	10.9
<i>Total commercial</i>	80.6	196.6	60.0	18.3	36.5	1.9	2.1	4.5	400.4
Industrial									
Factories	35.4	30.0	30.8	1.4	4.9	0.4	—	0.3	103.1
Warehouses	25.6	32.1	12.8	23.2	11.4	1.2	1.3	—	107.6
Agricultural/aquacultural	1.9	1.3	1.0	1.2	3.8	0.3	0.2	—	9.5
Other industrial n.e.c.	21.7	1.2	4.4	0.6	1.1	0.1	—	—	29.1
<i>Total industrial</i>	84.6	64.5	49.0	26.4	21.2	1.9	1.5	0.3	249.5
Other non-residential									
Educational	26.4	17.3	7.7	1.4	3.5	2.4	0.4	0.5	59.6
Religious	4.2	1.8	1.5	0.2	0.1	0.1	—	—	7.9
Aged care facilities	44.2	12.0	1.7	0.9	0.2	8.4	—	—	67.4
Health	1.5	5.0	2.2	0.1	1.2	0.3	1.8	1.0	13.0
Entertainment and recreation	31.8	34.1	10.4	0.6	1.0	0.8	—	0.1	78.7
Accommodation	20.9	5.4	3.4	12.0	1.1	0.2	10.0	—	53.0
Other non-residential n.e.c.	1.7	2.7	3.7	0.2	2.3	—	1.1	—	11.7
<i>Total other non-residential</i>	130.6	78.3	30.7	15.4	9.3	12.2	13.4	1.5	291.4
Total non-residential	295.7	339.5	139.7	60.1	67.0	15.9	17.0	6.3	941.2
PUBLIC SECTOR									
Commercial									
Retail/wholesale trade	—	0.3	—	—	—	—	—	—	0.3
Transport	—	—	—	—	—	—	0.9	—	0.9
Offices	0.2	3.6	0.6	0.1	2.0	—	1.1	40.6	48.2
Other commercial n.e.c.	0.8	—	—	—	—	—	—	0.1	0.9
<i>Total commercial</i>	1.0	3.9	0.6	0.1	2.0	—	2.0	40.7	50.3
Industrial									
Factories	—	—	—	—	—	—	—	—	—
Warehouses	0.7	0.1	0.3	—	0.3	—	0.8	—	2.3
Agricultural/aquacultural	—	—	—	—	—	—	—	—	—
Other industrial n.e.c.	0.2	0.1	—	—	—	—	—	—	0.3
<i>Total industrial</i>	0.9	0.2	0.3	—	0.3	—	0.8	—	2.5
Other non-residential									
Educational	93.3	25.6	16.6	17.0	17.6	0.1	1.1	16.7	188.1
Religious	—	—	—	—	—	—	—	—	—
Aged care facilities	—	—	—	—	3.6	—	—	—	3.6
Health	—	1.4	0.2	3.2	43.9	—	3.3	0.1	52.1
Entertainment and recreation	16.9	6.6	3.2	0.3	1.5	—	—	—	28.6
Accommodation	—	—	—	—	2.9	—	0.5	—	3.4
Other non-residential n.e.c.	0.8	14.5	1.2	6.2	0.7	—	1.1	—	24.5
<i>Total other non-residential</i>	111.0	48.1	21.2	26.8	70.2	0.1	5.9	16.8	300.2
Total non-residential	112.9	52.2	22.2	26.9	72.5	0.1	8.8	57.4	353.0

— nil or rounded to zero (including null cells)

NON-RESIDENTIAL BUILDING APPROVED, Jobs by value range: **Original**

	\$50,000 to less than \$1m	\$1m to less than \$5m	\$5m and over	Total
BUILDING JOBS (no.)				
Commercial				
Retail/wholesale trade	446	20	5	471
Transport	6	—	1	7
Offices	245	25	9	279
Other commercial n.e.c.	22	5	—	27
<i>Total commercial</i>	719	50	15	784
Industrial				
Factories	114	16	5	135
Warehouses	154	22	2	178
Agricultural/aquacultural	42	2	—	44
Other industrial n.e.c.	37	2	1	40
<i>Total industrial</i>	347	42	8	397
Other non-residential				
Educational	179	24	10	213
Religious	14	2	—	16
Aged care facilities	13	6	5	24
Health	45	6	1	52
Entertainment and recreation	68	17	3	88
Accommodation	30	5	4	39
Other non-residential n.e.c.	71	4	1	76
<i>Total other non-residential</i>	420	64	24	508
Total non-residential	1 486	156	47	1 689

	VALUE (\$m)			
Commercial				
Retail/wholesale trade	74.9	39.7	28.2	142.9
Transport	1.2	—	9.3	10.5
Offices	55.2	56.3	174.0	285.5
Other commercial n.e.c.	4.0	7.8	—	11.8
<i>Total commercial</i>	135.3	103.8	211.5	450.7
Industrial				
Factories	34.0	27.9	41.3	103.1
Warehouses	44.8	43.3	21.8	109.9
Agricultural/aquacultural	6.3	3.2	—	9.5
Other industrial n.e.c.	6.8	5.8	16.8	29.4
<i>Total industrial</i>	91.9	80.2	79.9	252.0
Other non-residential				
Educational	44.3	47.6	155.8	247.7
Religious	3.3	4.6	—	7.9
Aged care facilities	6.8	21.7	42.4	71.0
Health	10.9	10.5	43.7	65.1
Entertainment and recreation	16.9	38.0	52.4	107.3
Accommodation	6.6	12.0	37.8	56.4
Other non-residential n.e.c.	16.8	10.5	8.8	36.1
<i>Total other non-residential</i>	105.6	145.0	340.9	591.5
Total non-residential	332.9	329.1	632.3	1 294.2

— nil or rounded to zero (including null cells)

VALUE OF BUILDING APPROVED, Chain volume measures(a)

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
.....							
ORIGINAL (\$m)							
2000-01	11 408.0	5 223.1	16 632.6	3 381.8	20 012.9	13 192.9	33 208.9
2001-02	17 644.8	7 073.6	24 718.3	3 960.6	28 678.9	13 720.3	42 399.3
2002-03	17 850.1	9 224.4	27 074.5	4 362.2	31 436.7	16 086.2	47 523.0
2002							
June	4 647.1	1 937.4	6 586.2	1 078.3	7 664.3	3 511.8	11 182.1
September	4 794.8	2 080.2	6 875.0	1 194.1	8 069.1	3 882.3	11 951.4
December	4 356.6	3 196.8	7 553.4	1 008.6	8 562.0	4 284.2	12 846.2
2003							
March	4 045.0	2 038.6	6 083.7	1 043.7	7 127.4	4 207.0	11 334.4
June	4 653.7	1 908.7	6 562.4	1 115.8	7 678.3	3 712.7	11 390.9
September	5 006.3	2 190.3	7 196.6	1 285.0	8 481.7	3 870.1	12 351.8
.....							
SEASONALLY ADJUSTED (\$m)							
2002							
June	4 539.4	1 994.0	6 535.1	1 037.0	7 572.0	3 357.7	10 934.3
September	4 582.3	1 925.8	6 508.1	1 133.9	7 641.9	4 229.8	11 871.7
December	4 324.2	3 037.2	7 361.4	1 029.6	8 391.0	3 909.5	12 300.5
2003							
March	4 279.5	2 259.6	6 539.2	1 100.3	7 639.5	4 228.5	11 867.9
June	4 664.1	2 001.8	6 665.9	1 098.4	7 764.3	3 718.5	11 482.8
September	4 748.0	1 999.1	6 747.1	1 208.3	7 955.4	4 167.6	12 122.9
.....							
TREND (\$m)							
2002							
June	4 526.1	1 880.0	6 407.6	1 045.0	7 452.5	3 563.4	11 019.5
September	4 474.9	2 286.1	6 761.6	1 073.8	7 835.4	3 906.8	11 743.8
December	4 388.4	2 506.9	6 895.3	1 078.2	7 973.6	4 073.4	12 047.0
2003							
March	4 414.2	2 398.9	6 813.4	1 086.4	7 900.0	4 038.5	11 936.4
June	4 556.9	2 146.0	6 703.9	1 124.0	7 827.8	3 982.4	11 810.5
September	4 750.7	1 909.9	6 593.5	1 180.5	7 784.8	4 013.8	11 818.8
.....							
TREND (% change from previous quarter)							
2002							
June	0.3	12.7	3.7	3.7	3.7	5.5	4.2
September	-1.1	21.6	5.5	2.8	5.1	9.6	6.6
December	-1.9	9.7	2.0	0.4	1.8	4.3	2.6
2003							
March	0.6	-4.3	-1.2	0.8	-0.9	-0.9	-0.9
June	3.2	-10.5	-1.6	3.5	-0.9	-1.4	-1.1
September	4.3	-11.0	-1.6	5.0	-0.5	0.8	0.1

(a) Reference year for chain volume measures is 2001-02. Refer to Explanatory Notes, paragraph 23.

(b) Refer to Explanatory Notes, paragraph 13.

VALUE OF BUILDING APPROVED, States and territories—Chain volume measures(a):
Original

<i>Period</i>	NSW \$m	Vic. \$m	Qld \$m	SA \$m	WA \$m	Tas. \$m	NT \$m	ACT \$m	Aust. \$m
TOTAL RESIDENTIAL BUILDING									
2000-01	6 159.5	6 524.0	3 547.8	932.9	2 184.3	175.7	179.6	313.5	20 012.9
2001-02	8 963.8	8 999.7	5 636.4	1 393.9	2 861.6	272.7	161.7	389.1	28 678.9
2002-03	9 367.6	9 513.4	6 770.6	1 582.7	3 201.4	297.9	185.8	517.4	31 436.7
2002									
June	2 509.8	2 282.3	1 531.9	370.2	774.3	62.9	43.8	88.3	7 664.3
September	2 235.8	2 689.9	1 646.3	373.6	823.7	75.7	58.1	166.1	8 069.1
December	2 862.0	2 321.0	1 898.0	469.2	736.4	71.8	46.7	157.0	8 562.0
2003									
March	2 163.5	1 968.9	1 617.9	388.9	787.9	68.7	35.5	96.1	7 127.4
June	2 206.3	2 533.6	1 608.4	351.1	853.4	81.8	45.5	98.2	7 678.3
September	2 576.4	2 301.6	2 025.4	429.5	814.7	124.3	71.2	138.6	8 481.7
NON-RESIDENTIAL BUILDING									
2000-01	3 707.3	4 145.4	2 753.9	744.8	1 316.6	155.5	199.1	179.8	13 192.9
2001-02	4 385.6	4 519.0	2 462.4	804.8	976.5	168.0	159.4	244.7	13 720.3
2002-03	5 407.1	4 861.8	2 686.9	975.4	1 465.6	193.6	148.2	347.7	16 086.2
2002									
June	1 046.1	1 254.8	638.9	177.8	295.8	32.0	26.3	39.6	3 511.8
September	1 137.3	1 059.9	653.3	246.4	555.4	44.8	71.4	113.8	3 882.3
December	1 786.4	1 073.9	768.4	277.6	230.2	31.7	28.2	87.7	4 284.2
2003									
March	1 318.9	1 567.9	687.5	151.2	336.3	56.1	19.1	70.0	4 207.0
June	1 164.5	1 160.1	577.7	300.2	343.6	61.1	29.4	76.2	3 712.7
September	1 333.7	1 052.9	824.7	212.2	327.9	33.9	32.7	52.2	3 870.1
TOTAL BUILDING									
2000-01	9 868.1	10 677.4	6 283.1	1 678.7	3 498.7	331.4	378.7	493.2	33 208.9
2001-02	13 349.4	13 518.7	8 098.8	2 198.7	3 838.1	440.7	321.1	633.8	42 399.3
2002-03	14 774.7	14 375.2	9 457.5	2 558.2	4 667.0	491.5	333.9	865.1	47 523.0
2002									
June	3 561.0	3 538.1	2 173.6	548.3	1 068.5	94.8	70.3	127.8	11 182.1
September	3 373.1	3 749.8	2 299.6	620.0	1 379.1	120.4	129.5	279.9	11 951.4
December	4 648.5	3 394.9	2 666.4	746.8	966.6	103.4	74.9	244.7	12 846.2
2003									
March	3 482.3	3 536.8	2 305.4	540.1	1 124.3	124.8	54.6	166.1	11 334.4
June	3 270.7	3 693.7	2 186.1	651.3	1 197.0	142.8	74.8	174.4	11 390.9
September	3 910.1	3 354.5	2 850.1	641.7	1 142.6	158.1	103.9	190.8	12 351.8

(a) Reference year for chain volume measures is 2001-2002. Refer to Explanatory Notes, paragraph 23.

WHAT IF...? REVISIONS TO TREND ESTIMATES

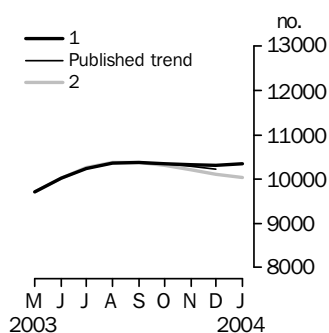
EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

TREND REVISIONS

Recent seasonally adjusted and trend estimates are likely to be revised when original estimates for subsequent months become available. The approximate effect of possible scenarios on trend estimates are presented below. 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 4% for the number of private sector houses approved and 13% for other dwelling units approved; and that the January seasonally adjusted estimate is lower than the December estimate by 4% for the number of private sector houses approved and 13% for other dwelling units approved. These percentages represent the average absolute monthly percentage change for these series over the last ten years.

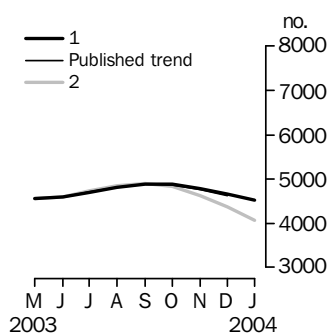
PRIVATE SECTOR HOUSES APPROVED



	Trend as published		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	(1) rises by 4% on Dec 2003		(2) falls by 4% on Dec 2003	
	no.	% change	no.	% change	no.	% change
2003						
August	10 356	1.1	10 362	1.1	10 387	1.2
September	10 369	0.1	10 371	0.1	10 384	—
October	10 341	-0.3	10 342	-0.3	10 309	-0.7
November	10 301	-0.4	10 325	-0.2	10 216	-0.9
December	10 221	-0.8	10 315	-0.1	10 110	-1.0
2004						
January	—	—	10 343	0.3	10 035	-0.7

— nil or rounded to zero (including null cells)

OTHER DWELLINGS



	Trend as published		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	(1) rises by 13% on Dec 2003		(2) falls by 13% on Dec 2003	
	no.	% change	no.	% change	no.	% change
2003						
August	4 821	2.4	4 819	2.5	4 856	2.9
September	4 887	1.4	4 890	1.5	4 908	1.1
October	4 861	-0.5	4 874	-0.3	4 826	-1.7
November	4 766	-2.0	4 781	-1.9	4 621	-4.2
December	4 628	-2.9	4 667	-2.4	4 365	-5.5
2004						
January	—	—	4 520	-3.1	4 065	-6.9

— nil or rounded to zero (including null cells)

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following:

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

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

5 From July 1990, the statistics include:

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

VALUE DATA

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

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

8 From July 2000, value data includes the Goods and Services Tax (GST) for residential and non-residential building approvals. The ABS has consulted with councils and other approving authorities to ensure that approval values are reported inclusive of the GST. Where it was identified by a council or other approving authority that approvals submitted from its jurisdiction were on a GST-exclusive basis, the ABS made adjustments to the data to ensure that values were consistent with other data collected and were inclusive of GST.

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.

EXPLANATORY NOTES *continued*

BUILDING CLASSIFICATION

10 *Functional classification of buildings.* A building is classified according to its intended major function. Hence 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 building and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case, a detached administration building would be classified to Offices, a detached cafeteria building to Retail/wholesale trade, while factory buildings would be classified to Factories. An exception to this rule is the treatment of group accommodation buildings where, for example, a student accommodation building on a university campus would be classified to Educational. The categories included under type of building classifications are defined in the Glossary.

11 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.

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 WORK classification refers to the building activity carried out. Conversion jobs are shown separately in tables 9, 10, 19 and 20. 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 13, 14 and 24 they are included in the 'Alterations and additions to residential buildings' category.

SEASONAL ADJUSTMENT

14 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.

15 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.

16 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).

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

18 The state/territory series have been seasonally adjusted independently. However, a further adjustment has been made to these series to provide coherence between the state/territory estimates and the Australian total estimates.

EXPLANATORY NOTES *continued*

SEASONAL ADJUSTMENT

continued

19 A more detailed review of concurrent seasonal factors will be conducted annually, generally prior to the release of data for May. The timing of this review may vary and when appropriate will be notified in the 'Data Notes' section of this publication.

20 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 24), 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 6540 or email <timeseries@abs.gov.au>.

21 While the smoothing techniques described in paragraph 20 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 may also lead to revisions to the trend.

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

CHAIN VOLUME MEASURES

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

AUSTRALIAN STANDARD GEOGRAPHIC CLASSIFICATION (ASGC)

24 Area statistics are now being classified to the *Australian Standard Geographical Classification (ASGC), 2003 Edition* (cat. no. 1216.0), effective from July 2003. Building work approved before July 2002 was classified according to the current edition of the ASGC at that time, and is presented in this publication unrevised, in the original geographical area that applied at the time of approval. From July 2001, the Statistical Division of Darwin includes Litchfield Shire, previously in the Statistical Division of Northern Territory Balance.

25 From 1 July 2002, approvals in the External Territories of Australia are included in these statistics. Jervis Bay is included in New South Wales, while Christmas Island and Cocos-Keeling Islands are included in Western Australia.

EXPLANATORY NOTES *continued*

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 and Referral 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

Building Activity, Australia: Dwelling Unit Commencements, cat. no. 8750.0

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

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

ROUNDING

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

ABBREVIATIONS

\$m million dollars

ABS Australian Bureau of Statistics

ACT Australian Capital Territory

Aust. Australia

FCB functional classification of buildings

GST Goods and Services Tax

NSW New South Wales

NT Northern Territory

Qld Queensland

SA South Australia

Tas. Tasmania

Vic. Victoria

WA Western Australia

APPENDIX AVERAGE FLOOR AREA OF NEW DWELLINGS

INTRODUCTION

This article presents information obtained from the quarterly Building Activity Survey relating to the floor area of new dwellings. It provides updated information from a similar article published in the July 2001 issue of this publication.

The 'Floor Area' of a building is a measure of the amount of areal space in a building (and its attachments), and is measured in square metres. The boundary of the recorded floor area of a building is delineated by the external perimeter of the external walls of the building. If a building has an unenclosed verandah, carport, etc, attached outside an external wall of one or more storeys, then the area under the verandah is excluded.

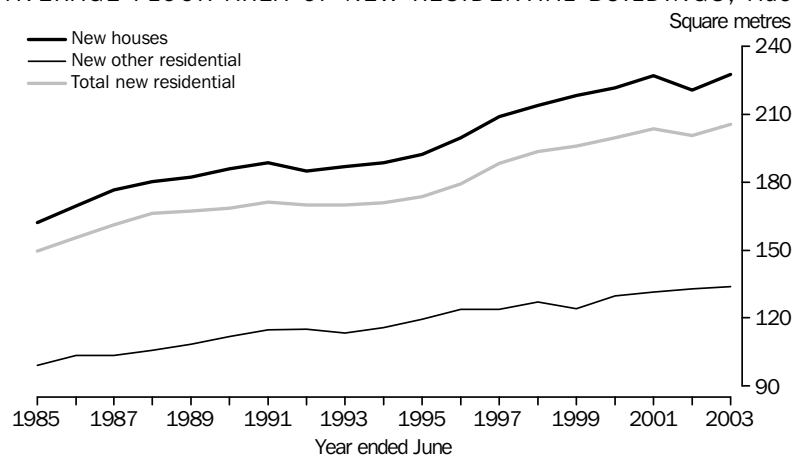
METHOD

The floor area data used in the following analyses was obtained from Building Activity collections and is a measure of the floor area of a building at the final stage of its construction. Average floor area data was not stated for about 10% of all dwellings and therefore these were excluded from the analyses. Average floor area was calculated using the formula: Total floor area of all completed dwellings in the year/Number of completed dwellings in the year.

RESULTS

The average floor area of new residential buildings from 1984–85 to 2002–03 is summarised below.

AVERAGE FLOOR AREA OF NEW RESIDENTIAL BUILDINGS, Australia



There has been a steady increase in the average floor area of new dwellings over the last 19 years. The average floor area of new dwellings increased by 37.4% between 1984–85 and 2002–03, from 149.7 m² to 205.7 m². New houses increased from 162.2 m² to 227.6 m² (40.3%), while new other residential buildings increased from 99.2 m² to 134.0 m² (35.2%).

In the past four years the average floor area of new houses increased by 6.0 m² (2.7%) and the average floor area of other residential buildings increased by 4.1 m² (3.2%). The steady growth in the average floor area of new houses has not been as evident over the last two years, with the average actually falling in 2001–02. One of the factors that may have influenced that fall was the change in the proportion of new houses being built by first home buyers, following the introduction of the original, and then modified, First Home Owners Grant.

APPENDIX AVERAGE FLOOR AREA OF NEW DWELLINGS *continued*

RESULTS *continued*

AVERAGE FLOOR AREA OF NEW RESIDENTIAL BUILDINGS, AUSTRALIA

	1984-85	1999-00	2002-03	1984-85 to 2002-03	1999-00 to 2002-03
	m ²	m ²	m ²	% change	% change
New houses	162.2	221.6	227.6	40.3	2.7
New other residential	99.2	129.9	134.0	35.2	3.2
Total new residential(a)	149.7	199.5	205.7	37.4	3.1

(a) Careful interpretation should be placed on data at the State or Territory level as annual variations can occur depending on the mix of houses with stated floor area.

New Houses

The average floor area of new houses increased in all States and Territories over the last 19 years. The highest increases were in New South Wales (53.8%), the Australian Capital Territory (53.1%) and Queensland (50.2%).

In the last four years, the average floor area of new houses in South Australia, Tasmania and the Northern Territory decreased, while the average floor area in the remaining States and Territories increased. The highest increases between 1999–2000 and 2002–03 were recorded in the Australian Capital Territory (6.7%), Western Australia (5.0%) and Victoria (4.9%).

The average floor area of new houses built in 2002–03 was generally higher in the larger States than in the smaller States and Territories. For example, in 2002–03 average floor area was highest in New South Wales (244.9 m²) and Queensland (232.8 m²), while the lowest were in Tasmania (177.6 m²) and the Northern Territory (182.9 m²).

AVERAGE FLOOR AREA OF NEW HOUSES BY STATE AND TERRITORY

	1984-85	1999-00	2002-03	1984-85 to 2002-03	1999-00 to 2002-03
	m ²	m ²	m ²	% change	% change
NSW	159.3	241.3	244.9	53.8	1.5
Vic.	163.6	212.1	222.4	36.0	4.9
Qld	154.9	224.4	232.8	50.2	3.7
SA	160.4	207.4	196.6	22.6	-5.2
WA	185.4	218.6	229.4	23.7	5.0
Tas.	149.9	194.1	177.6	18.5	-8.5
NT	135.4	185.4	182.9	35.2	-1.3
ACT	149.4	214.3	228.7	53.1	6.7
Australia	162.2	221.6	227.6	40.3	2.7

New Other Residential
Dwellings

The average floor area of new other residential dwellings increased in all States and Territories in the last 19 years. The greatest increases were in the Northern Territory (47.3%), Tasmania (42.6%) and South Australia (42.5%).

In the last four years, the average floor area of new other residential buildings decreased in South Australia, the Australian Capital Territory and the Northern Territory, and increased in all other States. The highest increases between 1999–2000 and 2002–03 were recorded in Tasmania (8.0%) and Queensland (7.9%).

The average floor area of new other residential buildings built in 2002–03 was highest in South Australia (143.6 m²) and Victoria (140.1 m²), while the lowest were in New South Wales (127.1 m²) and the Australian Capital Territory (129.4 m²).

APPENDIX AVERAGE FLOOR AREA OF NEW DWELLINGS *continued*

New Other Residential
Dwellings *continued*

AVERAGE FLOOR AREA OF NEW OTHER RESIDENTIAL BUILDINGS BY STATE AND TERRITORY (a)

	1984-85	1999-00	2002-03	1984-85 to 2002-03	1999-00 to 2002-03
	m ²	m ²	m ²	% change	% change
NSW	96.6	124.9	127.1	31.6	1.8
Vic.	100.7	134.9	140.1	39.2	3.9
Qld	97.7	127.4	137.5	40.8	7.9
SA	100.8	168.3	143.6	42.5	-14.7
WA	107.0	132.2	134.4	25.6	1.7
Tas.	87.2	115.1	124.3	42.6	8.0
NT	89.4	141.4	131.7	47.3	-6.8
ACT	98.3	149.1	129.4	31.7	-13.2
Australia	99.2	129.9	134.0	35.2	3.2

(a) Careful interpretation should be placed on data at the State or Territory level as annual variations can occur depending on the mix of dwellings with stated floor area.

For more information on this topic please contact James Inglis on 08 82377405.

GLOSSARY

Accommodation	Buildings primarily providing short-term or temporary accommodation, and includes the following categories: <ul style="list-style-type: none">■ Self contained, short term apartments (e.g. serviced apartments)■ Hotels (predominantly accommodation), motels, boarding houses, cabins■ Other short term accommodation n.e.c. (e.g. migrant hostels, youth hostels, lodges)
Aged care facilities	Building used in the provision or support of aged care facilities, excluding dwellings (e.g. retirement villages). Includes aged care facilities with and without medical care.
Agriculture/aquaculture	Buildings housing, or associated with, agriculture and aquaculture activities, including bulk storage of produce (e.g. shearing shed, grain silo, shearers' quarters).
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 13.
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.
Commercial	Buildings primarily occupied with or engaged in commercial trade or work intended for commercial trade, including buildings used primarily in wholesale and retail trades, office and transport activities.
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 13.
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	Buildings used in the provision or support of educational services, including group accommodation buildings (e.g. classrooms, school canteens, dormitories).
Entertainment and recreation	Buildings used in the provision of entertainment and recreational facilities or services (e.g. libraries, museums, casinos, sporting facilities).
Factories	Buildings housing, or associated with, production and assembly processes of intermediate and final goods.
Flats, units or apartments	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
Health	Buildings used in the provision of non-aged care medical services (e.g. nursing quarters, laboratories, clinics).

GLOSSARY *continued*

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. Also includes 'cottages', 'bungalows' and rectories.
Industrial	Buildings used for warehousing and the production and assembly activities of industrial establishments, including factories and plants.
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 9). 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	Buildings primarily used in the provision of professional services or public administration (e.g. offices, insurance or finance buildings).
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 11 and 12 of this publication.
Religious	Buildings used for or associated with worship or in support of programs sponsored by religious bodies (e.g. church, temple, church hall, dormitories).
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.
Retail/wholesale trade	Buildings primarily used in the sale of goods to intermediate and end users.
Semi-detached, row or terrace houses, townhouses	Dwellings having their own private grounds with no other dwellings above or below.
Transport	Buildings primarily used in the provision of transport services, and includes the following categories: <ul style="list-style-type: none">■ Passenger transport buildings (e.g. passenger terminals)

GLOSSARY *continued*

- Transport** *continued*
- Non-passenger transport buildings (e.g. freight terminals)
 - Commercial car parks (excluded are those built as part of, and intended to service, other distinct building developments)
 - Other transport buildings n.e.c.
- Warehouses** Buildings primarily used for storage of goods, excluding produce storage.

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