



BUILDING APPROVALS

AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) MON 5 MAR 2001

JANUARY KEY FIGURES

TREND ESTIMATES

	Jan 2001	% change Dec 2000 to Jan 2001	% change Jan 2000 to Jan 2001
Dwelling units approved			
Private sector houses	6 360	2.4	-44.6
Total dwelling units	10 234	2.6	-35.9

SEASONALLY ADJUSTED

	Jan 2001	% change Dec 2000 to Jan 2001	% change Jan 2000 to Jan 2001
Dwelling units approved			
Private sector houses	6 311	2.1	-43.9
Total dwelling units	10 020	-3.7	-40.0

JANUARY KEY POINTS

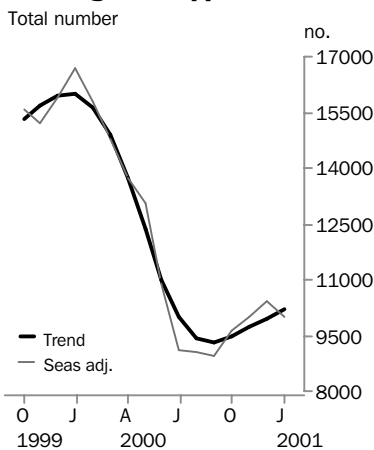
TREND ESTIMATES

- The trend for total dwelling units approved rose 2.6% in January 2001. There has now been four months of growth in the trend, following eight months of decline.
- The trend for private sector houses approved rose 2.4% in January 2001.
- The trend for other dwellings approved rose 2.9% in January 2001

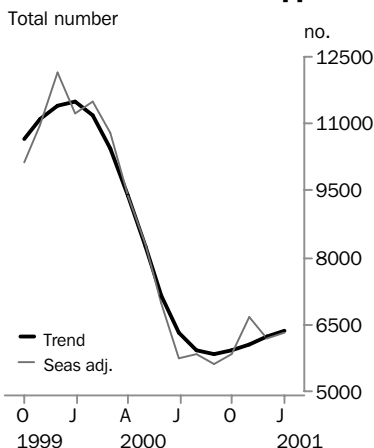
SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units approved fell 3.7% in January 2001, after rising in each of the previous three months.
- The seasonally adjusted estimate for private sector houses approved rose 2.1% in January 2001.
- The seasonally adjusted estimate for other dwellings approved fell by 12.9% in January 2001, following a 26.1% rise in December 2000.

Dwelling units approved



Private sector houses approved



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

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
February 2001	30 March 2001
March 2001	4 May 2001
April 2001	31 May 2001



CHANGES IN THIS ISSUE

There are no changes in this issue.



DATA NOTES

There are no notes about the data.



REVISIONS THIS MONTH

Minor revisions have been made to total dwelling units for December 2000 (-27).



SYMBOLS AND OTHER USAGES

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

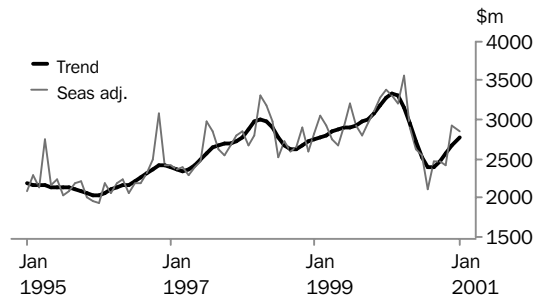
Dennis Trewin
Australian Statistician



VALUE OF BUILDING APPROVED

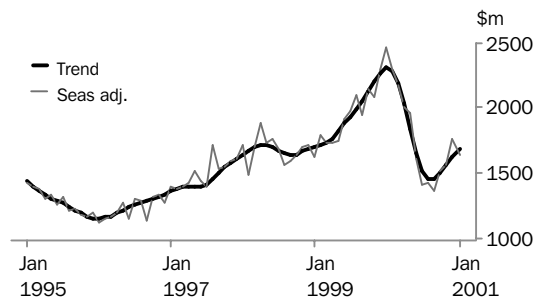
VALUE OF TOTAL BUILDING

The trend estimate of the value of total building approved has risen in the last four months, following seven months of decline. The trend estimate rose 3.9% in January 2001.



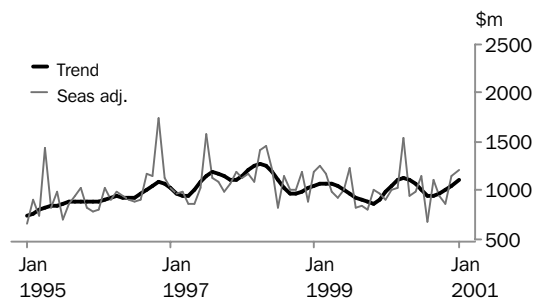
VALUE OF RESIDENTIAL BUILDING

The trend estimate of the value of residential building approved has risen in the last five months, following seven months of decline. The trend estimate rose 3.6% in January 2001.



VALUE OF NON-RESIDENTIAL

The trend estimate of the value of non-residential building approved has risen in the last four months. The trend estimate rose 4.4% in January 2001.



VALUE OF BUILDING APPROVED

CHAIN VOLUME MEASURES

DECEMBER QTR 2000

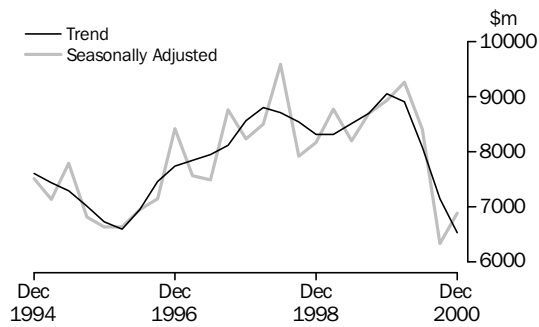
Movements in the trend estimates of value of building approvals in the December Quarter 2000 in chain volume measures are summarised below.

TREND ESTIMATES

	<i>Dec Qtr 2000</i>	<i>Sep Qtr 2000 to Dec Qtr 2000</i>	<i>Dec Qtr 1999 to Dec Qtr 2000</i>
	\$m	% change	% change
New residential building	2 873.6	-17.9	-47.2
Alterations and additions to residential buildings	638.2	-8.0	-24.3
Non-residential building	2 859.3	-3.8	3.2
Total building	6 535.1	-8.7	-27.8

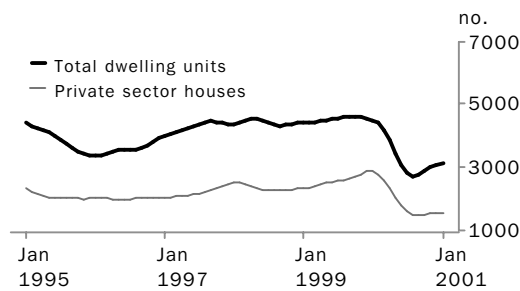
The trend estimate for the value of total building approved in chain volume terms fell by 8.7% in the December 2000 quarter. This has been driven by the value of new residential building, which fell by 17.9%.

QUARTERLY VALUE OF BUILDING APPROVED (CHAIN VOLUME MEASURES)



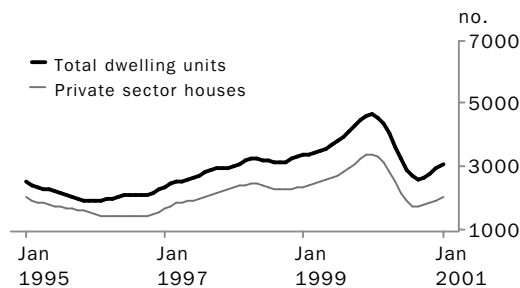
DWELLING UNITS APPROVED: State Trends

NEW SOUTH WALES



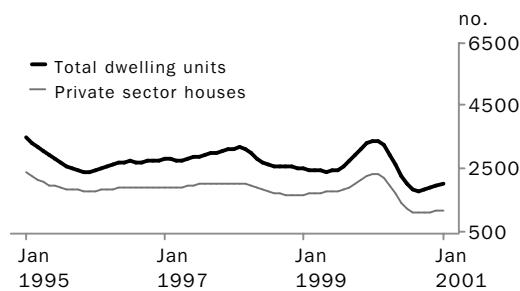
The trend estimate for total dwelling units approved has risen in the last five months, following ten months of decline.

VICTORIA



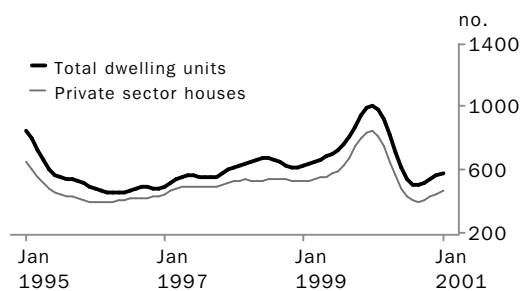
The trend estimate for total dwelling units approved has risen in the last four months, following eight months of decline.

QUEENSLAND



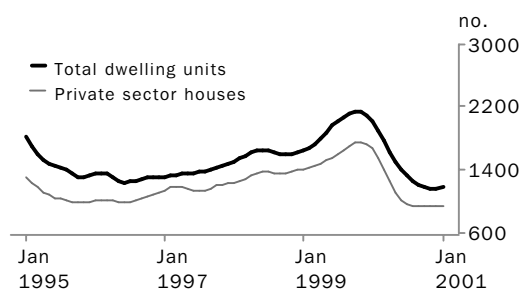
The trend estimate for total dwelling units approved has risen in the last four months, following eight months of decline.

SOUTH AUSTRALIA



The trend estimate for total dwelling units approved has risen in the last four months, following eight months of decline.

WESTERN AUSTRALIA



The trend estimate for total dwelling units approved is now showing a small rise, following thirteen months of decline.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

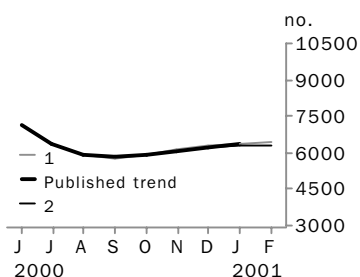
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

TREND REVISIONS

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

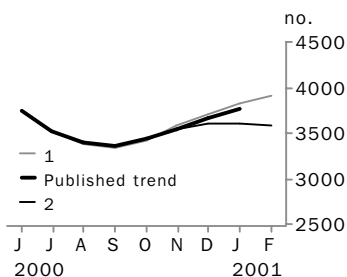
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the February seasonally adjusted estimate is higher than the January estimate by 3% for the number of private sector houses approved and 11% for other dwelling units approved; and that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

PRIVATE SECTOR HOUSES APPROVED



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 3% on Jan 2001</i>	% change	2 <i>falls by 3% on Jan 2001</i>	% change
September 2000	5 839	-1.2	5 786	-1.5	5 799	-1.4
October 2000	5 937	1.7	5 918	2.3	5 925	2.2
November 2000	6 074	2.3	6 107	3.2	6 089	2.8
December 2000	6 211	2.3	6 264	2.6	6 206	1.9
January 2001	6 360	2.4	6 393	2.1	6 284	1.3
February 2001	n.y.a.	n.y.a.	6 478	1.3	6 314	0.5

OTHER DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 11% on Jan 2001</i>	% change	2 <i>falls by 11% on Jan 2001</i>	% change
September 2000	3 360	-0.9	3 339	-1.2	3 366	-0.9
October 2000	3 433	2.2	3 423	2.5	3 436	2.1
November 2000	3 549	3.4	3 572	4.4	3 537	2.9
December 2000	3 666	3.3	3 709	3.8	3 592	1.6
January 2001	3 772	2.9	3 824	3.1	3 604	0.3
February 2001	n.y.a.	n.y.a.	3 918	2.5	3 585	-0.5

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DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS...		TOTAL DWELLING UNITS..		
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Public sector</i>	<i>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
.....							
ORIGINAL							
1999							
November	11 698	11 850	4 534	4 698	16 232	316	16 548
December	11 265	11 383	3 526	3 714	14 791	306	15 097
2000							
January	8 966	9 060	4 452	4 596	13 418	238	13 656
February	11 243	11 410	4 592	4 786	15 835	361	16 196
March	11 607	11 696	3 655	3 760	15 262	194	15 456
April	8 228	8 316	3 726	3 953	11 954	315	12 269
May	9 576	9 745	4 784	4 966	14 360	351	14 711
June	6 984	7 241	3 234	3 915	10 218	938	11 156
July	5 711	5 791	3 248	3 388	8 959	220	9 179
August	6 434	6 541	3 141	3 312	9 575	278	9 853
September	5 899	5 990	2 817	2 962	8 716	236	8 952
October	6 059	6 174	3 248	3 354	9 307	221	9 528
November	6 969	7 039	3 702	3 832	10 671	200	10 871
December	5 415	5 495	3 463	3 607	8 878	224	9 102
2001							
January	5 391	5 490	3 108	3 340	8 499	331	8 830
.....							
SEASONALLY ADJUSTED							
1999							
November	10 982	11 120	3 898	4 070	14 880	310	15 190
December	12 130	12 272	3 452	3 638	15 582	328	15 910
2000							
January	11 250	11 380	5 157	5 313	16 407	286	16 693
February	11 505	11 659	3 970	4 150	15 475	334	15 809
March	10 782	10 865	3 843	3 946	14 625	186	14 811
April	9 386	9 470	4 068	4 262	13 454	278	13 732
May	8 306	8 463	4 427	4 576	12 733	306	13 039
June	6 964	7 154	3 237	3 740	10 201	693	10 894
July	5 734	5 828	3 100	3 266	8 834	260	9 094
August	5 843	5 960	2 865	3 077	8 708	329	9 037
September	5 624	5 719	3 034	3 243	8 658	304	8 962
October	5 817	5 929	3 609	3 720	9 426	223	9 649
November	6 652	6 716	3 126	3 270	9 778	208	9 986
December	6 178	6 284	3 974	4 125	10 152	257	10 409
2001							
January	6 311	6 429	3 366	3 591	9 677	343	10 020
.....							
TREND ESTIMATES							
1999							
November	11 086	11 246	4 255	4 440	15 341	345	15 686
December	11 414	11 561	4 210	4 376	15 623	314	15 937
2000							
January	11 486	11 618	4 201	4 356	15 686	288	15 974
February	11 174	11 296	4 199	4 355	15 372	279	15 651
March	10 448	10 568	4 147	4 321	14 595	294	14 889
April	9 407	9 532	3 992	4 197	13 399	330	13 729
May	8 227	8 356	3 767	4 003	11 994	365	12 359
June	7 147	7 278	3 488	3 741	10 635	384	11 019
July	6 337	6 463	3 269	3 518	9 605	376	9 981
August	5 913	6 030	3 167	3 391	9 079	342	9 421
September	5 839	5 945	3 168	3 360	9 007	298	9 305
October	5 937	6 035	3 267	3 433	9 204	264	9 468
November	6 074	6 169	3 393	3 549	9 467	251	9 718
December	6 211	6 307	3 514	3 666	9 725	248	9 973
2001							
January	6 360	6 462	3 601	3 772	9 961	273	10 234

DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES.....		OTHER DWELLINGS....		TOTAL DWELLING UNITS..		
	Private sector	Total	Private sector	Total	Private sector	Public sector	Total
ORIGINAL (% change from preceding month)							
1999							
November	16.2	15.6	11.5	10.7	14.9	-12.7	14.2
December	-3.7	-3.9	-22.2	-20.9	-8.9	-3.2	-8.8
2000							
January	-20.4	-20.4	26.3	23.7	-9.3	-22.2	-9.5
February	25.4	25.9	3.1	4.1	18.0	51.7	18.6
March	3.2	2.5	-20.4	-21.4	-3.6	-46.3	-4.6
April	-29.1	-28.9	1.9	5.1	-21.7	62.4	-20.6
May	16.4	17.2	28.4	25.6	20.1	11.4	19.9
June	-27.1	-25.7	-32.4	-21.2	-28.8	167.2	-24.2
July	-18.2	-20.0	0.4	-13.5	-12.3	-76.5	-17.7
August	12.7	13.0	-3.3	-2.2	6.9	26.4	7.3
September	-8.3	-8.4	-10.3	-10.6	-9.0	-15.1	-9.1
October	2.7	3.1	15.3	13.2	6.8	-6.4	6.4
November	15.0	14.0	14.0	14.3	14.7	-9.5	14.1
December	-22.3	-21.9	-6.5	-5.9	-16.8	12.0	-16.3
2001							
January	-0.4	-0.1	-10.3	-7.4	-4.3	47.8	-3.0
SEASONALLY ADJUSTED (% change from preceding month)							
1999							
November	8.3	7.6	-22.5	-22.3	-1.9	-22.9	-2.5
December	10.5	10.4	-11.4	-10.6	4.7	5.8	4.7
2000							
January	-7.3	-7.3	49.4	46.0	5.3	-12.8	4.9
February	2.3	2.5	-23.0	-21.9	-5.7	16.8	-5.3
March	-6.3	-6.8	-3.2	-4.9	-5.5	-44.3	-6.3
April	-12.9	-12.8	5.9	8.0	-8.0	49.5	-7.3
May	-11.5	-10.6	8.8	7.4	-5.4	10.1	-5.0
June	-16.2	-15.5	-26.9	-18.3	-19.9	126.5	-16.5
July	-17.7	-18.5	-4.2	-12.7	-13.4	-62.5	-16.5
August	1.9	2.3	-7.6	-5.8	-1.4	26.5	-0.6
September	-3.8	-4.0	5.9	5.4	-0.6	-7.6	-0.8
October	3.4	3.7	19.0	14.7	8.9	-26.6	7.7
November	14.4	13.3	-13.4	-12.1	3.7	-6.7	3.5
December	-7.1	-6.4	27.1	26.1	3.8	23.6	4.2
2001							
January	2.1	2.3	-15.3	-12.9	-4.7	33.5	-3.7
TREND ESTIMATES (% change from preceding month)							
1999							
November	4.1	4.0	-1.1	-1.5	2.6	-6.8	2.4
December	3.0	2.8	-1.1	-1.4	1.8	-9.0	1.6
2000							
January	0.6	0.5	-0.2	-0.5	0.4	-8.3	0.2
February	-2.7	-2.8	0.0	0.0	-2.0	-3.1	-2.0
March	-6.5	-6.4	-1.2	-0.8	-5.1	5.4	-4.9
April	-10.0	-9.8	-3.7	-2.9	-8.2	12.2	-7.8
May	-12.5	-12.3	-5.6	-4.6	-10.5	10.6	-10.0
June	-13.1	-12.9	-7.4	-6.5	-11.3	5.2	-10.8
July	-11.3	-11.2	-6.3	-6.0	-9.7	-2.1	-9.4
August	-6.7	-6.7	-3.1	-3.6	-5.5	-9.0	-5.6
September	-1.2	-1.4	0.0	-0.9	-0.8	-12.9	-1.2
October	1.7	1.5	3.1	2.2	2.2	-11.4	1.8
November	2.3	2.2	3.9	3.4	2.9	-4.9	2.6
December	2.3	2.2	3.6	3.3	2.7	-1.2	2.6
2001							
January	2.4	2.5	2.5	2.9	2.4	10.1	2.6

VALUE OF BUILDING APPROVED(a)

Month	New residential building \$m	Alterations and additions to residential buildings(b) \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
ORIGINAL					
1999					
November	1 970.0	300.1	2 270.1	1 018.1	3 288.2
December	1 898.9	262.4	2 161.4	839.2	3 000.6
2000					
January	1 780.7	239.3	2 020.0	895.2	2 915.2
February	1 985.9	312.1	2 298.1	933.2	3 231.3
March	1 933.6	320.1	2 253.7	960.5	3 214.2
April	1 482.2	279.5	1 761.7	1 212.4	2 974.1
May	1 900.3	354.7	2 255.0	1 077.9	3 332.9
June	1 385.0	253.3	1 638.3	998.7	2 637.0
July	1 187.0	254.4	1 441.3	1 201.3	2 642.7
August	1 283.5	258.7	1 542.2	986.6	2 528.8
September	1 150.6	233.3	1 383.9	994.0	2 377.9
October	1 234.0	290.4	1 524.4	1 030.9	2 555.3
November	1 464.2	264.4	1 728.6	963.3	2 691.9
December	1 247.3	273.5	1 520.8	875.8	2 396.5
2001					
January	1 193.2	231.7	1 425.0	1 167.3	2 592.3
SEASONALLY ADJUSTED					
1999					
November	1 801.2	279.3	2 080.5	1 018.3	3 098.8
December	2 017.2	284.0	2 301.2	977.3	3 278.5
2000					
January	2 170.1	298.5	2 468.6	909.3	3 377.9
February	1 992.2	316.4	2 308.6	1 002.4	3 311.1
March	1 882.9	292.6	2 175.5	1 031.0	3 206.5
April	1 698.4	305.2	2 003.6	1 550.6	3 554.2
May	1 642.9	321.5	1 964.3	948.1	2 912.4
June	1 355.8	260.7	1 616.4	998.6	2 615.0
July	1 148.4	261.0	1 409.4	1 147.3	2 556.7
August	1 176.6	244.8	1 421.5	687.9	2 109.4
September	1 155.9	213.1	1 369.0	1 104.7	2 473.7
October	1 234.4	285.0	1 519.4	941.0	2 460.4
November	1 322.1	238.3	1 560.4	869.9	2 430.3
December	1 457.3	314.7	1 772.0	1 144.8	2 916.8
2001					
January	1 366.0	270.7	1 636.6	1 207.4	2 844.1
TREND ESTIMATES					
1999					
November	1 923.8	286.8	2 210.6	876.9	3 087.5
December	1 984.9	290.8	2 275.7	914.8	3 190.5
2000					
January	2 013.5	296.9	2 310.4	981.7	3 292.1
February	1 983.7	303.3	2 287.0	1 058.9	3 346.0
March	1 886.3	306.5	2 192.8	1 112.2	3 305.0
April	1 731.8	301.9	2 033.7	1 133.0	3 166.8
May	1 552.2	290.9	1 843.1	1 118.3	2 961.4
June	1 381.9	275.0	1 656.9	1 069.8	2 726.7
July	1 258.4	259.8	1 518.2	1 001.8	2 520.0
August	1 201.6	250.7	1 452.4	951.2	2 403.6
September	1 204.5	249.7	1 454.2	941.7	2 396.0
October	1 245.1	255.5	1 500.6	971.5	2 472.1
November	1 297.6	264.5	1 562.1	1 013.5	2 575.6
December	1 350.3	274.0	1 624.3	1 059.0	2 683.3
2001					
January	1 400.2	281.7	1 682.0	1 105.6	2 787.5

(a) Refer to Explanatory Notes paragraphs 8-10. (b) Refer to Explanatory Notes paragraph 16.

VALUE OF BUILDING APPROVED, Percentage Change (a)

Month	New residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
ORIGINAL (% change from preceding month)					
1999					
November	13.3	2.9	11.8	16.9	13.4
December	-3.6	-12.6	-4.8	-17.6	-8.7
2000					
January	-6.2	-8.8	-6.5	6.7	-2.8
February	11.5	30.4	13.8	4.2	10.8
March	-2.6	2.5	-1.9	2.9	-0.5
April	-23.3	-12.7	-21.8	26.2	-7.5
May	28.2	26.9	28.0	-11.1	12.1
June	-27.1	-28.6	-27.3	-7.3	-20.9
July	-14.3	0.4	-12.0	20.3	0.2
August	8.1	1.7	7.0	-17.9	-4.3
September	-10.4	-9.8	-10.3	0.7	-6.0
October	7.2	24.5	10.2	3.7	7.5
November	18.6	-8.9	13.4	-6.6	5.3
December	-14.8	3.4	-12.0	-9.1	-11.0
2001					
January	-4.3	-15.3	-6.3	33.3	8.2
SEASONALLY ADJUSTED (% change from preceding month)					
1999					
November	-3.1	-1.1	-2.8	26.6	5.2
December	12.0	1.7	10.6	-4.0	5.8
2000					
January	7.6	5.1	7.3	-7.0	3.0
February	-8.2	6.0	-6.5	10.2	-2.0
March	-5.5	-7.5	-5.8	2.8	-3.2
April	-9.8	4.3	-7.9	50.4	10.8
May	-3.3	5.3	-2.0	-38.9	-18.1
June	-17.5	-18.9	-17.7	5.3	-10.2
July	-15.3	0.1	-12.8	14.9	-2.2
August	2.5	-6.2	0.9	-40.0	-17.5
September	-1.8	-12.9	-3.7	60.6	17.3
October	6.8	33.7	11.0	-14.8	-0.5
November	7.1	-16.4	2.7	-7.5	-1.2
December	10.2	32.1	13.6	31.6	20.0
2001					
January	-6.3	-14.0	-7.6	5.5	-2.5
TREND ESTIMATES (% change from preceding month)					
1999					
November	4.0	0.8	3.5	-0.4	2.4
December	3.2	1.4	2.9	4.3	3.3
2000					
January	1.4	2.1	1.5	7.3	3.2
February	-1.5	2.1	-1.0	7.9	1.6
March	-4.9	1.0	-4.1	5.0	-1.2
April	-8.2	-1.5	-7.3	1.9	-4.2
May	-10.4	-3.6	-9.4	-1.3	-6.5
June	-11.0	-5.5	-10.1	-4.3	-7.9
July	-8.9	-5.5	-8.4	-6.4	-7.6
August	-4.5	-3.5	-4.3	-5.0	-4.6
September	0.2	-0.4	0.1	-1.0	-0.3
October	3.4	2.3	3.2	3.2	3.2
November	4.2	3.5	4.1	4.3	4.2
December	4.1	3.6	4.0	4.5	4.2
2001					
January	3.7	2.8	3.6	4.4	3.9

(a) Refer to Explanatory Notes paragraphs 8-10. (b) Refer to Explanatory Notes paragraph 16.

DWELLING UNITS APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	Total dwelling units
PRIVATE SECTOR (Number)						
1997-1998	104 461	42 517	788	2 587	621	150 974
1998-1999	104 498	42 953	665	2 541	482	151 139
1999-2000	120 834	46 880	816	1 841	519	170 890
2000						
January	8 959	4 166	80	159	54	13 418
February	11 230	4 325	98	146	36	15 835
March	11 593	3 521	57	50	41	15 262
April	8 215	3 312	223	177	27	11 954
May	9 564	4 425	79	270	22	14 360
June	6 974	3 110	40	66	28	10 218
July	5 703	2 694	39	508	15	8 959
August	6 420	2 878	53	191	33	9 575
September	5 889	2 646	39	127	15	8 716
October	6 045	3 034	75	143	10	9 307
November	6 967	3 480	132	83	9	10 671
December	5 405	3 091	125	252	5	8 878
2001						
January	5 381	3 038	51	15	14	8 499
PUBLIC SECTOR (Number)						
1997-1998	2 530	2 989	35	1	13	5 568
1998-1999	2 723	2 986	35	2	4	5 750
1999-2000	1 755	2 547	64	6	9	4 381
2000						
January	94	125	19	0	0	238
February	167	188	5	0	1	361
March	88	99	6	1	0	194
April	88	216	11	0	0	315
May	169	180	0	0	2	351
June	257	680	0	0	1	938
July	80	131	6	3	0	220
August	107	154	17	0	0	278
September	91	145	0	0	0	236
October	114	106	1	0	0	221
November	70	127	3	0	0	200
December	80	144	0	0	0	224
2001						
January	97	127	3	101	3	331
TOTAL (Number)						
1997-1998	106 991	45 506	823	2 588	634	156 542
1998-1999	107 221	45 939	700	2 543	486	156 889
1999-2000	122 589	49 427	880	1 847	528	175 271
2000						
January	9 053	4 291	99	159	54	13 656
February	11 397	4 513	103	146	37	16 196
March	11 681	3 620	63	51	41	15 456
April	8 303	3 528	234	177	27	12 269
May	9 733	4 605	79	270	24	14 711
June	7 231	3 790	40	66	29	11 156
July	5 783	2 825	45	511	15	9 179
August	6 527	3 032	70	191	33	9 853
September	5 980	2 791	39	127	15	8 952
October	6 159	3 140	76	143	10	9 528
November	7 037	3 607	135	83	9	10 871
December	5 485	3 235	125	252	5	9 102
2001						
January	5 478	3 165	54	116	17	8 830

(a) See Glossary for definition.

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

Month	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(b)	Total residential building	Non-residential building(b)	Total building
PRIVATE SECTOR (\$ million)								
1997-1998	11 654.3	4 443.3	87.8	2 573.4	257.3	19 016.3	10 276.7	29 292.6
1998-1999	12 377.2	4 681.5	67.6	2 514.2	245.8	19 886.7	9 016.8	28 903.3
1999-2000	15 425.7	5 678.7	94.5	3 086.7	228.3	24 513.7	8 932.2	33 445.8
2000								
January	1 154.3	604.1	9.4	198.3	19.6	1 985.6	659.0	2 644.6
February	1 448.3	500.0	8.9	273.8	19.9	2 251.0	668.4	2 919.4
March	1 512.5	402.2	5.5	299.5	6.3	2 225.8	696.5	2 922.3
April	1 057.9	392.7	34.3	217.0	15.6	1 717.5	983.2	2 700.6
May	1 247.7	610.5	9.6	289.0	44.1	2 200.9	779.1	2 980.0
June	925.1	368.2	4.5	232.4	8.1	1 538.3	838.3	2 376.6
July	770.7	392.4	3.1	177.0	69.0	1 412.2	840.4	2 252.6
August	874.7	380.1	5.0	212.7	25.2	1 497.7	757.1	2 254.9
September	793.4	329.6	2.5	219.9	5.8	1 351.2	766.2	2 117.5
October	824.6	384.7	8.1	245.9	22.2	1 485.4	829.1	2 314.5
November	971.9	469.6	9.8	244.0	7.7	1 703.0	699.9	2 402.9
December	770.5	451.1	11.8	211.9	37.6	1 482.9	595.8	2 078.8
2001								
January	752.6	412.7	5.0	197.7	2.4	1 370.3	769.5	2 139.8
PUBLIC SECTOR (\$ million)								
1997-1998	249.2	224.6	2.7	101.7	0.1	578.3	4 185.6	4 763.6
1998-1999	292.7	240.1	4.3	88.2	0.1	625.0	3 563.7	4 188.6
1999-2000	201.1	243.4	4.1	102.5	0.9	552.2	3 139.8	3 691.9
2000								
January	11.5	10.8	1.0	11.1	0.0	34.4	236.2	270.6
February	20.3	17.3	0.4	9.0	0.0	47.0	264.8	311.8
March	10.0	9.0	0.2	8.7	0.0	27.8	264.1	291.9
April	10.6	21.0	0.4	12.2	0.0	44.3	229.2	273.5
May	24.9	17.3	0.0	11.9	0.0	54.1	298.8	352.9
June	27.8	63.9	0.0	8.3	0.0	100.0	160.4	260.4
July	9.9	14.0	0.2	4.9	0.1	29.1	360.9	390.0
August	13.8	14.9	1.3	14.4	0.0	44.4	229.5	273.9
September	11.8	15.8	0.0	5.1	0.0	32.7	227.7	260.4
October	13.8	10.9	0.4	13.9	0.0	39.0	201.8	240.8
November	9.4	13.3	0.6	2.2	0.0	25.6	263.4	289.0
December	10.1	15.6	0.0	12.1	0.0	37.8	279.9	317.8
2001								
January	13.7	14.2	0.3	12.9	13.6	54.7	397.8	452.5
TOTAL (\$ million)								
1997-1998	11 903.5	4 667.9	90.4	2 675.2	257.3	19 594.2	14 461.8	34 056.2
1998-1999	12 669.8	4 921.7	72.1	2 602.3	245.8	20 511.9	12 580.1	33 091.8
1999-2000	15 627.0	5 921.9	98.7	3 189.0	229.2	25 066.0	12 071.9	37 138.0
2000								
January	1 165.8	614.9	10.4	209.3	19.6	2 020.0	895.2	2 915.2
February	1 468.6	517.4	9.4	282.8	19.9	2 298.1	933.2	3 231.3
March	1 522.4	411.2	5.6	308.2	6.3	2 253.7	960.5	3 214.2
April	1 068.5	413.7	34.7	229.2	15.6	1 761.7	1 212.4	2 974.1
May	1 272.6	627.8	9.6	300.9	44.1	2 255.0	1 077.9	3 332.9
June	953.0	432.0	4.5	240.7	8.1	1 638.3	998.7	2 637.0
July	780.6	406.4	3.3	182.0	69.1	1 441.3	1 201.3	2 642.7
August	888.5	395.0	6.4	227.1	25.2	1 542.2	986.6	2 528.8
September	805.2	345.4	2.5	225.0	5.8	1 383.9	994.0	2 377.9
October	838.4	395.6	8.4	259.8	22.2	1 524.4	1 030.9	2 555.3
November	981.3	482.9	10.5	246.3	7.7	1 728.6	963.3	2 691.9
December	780.7	466.6	11.8	224.1	37.6	1 520.8	875.8	2 396.5
2001								
January	766.3	427.0	5.2	210.5	16.0	1 425.0	1 167.3	2 592.3

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

(b) See Glossary for definition.

DWELLING UNITS APPROVED, States and Australia

	<i>New South Wales</i>	<i>Victoria</i>	<i>Queensland</i>	<i>South Australia</i>	<i>Western Australia</i>	<i>Tasmania</i>	<i>Northern Territory</i>	<i>Australian Capital Territory</i>	<i>Australia</i>
<i>Month</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL									
1999									
November	4 835	4 531	3 174	993	2 435	183	192	205	16 548
December	4 440	4 222	3 106	842	2 014	180	156	137	15 097
2000									
January	3 746	4 225	2 685	783	1 675	180	114	248	13 656
February	4 426	4 774	3 284	1 073	1 972	168	165	334	16 196
March	4 163	4 874	3 252	974	1 768	166	88	171	15 456
April	3 404	3 655	2 843	643	1 375	136	83	130	12 269
May	4 540	3 459	3 552	804	1 810	233	110	203	14 711
June	3 124	3 257	2 024	598	1 717	91	141	204	11 156
July	2 212	3 365	1 515	710	1 124	84	93	76	9 179
August	2 736	2 746	2 211	522	1 291	83	94	170	9 853
September	2 578	2 458	1 988	409	1 207	119	62	131	8 952
October	3 460	2 099	1 866	514	1 213	121	70	185	9 528
November	3 415	3 087	2 178	661	1 228	116	61	125	10 871
December	2 672	3 097	1 619	458	1 065	57	37	97	9 102
2001									
January	2 696	2 607	1 723	432	1 051	93	44	184	8 830
SEASONALLY ADJUSTED									
1999									
November	4 389	4 206	3 020	924	2 163	172	n.a.	n.a.	15 190
December	4 651	4 529	3 449	980	2 120	172	n.a.	n.a.	15 910
2000									
January	4 452	5 291	3 540	1 160	2 172	180	n.a.	n.a.	16 693
February	4 419	4 395	3 384	982	1 924	166	n.a.	n.a.	15 809
March	4 310	4 521	3 040	873	1 627	169	n.a.	n.a.	14 811
April	3 747	3 919	2 994	852	1 553	133	n.a.	n.a.	13 732
May	3 955	3 322	3 260	730	1 511	235	n.a.	n.a.	13 039
June	3 285	3 365	1 944	508	1 632	116	n.a.	n.a.	10 894
July	1 916	3 502	1 577	681	1 191	85	n.a.	n.a.	9 094
August	2 439	2 291	1 938	462	1 159	83	n.a.	n.a.	9 037
September	2 784	2 389	1 866	381	1 296	118	n.a.	n.a.	8 962
October	3 573	2 237	1 819	511	1 226	104	n.a.	n.a.	9 649
November	3 064	2 859	1 953	645	1 083	118	n.a.	n.a.	9 986
December	2 940	3 465	1 950	573	1 213	55	n.a.	n.a.	10 409
2001									
January	2 903	3 172	2 088	572	1 197	85	n.a.	n.a.	10 020
TREND ESTIMATES									
1999									
November	4 596	4 485	3 148	946	2 135	159	141	201	15 686
December	4 555	4 625	3 307	998	2 094	166	142	215	15 937
2000									
January	4 503	4 654	3 400	1 014	2 015	173	139	220	15 974
February	4 405	4 564	3 379	985	1 903	176	130	215	15 651
March	4 202	4 348	3 226	919	1 770	173	119	201	14 889
April	3 862	4 031	2 960	826	1 631	164	111	180	13 729
May	3 450	3 654	2 627	718	1 507	150	106	160	12 359
June	3 067	3 256	2 294	620	1 407	134	104	148	11 019
July	2 812	2 915	2 024	548	1 327	119	100	146	9 981
August	2 729	2 696	1 862	511	1 267	107	92	150	9 421
September	2 790	2 615	1 814	504	1 220	100	79	155	9 305
October	2 911	2 656	1 848	519	1 190	95	65	159	9 468
November	3 017	2 775	1 908	540	1 175	92	54	162	9 718
December	3 083	2 930	1 974	563	1 167	89	46	163	9 973
2001									
January	3 152	3 099	2 027	577	1 182	85	41	169	10 234

DWELLING UNITS APPROVED, States and Australia—Percentage Change

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
1999									
November	10.3	13.7	4.8	25.1	27.8	13.7	74.5	61.4	14.2
December	-8.2	-6.8	-2.1	-15.2	-17.3	-1.6	-18.8	-33.2	-8.8
2000									
January	-15.6	0.1	-13.6	-7.0	-16.8	0.0	-26.9	81.0	-9.5
February	18.2	13.0	22.3	37.0	17.7	-6.7	44.7	34.7	18.6
March	-5.9	2.1	-1.0	-9.2	-10.3	-1.2	-46.7	-48.8	-4.6
April	-18.2	-25.0	-12.6	-34.0	-22.2	-18.1	-5.7	-24.0	-20.6
May	33.4	-5.4	24.9	25.0	31.6	71.3	32.5	56.2	19.9
June	-31.2	-5.8	-43.0	-25.6	-5.1	-60.9	28.2	0.5	-24.2
July	-29.2	3.3	-25.1	18.7	-34.5	-7.7	-34.0	-62.7	-17.7
August	23.7	-18.4	45.9	-26.5	14.9	-1.2	1.1	123.7	7.3
September	-5.8	-10.5	-10.1	-21.6	-6.5	43.4	-34.0	-22.9	-9.1
October	34.2	-14.6	-6.1	25.7	0.5	1.7	12.9	41.2	6.4
November	-1.3	47.1	16.7	28.6	1.2	-4.1	-12.9	-32.4	14.1
December	-21.8	0.3	-25.7	-30.7	-13.3	-50.9	-39.3	-22.4	-16.3
2001									
January	0.9	-15.8	6.4	-5.7	-1.3	63.2	18.9	89.7	-3.0
SEASONALLY ADJUSTED (% change from preceding month)									
1999									
November	-7.7	-2.3	0.2	9.2	7.1	20.6	n.a.	n.a.	-2.5
December	6.0	7.7	14.2	6.1	-2.0	0.4	n.a.	n.a.	4.7
2000									
January	-4.3	16.8	2.6	18.4	2.5	4.3	n.a.	n.a.	4.9
February	-0.7	-16.9	-4.4	-15.4	-11.4	-7.9	n.a.	n.a.	-5.3
March	-2.5	2.9	-10.2	-11.0	-15.5	1.8	n.a.	n.a.	-6.3
April	-13.1	-13.3	-1.5	-2.4	-4.5	-21.3	n.a.	n.a.	-7.3
May	5.6	-15.2	8.9	-14.4	-2.7	76.6	n.a.	n.a.	-5.0
June	-16.9	1.3	-40.4	-30.5	8.0	-50.4	n.a.	n.a.	-16.5
July	-41.7	4.1	-18.9	34.2	-27.0	-26.7	n.a.	n.a.	-16.5
August	27.3	-34.6	22.9	-32.2	-2.7	-2.2	n.a.	n.a.	-0.6
September	14.1	4.3	-3.7	-17.5	11.8	41.1	n.a.	n.a.	-0.8
October	28.3	-6.4	-2.5	34.2	-5.4	-11.6	n.a.	n.a.	7.7
November	-14.2	27.8	7.4	26.2	-11.6	13.7	n.a.	n.a.	3.5
December	-4.0	21.2	-0.1	-11.2	12.0	-53.3	n.a.	n.a.	4.2
2001									
January	-1.3	-8.4	7.1	-0.1	-1.4	54.8	n.a.	n.a.	-3.7
TREND ESTIMATES (% change from preceding month)									
1999									
November	-0.3	4.5	6.6	7.6	0.0	5.9	3.7	10.4	2.4
December	-0.9	3.1	5.1	5.5	-1.9	4.6	1.0	6.7	1.6
2000									
January	-1.1	0.6	2.8	1.6	-3.8	3.9	-2.7	2.6	0.2
February	-2.2	-1.9	-0.6	-2.8	-5.5	2.1	-6.5	-2.3	-2.0
March	-4.6	-4.7	-4.5	-6.7	-7.0	-1.6	-8.0	-6.5	-4.9
April	-8.1	-7.3	-8.3	-10.2	-7.9	-5.2	-6.8	-10.4	-7.8
May	-10.7	-9.4	-11.2	-13.0	-7.6	-8.7	-4.3	-11.5	-10.0
June	-11.1	-10.9	-12.7	-13.7	-6.6	-10.5	-2.1	-7.3	-10.8
July	-8.3	-10.5	-11.8	-11.7	-5.7	-11.2	-4.1	-1.6	-9.4
August	-3.0	-7.5	-8.0	-6.6	-4.5	-10.0	-8.2	3.2	-5.6
September	2.3	-3.0	-2.6	-1.3	-3.7	-7.2	-13.6	3.2	-1.2
October	4.3	1.5	1.9	2.8	-2.4	-4.3	-17.3	2.5	1.8
November	3.6	4.5	3.2	4.1	-1.2	-3.3	-16.9	1.8	2.6
December	2.2	5.6	3.5	4.3	-0.7	-3.2	-15.6	0.9	2.6
2001									
January	2.2	5.8	2.7	2.4	1.3	-4.4	-11.1	3.4	2.6

PRIVATE SECTOR HOUSES APPROVED, States and Australia

	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
Month	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL									
1999									
November	2 964	3 394	2 048	892	2 031	154	88	127	11 698
December	3 030	3 259	2 205	736	1 712	156	65	102	11 265
2000									
January	2 333	2 523	1 768	649	1 385	139	53	116	8 966
February	2 678	3 533	2 374	836	1 459	135	63	165	11 243
March	2 936	3 557	2 467	807	1 477	150	71	142	11 607
April	1 948	2 555	1 796	561	1 072	120	48	128	8 228
May	2 429	2 529	2 290	616	1 363	159	41	149	9 576
June	1 769	2 382	1 073	517	1 044	83	46	70	6 984
July	1 373	1 842	977	443	906	83	35	52	5 711
August	1 590	1 809	1 344	450	1 005	76	31	129	6 434
September	1 472	1 753	1 161	353	961	100	33	66	5 899
October	1 720	1 518	1 228	434	911	105	32	111	6 059
November	1 641	2 360	1 268	458	1 027	112	35	68	6 969
December	1 369	1 701	919	381	900	53	21	71	5 415
2001									
January	1 421	1 649	1 007	364	783	89	21	57	5 391
SEASONALLY ADJUSTED									
1999									
November	2 823	3 199	1 952	823	1 865	n.a.	n.a.	n.a.	10 982
December	3 049	3 492	2 589	810	1 743	n.a.	n.a.	n.a.	12 130
2000									
January	2 755	3 340	2 250	957	1 742	n.a.	n.a.	n.a.	11 250
February	2 914	3 515	2 399	816	1 556	n.a.	n.a.	n.a.	11 505
March	2 810	3 236	2 239	688	1 375	n.a.	n.a.	n.a.	10 782
April	2 191	2 887	1 935	712	1 232	n.a.	n.a.	n.a.	9 386
May	2 048	2 234	2 117	548	1 158	n.a.	n.a.	n.a.	8 306
June	1 876	2 392	1 078	468	982	n.a.	n.a.	n.a.	6 964
July	1 302	1 899	1 009	407	917	n.a.	n.a.	n.a.	5 734
August	1 472	1 584	1 211	413	903	n.a.	n.a.	n.a.	5 843
September	1 403	1 595	1 068	338	1 013	n.a.	n.a.	n.a.	5 624
October	1 725	1 549	1 155	448	888	n.a.	n.a.	n.a.	5 817
November	1 555	2 244	1 139	433	947	n.a.	n.a.	n.a.	6 652
December	1 470	1 908	1 164	452	994	n.a.	n.a.	n.a.	6 178
2001									
January	1 567	2 054	1 229	492	906	n.a.	n.a.	n.a.	6 311
TREND ESTIMATES									
1999									
November	2 803	3 261	2 154	804	1 758	n.a.	n.a.	n.a.	11 086
December	2 873	3 373	2 271	842	1 737	n.a.	n.a.	n.a.	11 414
2000									
January	2 886	3 403	2 346	846	1 671	n.a.	n.a.	n.a.	11 486
February	2 803	3 328	2 329	812	1 558	n.a.	n.a.	n.a.	11 174
March	2 610	3 139	2 204	747	1 410	n.a.	n.a.	n.a.	10 448
April	2 335	2 857	1 980	659	1 257	n.a.	n.a.	n.a.	9 407
May	2 039	2 512	1 705	567	1 124	n.a.	n.a.	n.a.	8 227
June	1 776	2 175	1 442	487	1 024	n.a.	n.a.	n.a.	7 147
July	1 589	1 907	1 238	430	961	n.a.	n.a.	n.a.	6 337
August	1 499	1 760	1 120	403	935	n.a.	n.a.	n.a.	5 913
September	1 491	1 732	1 091	400	932	n.a.	n.a.	n.a.	5 839
October	1 509	1 775	1 111	413	937	n.a.	n.a.	n.a.	5 937
November	1 530	1 847	1 141	431	941	n.a.	n.a.	n.a.	6 074
December	1 547	1 926	1 177	449	944	n.a.	n.a.	n.a.	6 211
2001									
January	1 577	2 024	1 195	469	945	n.a.	n.a.	n.a.	6 360

PRIVATE SECTOR HOUSES APPROVED, States and Australia—Percentage Change

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
1999									
November	15.7	18.6	1.9	33.7	22.7	8.5	25.7	29.6	16.2
December	2.2	-4.0	7.7	-17.5	-15.7	1.3	-26.1	-19.7	-3.7
2000									
January	-23.0	-22.6	-19.8	-11.8	-19.1	-10.9	-18.5	13.7	-20.4
February	14.8	40.0	34.3	28.8	5.3	-2.9	18.9	42.2	25.4
March	9.6	0.7	3.9	-3.5	1.2	11.1	12.7	-13.9	3.2
April	-33.7	-28.2	-27.2	-30.5	-27.4	-20.0	-32.4	-9.9	-29.1
May	24.7	-1.0	27.5	9.8	27.1	32.5	-14.6	16.4	16.4
June	-27.2	-5.8	-53.1	-16.1	-23.4	-47.8	12.2	-53.0	-27.1
July	-22.4	-22.7	-8.9	-14.3	-13.2	0.0	-23.9	-25.7	-18.2
August	15.8	-1.8	37.6	1.6	10.9	-8.4	-11.4	148.1	12.7
September	-7.4	-3.1	-13.6	-21.6	-4.4	31.6	6.5	-48.8	-8.3
October	16.8	-13.4	5.8	22.9	-5.2	5.0	-3.0	68.2	2.7
November	-4.6	55.5	3.3	5.5	12.7	6.7	9.4	-38.7	15.0
December	-16.6	-27.9	-27.5	-16.8	-12.4	-52.7	-40.0	4.4	-22.3
2001									
January	3.8	-3.1	9.6	-4.5	-13.0	67.9	0.0	-19.7	-0.4
SEASONALLY ADJUSTED (% change from preceding month)									
1999									
November	4.1	6.4	1.5	13.8	11.5	n.a.	n.a.	n.a.	8.3
December	8.0	9.1	32.6	-1.5	-6.6	n.a.	n.a.	n.a.	10.5
2000									
January	-9.7	-4.3	-13.1	18.2	0.0	n.a.	n.a.	n.a.	-7.3
February	5.8	5.2	6.6	-14.8	-10.7	n.a.	n.a.	n.a.	2.3
March	-3.5	-8.0	-6.6	-15.7	-11.6	n.a.	n.a.	n.a.	-6.3
April	-22.1	-10.8	-13.6	3.5	-10.4	n.a.	n.a.	n.a.	-12.9
May	-6.5	-22.6	9.4	-23.1	-6.0	n.a.	n.a.	n.a.	-11.5
June	-8.4	7.1	-49.1	-14.5	-15.2	n.a.	n.a.	n.a.	-16.2
July	-30.6	-20.6	-6.4	-13.1	-6.6	n.a.	n.a.	n.a.	-17.7
August	13.0	-16.6	20.0	1.4	-1.6	n.a.	n.a.	n.a.	1.9
September	-4.7	0.7	-11.8	-18.0	12.1	n.a.	n.a.	n.a.	-3.8
October	23.0	-2.9	8.1	32.3	-12.3	n.a.	n.a.	n.a.	3.4
November	-9.8	44.8	-1.4	-3.2	6.7	n.a.	n.a.	n.a.	14.4
December	-5.4	-14.9	2.2	4.4	4.9	n.a.	n.a.	n.a.	-7.1
2001									
January	6.5	7.6	5.6	8.9	-8.9	n.a.	n.a.	n.a.	2.1
TREND ESTIMATES (% change from preceding month)									
1999									
November	3.1	4.9	6.0	7.8	0.9	n.a.	n.a.	n.a.	4.1
December	2.5	3.4	5.4	4.7	-1.2	n.a.	n.a.	n.a.	3.0
2000									
January	0.5	0.9	3.3	0.5	-3.8	n.a.	n.a.	n.a.	0.6
February	-2.9	-2.2	-0.7	-4.0	-6.8	n.a.	n.a.	n.a.	-2.7
March	-6.9	-5.7	-5.4	-8.1	-9.5	n.a.	n.a.	n.a.	-6.5
April	-10.5	-9.0	-10.1	-11.7	-10.9	n.a.	n.a.	n.a.	-10.0
May	-12.7	-12.1	-13.9	-14.0	-10.6	n.a.	n.a.	n.a.	-12.5
June	-12.9	-13.4	-15.4	-14.1	-8.9	n.a.	n.a.	n.a.	-13.1
July	-10.5	-12.3	-14.1	-11.7	-6.2	n.a.	n.a.	n.a.	-11.3
August	-5.7	-7.7	-9.5	-6.2	-2.7	n.a.	n.a.	n.a.	-6.7
September	-0.6	-1.6	-2.6	-0.8	-0.4	n.a.	n.a.	n.a.	-1.2
October	1.3	2.4	1.8	3.3	0.5	n.a.	n.a.	n.a.	1.7
November	1.4	4.1	2.7	4.3	0.4	n.a.	n.a.	n.a.	2.3
December	1.1	4.2	3.1	4.4	0.3	n.a.	n.a.	n.a.	2.3
2001									
January	1.9	5.1	1.6	4.3	0.2	n.a.	n.a.	n.a.	2.4

TOTAL DWELLINGS APPROVED, By Capital City Statistical Division

	Sydney	Melbourne	Brisbane	Adelaide	Perth	Greater Hobart	Darwin	Canberra
Month	no.	no.	no.	no.	no.	no.	no.	no.
PRIVATE SECTOR								
1997-1998	35 102	27 490	16 686	4 627	11 930	617	1 374	1 347
1998-1999	34 676	30 165	13 129	5 349	14 032	549	1 144	1 956
1999-2000	32 547	38 263	14 973	6 847	16 054	813	931	2 317
2000								
January	2 257	3 394	1 357	516	1 242	83	91	247
February	2 673	3 566	1 473	771	1 415	76	88	331
March	2 313	3 874	1 378	686	1 199	63	43	170
April	2 068	2 804	1 418	418	982	59	53	130
May	2 986	2 595	1 451	588	1 310	136	49	203
June	2 043	2 513	690	374	852	33	80	204
July	1 171	2 790	649	549	866	32	63	65
August	1 744	2 118	1 120	371	946	17	37	160
September	1 652	1 848	1 046	287	862	48	23	128
October	2 406	1 442	845	347	896	58	38	182
November	2 412	2 409	1 102	493	903	52	21	124
December	1 513	2 505	614	335	791	15	10	97
2001								
January	1 610	2 012	866	287	666	31	14	184
PUBLIC SECTOR								
1997-1998	745	752	475	180	882	6	172	49
1998-1999	1 112	666	473	151	549	0	243	117
1999-2000	644	629	271	87	775	21	119	55
2000								
January	62	19	20	0	49	0	5	0
February	93	56	20	2	40	0	22	3
March	28	9	25	0	55	0	5	1
April	96	40	12	4	40	3	0	0
May	41	40	10	7	26	0	23	0
June	94	43	119	5	296	1	24	0
July	70	36	7	3	6	0	0	11
August	52	32	7	13	34	6	0	10
September	71	32	1	0	21	5	20	2
October	20	68	7	0	28	3	12	3
November	75	15	19	7	21	0	0	1
December	66	11	40	18	16	0	8	0
2001								
January	20	51	23	9	130	2	21	0
TOTAL								
1997-1998	35 847	28 242	17 161	4 807	12 812	623	1 546	1 396
1998-1999	35 788	30 831	13 602	5 500	14 581	549	1 387	2 073
1999-2000	33 191	38 892	15 244	6 934	16 829	834	1 050	2 372
2000								
January	2 319	3 413	1 377	516	1 291	83	96	247
February	2 766	3 622	1 493	773	1 455	76	110	334
March	2 341	3 883	1 403	686	1 254	63	48	171
April	2 164	2 844	1 430	422	1 022	62	53	130
May	3 027	2 635	1 461	595	1 336	136	72	203
June	2 137	2 556	809	379	1 148	34	104	204
July	1 241	2 826	656	552	872	32	63	76
August	1 796	2 150	1 127	384	980	23	37	170
September	1 723	1 880	1 047	287	883	53	43	130
October	2 426	1 510	852	347	924	61	50	185
November	2 487	2 424	1 121	500	924	52	21	125
December	1 579	2 516	654	353	807	15	18	97
2001								
January	1 630	2 063	889	296	796	33	35	184

DWELLING UNITS APPROVED, By State: Original

<i>State/Territory</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
PRIVATE SECTOR						
New South Wales	1 421	1 204	18	0	3	2 646
Victoria	1 644	870	26	3	4	2 547
Queensland	1 005	649	4	0	7	1 665
South Australia	363	59	0	1	0	423
Western Australia	781	125	3	11	0	920
Tasmania	89	2	0	0	0	91
Northern Territory	21	2	0	0	0	23
Australian Capital Territory	57	127	0	0	0	184
Australia	5 381	3 038	51	15	14	8 499
PUBLIC SECTOR						
New South Wales	12	38	0	0	0	50
Victoria	31	27	0	0	2	60
Queensland	28	28	1	0	1	58
South Australia	0	9	0	0	0	9
Western Australia	5	25	0	101	0	131
Tasmania	0	0	2	0	0	2
Northern Territory	21	0	0	0	0	21
Australian Capital Territory	0	0	0	0	0	0
Australia	97	127	3	101	3	331
TOTAL						
New South Wales	1 433	1 242	18	0	3	2 696
Victoria	1 675	897	26	3	6	2 607
Queensland	1 033	677	5	0	8	1 723
South Australia	363	68	0	1	0	432
Western Australia	786	150	3	112	0	1 051
Tasmania	89	2	2	0	0	93
Northern Territory	42	2	0	0	0	44
Australian Capital Territory	57	127	0	0	0	184
Australia	5 478	3 165	54	116	17	8 830

(a) See Glossary for definition.

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

NEW OTHER RESIDENTIAL BUILDING.....

	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	Total new residential building
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
NUMBER OF DWELLING UNITS										
1997-1998	106 991	11 376	10 403	21 779	5 116	6 064	12 547	23 727	45 506	152 497
1998-1999	107 221	10 209	11 975	22 184	4 701	5 069	13 985	23 755	45 939	153 160
1999-2000	122 589	10 436	12 664	23 100	5 205	4 800	16 322	26 327	49 427	172 016
1999										
November	11 843	842	927	1 769	623	406	1 451	2 480	4 249	16 092
December	11 367	737	1 018	1 755	354	288	1 096	1 738	3 493	14 860
2000										
January	9 053	631	1 115	1 746	297	466	1 782	2 545	4 291	13 344
February	11 397	1 125	1 471	2 596	503	457	957	1 917	4 513	15 910
March	11 681	1 001	939	1 940	388	354	938	1 680	3 620	15 301
April	8 303	818	952	1 770	392	359	1 007	1 758	3 528	11 831
May	9 733	771	1 045	1 816	467	625	1 697	2 789	4 605	14 338
June	7 231	846	789	1 635	945	292	918	2 155	3 790	11 021
July	5 783	609	564	1 173	202	330	1 120	1 652	2 825	8 608
August	6 527	701	507	1 208	215	331	1 278	1 824	3 032	9 559
September	5 980	612	607	1 219	151	403	1 018	1 572	2 791	8 771
October	6 159	661	723	1 384	156	314	1 286	1 756	3 140	9 299
November	7 037	535	622	1 157	138	377	1 935	2 450	3 607	10 644
December	5 485	510	786	1 296	187	340	1 412	1 939	3 235	8 720
2001										
January	5 478	593	773	1 366	178	266	1 355	1 799	3 165	8 643

VALUE (\$ million)

1997-1998	11 903.5	822.7	958.4	1 780.9	423.2	548.3	1 915.1	2 886.8	4 667.9	16 571.3
1998-1999	12 669.8	797.9	1 192.1	1 990.1	394.9	515.1	2 021.7	2 931.7	4 921.7	17 591.5
1999-2000	15 627.0	871.0	1 328.1	2 199.0	486.0	501.4	2 735.7	3 723.3	5 921.9	21 548.8
1999										
November	1 500.8	67.9	91.9	159.8	60.1	39.8	209.6	309.5	469.2	1 970.0
December	1 453.6	60.9	107.3	168.2	29.3	29.5	218.3	277.1	445.3	1 898.9
2000										
January	1 165.8	55.4	115.8	171.2	24.1	48.0	371.6	443.7	614.9	1 780.7
February	1 468.6	101.5	145.2	246.7	47.2	56.5	167.0	270.7	517.4	1 985.9
March	1 522.4	80.6	103.8	184.4	44.9	41.0	140.8	226.8	411.2	1 933.6
April	1 068.5	64.5	100.1	164.6	42.3	33.1	173.7	249.1	413.7	1 482.2
May	1 272.6	68.6	124.2	192.8	40.6	63.8	330.5	435.0	627.8	1 900.3
June	953.0	66.9	84.0	150.9	83.4	34.0	163.8	281.2	432.0	1 385.0
July	780.6	47.1	69.0	116.1	19.7	49.0	221.5	290.3	406.4	1 187.0
August	888.5	63.3	66.0	129.3	27.7	40.9	197.1	265.7	395.0	1 283.5
September	805.2	52.0	76.7	128.7	12.7	42.5	161.4	216.7	345.4	1 150.6
October	838.4	53.9	81.1	135.0	29.7	35.4	195.5	260.7	395.6	1 234.0
November	981.3	43.8	65.5	109.3	13.5	43.8	316.4	373.6	482.9	1 464.2
December	780.7	41.4	84.6	126.0	18.8	36.9	284.9	340.6	466.6	1 247.3
2001										
January	766.3	53.2	92.7	145.9	14.8	36.5	229.8	281.1	427.0	1 193.2

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

Period	New houses	New other residential building	New residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
ORIGINAL (\$ MILLION)							
1997-1998	12 156.8	4 935.0	17 086.5	3 086.4	20 175.0	14 940.5	35 110.2
1998-1999	12 669.9	4 921.7	17 591.6	2 920.2	20 511.7	12 580.2	33 092.0
1999-2000	14 746.9	5 526.6	20 273.5	3 309.4	23 582.9	11 727.1	35 310.0
1999							
September	3 829.4	1 490.3	5 319.7	879.9	6 199.6	3 197.2	9 396.8
December	4 056.9	1 299.2	5 356.1	814.8	6 170.9	2 657.3	8 828.3
2000							
March	3 856.0	1 421.6	5 277.6	807.2	6 084.8	2 701.1	8 786.0
June	3 004.5	1 315.6	4 320.1	807.5	5 127.5	3 171.4	8 299.0
September	2 065.5	985.4	3 050.9	620.6	3 671.5	3 046.1	6 717.6
December	2 162.8	1 151.5	3 314.4	686.9	4 001.2	2 741.2	6 742.4
SEASONALLY ADJUSTED (\$ MILLION)							
1999							
September	3 581.7	1 437.2	5 018.9	851.7	5 870.6	2 825.1	8 695.8
December	4 093.2	1 324.6	5 417.8	808.2	6 226.0	2 713.6	8 939.5
2000							
March	4 091.8	1 496.4	5 588.2	841.5	6 429.7	2 834.7	9 264.4
June	2 980.3	1 268.3	4 248.7	807.9	5 056.6	3 353.7	8 410.4
September	1 956.1	980.0	2 936.1	599.2	3 535.4	2 800.6	6 336.0
December	2 196.0	1 178.7	3 374.8	696.6	4 071.4	2 809.1	6 880.5
TREND ESTIMATES (\$ MILLION)							
1999							
September	3 745.7	1 344.7	5 091.4	805.7	5 897.0	2 811.3	8 708.6
December	4 011.1	1 426.3	5 437.4	843.1	6 280.5	2 771.4	9 051.8
2000							
March	3 764.1	1 380.1	5 144.1	823.4	5 967.5	2 947.5	8 914.9
June	3 062.5	1 251.5	4 315.1	758.0	5 073.1	3 024.5	8 083.7
September	2 360.5	1 137.1	3 498.2	693.7	4 191.9	2 972.1	7 155.8
December	1 827.5	1 062.5	2 873.6	638.2	3 511.8	2 859.3	6 535.1
TREND ESTIMATES (% change from preceding quarter)							
1999							
September	10.5	5.2	9.0	5.9	8.6	-8.8	2.3
December	7.1	6.1	6.8	4.6	6.5	-1.4	3.9
2000							
March	-6.2	-3.2	-5.4	-2.3	-5.0	6.4	-1.5
June	-18.6	-9.3	-16.1	-7.9	-15.0	2.6	-9.3
September	-22.9	-9.1	-18.9	-8.5	-17.4	-1.7	-11.5
December	-22.6	-6.6	-17.9	-8.0	-16.2	-3.8	-8.7

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

(b) Refer to Explanatory Notes paragraph 16.

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

Reference Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL									
1999									
November	1 009.1	877.8	687.8	153.1	399.5	25.8	54.6	80.4	3 288.2
December	983.4	916.0	478.6	228.8	305.2	34.1	25.2	29.2	3 000.6
2000									
January	961.1	948.3	521.2	113.6	269.2	31.9	28.2	41.6	2 915.2
February	961.5	1 025.5	517.3	173.9	392.5	42.2	33.8	84.8	3 231.3
March	1 124.8	973.4	543.4	174.5	306.7	31.4	28.6	31.4	3 214.2
April	1 064.1	876.1	528.0	135.3	273.8	25.7	25.9	45.1	2 974.1
May	1 098.8	803.8	651.5	162.9	412.9	50.8	22.7	129.5	3 332.9
June	860.9	889.8	376.0	99.7	285.5	31.2	45.5	48.4	2 637.0
July	667.3	1 151.0	355.9	153.4	253.7	17.7	15.4	28.2	2 642.7
August	761.4	742.7	460.4	159.3	264.2	23.7	77.1	40.1	2 528.8
September	765.5	694.9	489.2	84.1	249.3	38.1	28.3	28.5	2 377.9
October	938.8	624.6	514.2	114.0	268.3	30.7	19.1	45.7	2 555.3
November	857.0	826.7	568.3	126.6	235.6	28.8	22.1	26.9	2 691.9
December	676.5	868.4	466.2	114.1	204.4	22.0	16.2	28.7	2 396.5
2001									
January	1 000.6	727.3	451.1	95.3	222.7	29.4	17.8	48.1	2 592.3
SEASONALLY ADJUSTED									
1999									
November	961.5	842.7	567.9	145.7	360.2	n.a.	n.a.	n.a.	3 098.8
December	1 064.3	956.7	600.1	260.2	334.3	n.a.	n.a.	n.a.	3 278.5
2000									
January	1 098.8	1 106.9	643.8	159.8	351.7	n.a.	n.a.	n.a.	3 377.9
February	1 067.8	916.1	558.1	164.8	385.7	n.a.	n.a.	n.a.	3 311.1
March	1 203.2	934.1	530.0	150.3	294.2	n.a.	n.a.	n.a.	3 206.5
April	1 195.3	1 057.0	647.0	168.7	323.6	n.a.	n.a.	n.a.	3 554.2
May	972.7	712.4	610.6	153.8	331.8	n.a.	n.a.	n.a.	2 912.4
June	880.2	946.6	334.1	94.8	273.5	n.a.	n.a.	n.a.	2 615.0
July	600.2	1 266.6	344.0	129.8	257.7	n.a.	n.a.	n.a.	2 556.7
August	593.0	623.3	398.0	148.7	236.7	n.a.	n.a.	n.a.	2 109.4
September	831.6	686.5	452.0	80.6	271.5	n.a.	n.a.	n.a.	2 473.7
October	906.4	635.7	532.4	124.8	253.9	n.a.	n.a.	n.a.	2 460.4
November	755.4	766.9	463.5	115.1	213.1	n.a.	n.a.	n.a.	2 430.3
December	823.7	973.8	628.8	133.2	231.0	n.a.	n.a.	n.a.	2 916.8
2001									
January	1 057.5	818.7	527.1	137.5	277.4	n.a.	n.a.	n.a.	2 844.1
TREND ESTIMATES									
1999									
November	989.1	914.2	561.4	146.1	367.8	n.a.	n.a.	n.a.	3 087.5
December	1 029.2	947.1	588.1	153.3	359.6	n.a.	n.a.	n.a.	3 190.5
2000									
January	1 088.8	962.5	607.0	158.8	351.6	n.a.	n.a.	n.a.	3 292.1
February	1 134.6	969.0	608.3	160.1	343.3	n.a.	n.a.	n.a.	3 346.0
March	1 130.8	969.5	586.8	157.6	333.1	n.a.	n.a.	n.a.	3 305.0
April	1 066.0	965.2	546.4	151.5	319.3	n.a.	n.a.	n.a.	3 166.8
May	964.7	950.0	496.8	142.5	302.2	n.a.	n.a.	n.a.	2 961.4
June	857.0	915.6	448.5	132.3	284.9	n.a.	n.a.	n.a.	2 726.7
July	768.9	867.6	417.6	123.1	268.6	n.a.	n.a.	n.a.	2 520.0
August	727.4	816.9	414.5	117.4	256.1	n.a.	n.a.	n.a.	2 403.6
September	740.2	777.0	438.3	116.0	247.4	n.a.	n.a.	n.a.	2 396.0
October	787.3	761.0	479.0	118.1	243.1	n.a.	n.a.	n.a.	2 472.1
November	840.9	766.8	517.8	121.5	242.3	n.a.	n.a.	n.a.	2 575.6
December	892.5	785.3	550.7	125.9	243.8	n.a.	n.a.	n.a.	2 683.3
2001									
January	949.5	807.5	571.6	128.4	246.6	n.a.	n.a.	n.a.	2 787.5

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

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

Reference Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
1999									
November	10.6	4.8	25.3	22.2	4.2	-12.9	96.8	126.9	13.4
December	-2.5	4.4	-30.4	49.5	-23.6	31.9	-53.8	-63.7	-8.7
2000									
January	-2.3	3.5	8.9	-50.3	-11.8	-6.5	11.7	42.5	-2.8
February	0.0	8.1	-0.8	53.0	45.8	32.3	19.8	103.7	10.8
March	17.0	-5.1	5.0	0.3	-21.9	-25.5	-15.3	-63.0	-0.5
April	-5.4	-10.0	-2.8	-22.4	-10.7	-18.3	-9.5	43.5	-7.5
May	3.3	-8.3	23.4	20.4	50.8	97.9	-12.4	187.4	12.1
June	-21.6	10.7	-42.3	-38.8	-30.9	-38.7	100.3	-62.6	-20.9
July	-22.5	29.4	-5.3	53.8	-11.1	-43.4	-66.0	-41.7	0.2
August	14.1	-35.5	29.4	3.9	4.1	34.0	398.9	42.1	-4.3
September	0.5	-6.4	6.2	-47.2	-5.6	61.2	-63.3	-28.9	-6.0
October	22.6	-10.1	5.1	35.6	7.6	-19.6	-32.5	60.4	7.5
November	-8.7	32.4	10.5	11.0	-12.2	-6.2	16.1	-41.2	5.3
December	-21.1	5.0	-18.0	-9.9	-13.2	-23.6	-26.8	7.0	-11.0
2001									
January	47.9	-16.2	-3.3	-16.5	9.0	33.8	10.0	67.7	8.2
SEASONALLY ADJUSTED (% change from preceding month)									
1999									
November	2.9	-1.1	1.0	3.5	-2.0	n.a.	n.a.	n.a.	5.2
December	10.7	13.5	5.7	78.5	-7.2	n.a.	n.a.	n.a.	5.8
2000									
January	3.2	15.7	7.3	-38.6	5.2	n.a.	n.a.	n.a.	3.0
February	-2.8	-17.2	-13.3	3.1	9.7	n.a.	n.a.	n.a.	-2.0
March	12.7	2.0	-5.0	-8.8	-23.7	n.a.	n.a.	n.a.	-3.2
April	-0.7	13.2	22.1	12.2	10.0	n.a.	n.a.	n.a.	10.8
May	-18.6	-32.6	-5.6	-8.8	2.5	n.a.	n.a.	n.a.	-18.1
June	-9.5	32.9	-45.3	-38.3	-17.5	n.a.	n.a.	n.a.	-10.2
July	-31.8	33.8	3.0	36.9	-5.8	n.a.	n.a.	n.a.	-2.2
August	-1.2	-50.8	15.7	14.5	-8.1	n.a.	n.a.	n.a.	-17.5
September	40.2	10.1	13.6	-45.8	14.7	n.a.	n.a.	n.a.	17.3
October	9.0	-7.4	17.8	54.9	-6.5	n.a.	n.a.	n.a.	-0.5
November	-16.7	20.6	-12.9	-7.8	-16.1	n.a.	n.a.	n.a.	-1.2
December	9.0	27.0	35.7	15.7	8.4	n.a.	n.a.	n.a.	20.0
2001									
January	28.4	-15.9	-16.2	3.3	20.1	n.a.	n.a.	n.a.	-2.5
TREND ESTIMATES (% change from preceding month)									
1999									
November	0.1	4.1	5.9	4.6	-1.1	n.a.	n.a.	n.a.	2.4
December	4.1	3.6	4.7	4.9	-2.2	n.a.	n.a.	n.a.	3.3
2000									
January	5.8	1.6	3.2	3.6	-2.2	n.a.	n.a.	n.a.	3.2
February	4.2	0.7	0.2	0.8	-2.4	n.a.	n.a.	n.a.	1.6
March	-0.3	0.1	-3.5	-1.6	-3.0	n.a.	n.a.	n.a.	-1.2
April	-5.7	-0.4	-6.9	-3.9	-4.2	n.a.	n.a.	n.a.	-4.2
May	-9.5	-1.6	-9.1	-5.9	-5.3	n.a.	n.a.	n.a.	-6.5
June	-11.2	-3.6	-9.7	-7.2	-5.7	n.a.	n.a.	n.a.	-7.9
July	-10.3	-5.2	-6.9	-7.0	-5.7	n.a.	n.a.	n.a.	-7.6
August	-5.4	-5.8	-0.7	-4.6	-4.7	n.a.	n.a.	n.a.	-4.6
September	1.8	-4.9	5.7	-1.2	-3.4	n.a.	n.a.	n.a.	-0.3
October	6.4	-2.1	9.3	1.8	-1.7	n.a.	n.a.	n.a.	3.2
November	6.8	0.8	8.1	2.9	-0.3	n.a.	n.a.	n.a.	4.2
December	6.1	2.4	6.4	3.7	0.6	n.a.	n.a.	n.a.	4.2
2001									
January	6.4	2.8	3.8	1.9	1.2	n.a.	n.a.	n.a.	3.9

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

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

Reference Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL									
1999									
November	276.1	235.7	290.2	36.2	95.7	6.2	26.8	51.1	1 018.1
December	283.0	266.2	72.0	129.5	62.3	13.1	4.4	8.8	839.2
2000									
January	361.6	235.1	198.9	18.5	57.3	6.4	10.4	7.1	895.2
February	284.0	325.5	113.9	43.3	103.2	21.4	10.8	31.2	933.2
March	452.2	215.8	129.4	59.0	74.0	9.8	15.5	4.9	960.5
April	533.7	327.3	162.7	58.7	87.5	8.0	11.6	22.9	1 212.4
May	311.5	240.2	194.0	66.1	147.7	17.1	5.5	95.7	1 077.9
June	350.0	350.7	136.4	24.3	83.6	16.7	18.2	18.8	998.7
July	286.2	560.1	166.4	60.6	101.4	7.3	4.5	15.0	1 201.3
August	274.5	267.7	177.7	89.6	93.0	10.7	63.2	10.3	986.6
September	309.4	291.8	226.4	29.4	88.5	23.2	17.8	7.5	994.0
October	380.8	225.3	242.1	45.3	105.1	12.6	6.4	13.2	1 030.9
November	269.9	290.4	263.2	48.2	63.0	13.1	10.9	4.6	963.3
December	195.1	311.0	238.9	52.6	43.6	12.4	9.9	12.2	875.8
2001									
January	552.9	266.8	202.9	35.2	63.5	16.5	9.5	20.0	1 167.3
TREND ESTIMATES									
1999									
November	298.9	232.1	165.3	37.0	101.3	n.a.	n.a.	n.a.	876.9
December	337.3	237.5	171.2	37.9	93.0	n.a.	n.a.	n.a.	914.8
2000									
January	391.5	245.7	178.0	40.2	88.9	n.a.	n.a.	n.a.	981.7
February	439.6	266.0	182.5	42.9	89.4	n.a.	n.a.	n.a.	1 058.9
March	457.8	298.4	180.9	46.4	93.3	n.a.	n.a.	n.a.	1 112.2
April	438.1	337.9	174.6	50.0	96.9	n.a.	n.a.	n.a.	1 133.0
May	392.9	370.9	166.6	52.6	98.2	n.a.	n.a.	n.a.	1 118.3
June	338.5	384.6	159.1	53.3	97.9	n.a.	n.a.	n.a.	1 069.8
July	286.0	375.3	160.0	52.4	95.0	n.a.	n.a.	n.a.	1 001.8
August	256.5	347.3	173.8	51.1	90.1	n.a.	n.a.	n.a.	951.2
September	261.6	313.5	197.3	50.9	84.1	n.a.	n.a.	n.a.	941.7
October	291.2	287.1	226.1	51.7	79.1	n.a.	n.a.	n.a.	971.5
November	327.8	270.6	249.9	52.7	75.3	n.a.	n.a.	n.a.	1 013.5
December	366.6	261.6	267.6	54.3	73.1	n.a.	n.a.	n.a.	1 059.0
2001									
January	411.4	257.6	276.2	54.5	72.1	n.a.	n.a.	n.a.	1 105.6

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

Reference Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
1999									
November	2.4	-2.1	83.8	14.6	-30.1	-37.0	148.3	281.3	16.9
December	2.5	12.9	-75.2	257.9	-35.0	111.0	-83.8	-82.8	-17.6
2000									
January	27.8	-11.7	176.2	-85.7	-7.9	-51.5	138.5	-19.4	6.7
February	-21.5	38.5	-42.8	134.0	79.9	236.6	3.9	340.1	4.2
March	59.2	-33.7	13.6	36.1	-28.2	-54.2	43.4	-84.4	2.9
April	18.0	51.7	25.7	-0.5	18.1	-18.4	-24.9	372.5	26.2
May	-41.6	-26.6	19.3	12.7	68.9	113.8	-52.3	317.2	-11.1
June	12.4	46.0	-29.7	-63.2	-43.4	-2.4	227.5	-80.3	-7.3
July	-18.3	59.7	22.0	148.9	21.3	-56.5	-75.4	-20.3	20.3
August	-4.1	-52.2	6.8	48.0	-8.3	47.1	1 311.9	-31.4	-17.9
September	12.7	9.0	27.3	-67.2	-4.8	117.6	-71.8	-27.1	0.7
October	23.1	-22.8	7.0	54.2	18.8	-45.7	-64.2	76.1	3.7
November	-29.1	28.9	8.7	6.4	-40.0	3.9	70.8	-65.1	-6.6
December	-27.7	7.1	-9.2	9.2	-30.8	-5.3	-9.2	165.2	-9.1
2001									
January	183.5	-14.2	-15.1	-33.1	45.4	33.0	-3.6	63.2	33.3
TREND ESTIMATES (% change from preceding month)									
1999									
November	1.3	-0.4	3.5	-1.5	-7.0	n.a.	n.a.	n.a.	-0.4
December	12.9	2.3	3.6	2.3	-8.2	n.a.	n.a.	n.a.	4.3
2000									
January	16.1	3.4	4.0	6.1	-4.4	n.a.	n.a.	n.a.	7.3
February	12.3	8.2	2.5	6.8	0.6	n.a.	n.a.	n.a.	7.9
March	4.1	12.2	-0.9	8.3	4.3	n.a.	n.a.	n.a.	5.0
April	-4.3	13.2	-3.5	7.6	3.9	n.a.	n.a.	n.a.	1.9
May	-10.3	9.8	-4.5	5.1	1.3	n.a.	n.a.	n.a.	-1.3
June	-13.9	3.7	-4.5	1.4	-0.3	n.a.	n.a.	n.a.	-4.3
July	-15.5	-2.4	0.6	-1.6	-3.0	n.a.	n.a.	n.a.	-6.4
August	-10.3	-7.5	8.6	-2.4	-5.2	n.a.	n.a.	n.a.	-5.0
September	2.0	-9.7	13.5	-0.5	-6.6	n.a.	n.a.	n.a.	-1.0
October	11.3	-8.4	14.6	1.5	-6.0	n.a.	n.a.	n.a.	3.2
November	12.6	-5.7	10.5	2.0	-4.8	n.a.	n.a.	n.a.	4.3
December	11.8	-3.3	7.1	3.0	-3.0	n.a.	n.a.	n.a.	4.5
2001									
January	12.2	-1.5	3.2	0.5	-1.3	n.a.	n.a.	n.a.	4.4

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

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

<i>State/Territory</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions creating dwellings</i>	<i>Alterations and additions not creating dwellings</i>	<i>Conversion(b)</i>	<i>Total residential building</i>	<i>Non-residential building(a)</i>	<i>Total building</i>
<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
PRIVATE SECTOR								
New South Wales	207.1	160.5	2.8	69.3	0.0	439.6	364.1	803.7
Victoria	240.9	140.5	1.7	62.4	0.2	445.7	181.5	627.3
Queensland	138.9	72.8	0.3	27.6	0.0	239.6	119.7	359.3
South Australia	39.3	6.3	0.0	12.8	0.3	58.7	29.9	88.6
Western Australia	105.5	14.9	0.1	18.8	1.8	141.1	49.6	190.8
Tasmania	9.4	0.1	0.0	3.0	0.1	12.7	1.9	14.6
Northern Territory	2.9	0.3	0.0	1.4	0.0	4.6	6.6	11.3
Australian Capital Territory	8.5	17.2	0.0	2.4	0.0	28.2	16.1	44.2
Australia	752.6	412.7	5.0	197.7	2.4	1 370.3	769.5	2 139.8
PUBLIC SECTOR								
New South Wales	1.9	4.7	0.0	1.3	0.0	8.0	188.9	196.9
Victoria	3.7	2.2	0.0	8.9	0.0	14.7	85.3	100.0
Queensland	3.8	2.9	0.0	1.7	0.0	8.5	83.2	91.7
South Australia	0.0	0.9	0.0	0.5	0.0	1.4	5.3	6.7
Western Australia	0.8	3.5	0.0	0.2	13.6	18.1	13.8	31.9
Tasmania	0.0	0.0	0.2	0.0	0.0	0.2	14.6	14.8
Northern Territory	3.5	0.0	0.0	0.2	0.0	3.7	2.9	6.6
Australian Capital Territory	0.0	0.0	0.0	0.0	0.0	0.0	3.9	3.9
Australia	13.7	14.2	0.3	12.9	13.6	54.7	397.8	452.5
TOTAL								
New South Wales	209.0	165.2	2.8	70.6	0.0	447.6	552.9	1 000.6
Victoria	244.6	142.7	1.7	71.2	0.2	460.5	266.8	727.3
Queensland	142.7	75.8	0.4	29.3	0.0	248.2	202.9	451.1
South Australia	39.3	7.2	0.0	13.3	0.3	60.0	35.2	95.3
Western Australia	106.3	18.4	0.1	19.0	15.4	159.3	63.5	222.7
Tasmania	9.4	0.1	0.2	3.0	0.1	12.9	16.5	29.4
Northern Territory	6.4	0.3	0.0	1.6	0.0	8.3	9.5	17.8
Australian Capital Territory	8.5	17.2	0.0	2.4	0.0	28.2	20.0	48.1
Australia	766.3	427.0	5.2	210.5	16.0	1 425.0	1 167.3	2 592.3

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

(b) See Glossary for definition.

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

State/Territory	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscell- aneous	Total non- residential building
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR											
New South Wales	2.9	76.7	16.6	87.9	24.2	6.6	5.5	12.3	119.9	11.5	364.1
Victoria	26.9	20.4	13.1	33.2	42.6	19.7	0.4	13.5	5.0	6.7	181.5
Queensland	3.6	20.5	7.6	19.4	21.6	5.0	2.2	13.2	20.3	6.2	119.7
South Australia	0.8	2.2	3.3	6.4	1.8	9.5	0.2	4.4	1.1	0.1	29.9
Western Australia	1.7	8.4	4.6	6.8	8.6	5.7	0.5	6.2	4.1	3.0	49.6
Tasmania	0.2	0.2	0.5	0.4	0.1	0.3	0.0	0.0	0.3	0.1	1.9
Northern Territory	3.9	0.6	0.0	0.8	1.4	0.0	0.0	0.0	0.0	0.0	6.6
Australian Capital Territory	6.9	1.8	0.0	4.6	0.0	1.0	0.0	0.0	0.4	1.2	16.1
Australia	46.9	130.9	45.8	159.5	100.3	47.8	8.8	49.5	151.1	28.8	769.5
PUBLIC SECTOR											
New South Wales	0.0	0.0	0.1	38.5	115.4	17.1	0.0	5.9	2.3	9.6	188.9
Victoria	0.8	0.3	0.3	3.7	5.7	49.6	0.0	18.3	1.9	4.6	85.3
Queensland	0.3	0.1	0.0	1.0	6.7	10.7	0.0	1.7	3.1	59.7	83.2
South Australia	0.0	0.1	0.0	0.3	0.0	4.7	0.0	0.1	0.1	0.1	5.3
Western Australia	0.0	0.0	0.0	0.1	0.0	2.3	0.0	2.7	4.6	4.1	13.8
Tasmania	0.0	0.0	0.0	0.9	0.0	13.2	0.0	0.0	0.5	0.0	14.6
Northern Territory	0.0	0.0	0.0	0.1	1.7	0.1	0.0	0.1	0.7	0.1	2.9
Australian Capital Territory	0.0	0.0	0.0	0.1	0.0	3.5	0.0	0.3	0.0	0.0	3.9
Australia	1.1	0.5	0.4	44.8	129.5	101.1	0.0	29.2	13.2	78.2	397.8
TOTAL											
New South Wales	2.9	76.7	16.7	126.4	139.6	23.6	5.5	18.2	122.2	21.1	552.9
Victoria	27.7	20.8	13.4	36.9	48.3	69.2	0.4	31.8	6.9	11.3	266.8
Queensland	3.9	20.5	7.6	20.4	28.3	15.8	2.2	14.9	23.4	65.9	202.9
South Australia	0.8	2.3	3.3	6.7	1.8	14.2	0.2	4.4	1.2	0.3	35.2
Western Australia	1.7	8.4	4.6	6.9	8.6	8.1	0.5	8.9	8.7	7.1	63.5
Tasmania	0.2	0.2	0.5	1.3	0.1	13.4	0.0	0.0	0.8	0.1	16.5
Northern Territory	3.9	0.6	0.0	0.9	3.0	0.1	0.0	0.1	0.7	0.1	9.5
Australian Capital Territory	6.9	1.8	0.0	4.7	0.0	4.5	0.0	0.3	0.4	1.2	20.0
Australia	48.0	131.4	46.2	204.3	229.7	148.9	8.8	78.7	164.3	107.0	1 167.3

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

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

Period	<i>Hotels, motels and other short term accommodation....</i>		<i>Shops.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<i>Other business premises.....</i>		<i>Educational.....</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
VALUE—\$50,000–\$199,999												
2000												
November	32	3.2	338	30.7	76	8.2	191	18.9	130	13.0	107	11.0
December	26	2.4	236	21.6	70	7.0	149	14.7	101	9.6	105	10.1
2001												
January	23	2.1	165	15.9	67	6.3	142	14.1	116	11.3	58	5.7
VALUE—\$200,000–\$499,999												
2000												
November	4	1.0	79	23.3	54	17.4	86	25.3	69	21.7	42	13.1
December	7	2.1	52	16.1	50	15.8	61	17.1	45	13.7	45	14.2
2001												
January	10	3.3	53	15.1	30	9.0	50	14.4	50	14.5	39	11.8
VALUE—\$500,000–\$999,999												
2000												
November	0	0.0	21	14.6	21	14.6	38	26.8	31	22.5	29	20.4
December	7	5.9	19	12.1	15	10.6	27	18.4	22	15.6	16	10.8
2001												
January	4	2.7	19	12.5	14	9.3	19	13.8	23	15.4	22	14.8
VALUE—\$1,000,000–\$4,999,999												
2000												
November	4	9.9	17	30.2	15	27.6	25	43.6	27	52.9	29	50.3
December	7	11.4	15	27.9	12	21.4	21	45.7	19	40.3	22	47.2
2001												
January	4	8.1	11	27.3	8	21.6	31	69.0	21	46.8	30	72.7
VALUE—\$5,000,000 and over												
2000												
November	2	17.0	1	9.0	1	5.5	3	77.8	9	82.2	6	41.4
December	1	24.8	0	0.0	1	11.4	5	85.5	2	12.1	7	153.1
2001												
January	3	31.8	4	60.5	0	0.0	7	93.0	5	141.7	5	43.9
VALUE—TOTAL												
1997-1998	666	1 340.7	4 718	2 025.2	2 221	992.8	3 419	2 518.5	2 980	2 122.2	1 488	1 369.0
1998-1999	637	831.4	4 671	2 455.8	2 062	948.7	3 213	1 778.9	2 956	2 046.2	1 387	1 409.9
1999-2000	764	753.2	5 297	2 333.7	2 133	957.5	3 616	1 929.1	3 358	1 734.7	1 547	1 491.8
2000												
November	42	31.0	456	107.7	167	73.3	343	192.4	266	192.4	213	136.2
December	48	46.5	322	77.6	148	66.1	263	181.4	189	91.3	195	235.4
2001												
January	44	48.0	252	131.4	119	46.2	249	204.3	215	229.7	154	148.9

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

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

Period	Religious.....		Health.....		Entertainment and recreational....		Miscellaneous.....		Total non-residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
VALUE—\$50,000–\$199,999										
2000										
November	11	1.2	26	2.3	51	5.2	59	5.4	1 021	99.1
December	9	0.9	19	1.7	30	2.8	53	4.9	798	75.7
2001										
January	6	0.5	25	2.3	28	2.8	39	3.4	669	64.4
VALUE—\$200,000–\$499,999										
2000										
November	4	1.3	13	4.0	16	4.0	16	5.1	383	116.2
December	6	1.6	14	4.2	21	6.7	10	3.2	311	94.8
2001										
January	7	1.9	7	1.9	20	6.1	15	4.4	281	82.3
VALUE—\$500,000–\$999,999										
2000										
November	7	4.9	8	5.4	6	3.9	5	3.0	166	116.1
December	6	4.3	6	3.8	6	3.9	7	4.6	131	89.8
2001										
January	2	1.2	4	3.0	10	6.8	7	5.0	124	84.5
VALUE—\$1,000,000–\$4,999,999										
2000										
November	2	2.1	8	20.0	9	15.8	12	23.8	148	276.3
December	0	0.0	15	32.4	11	24.9	8	16.3	130	267.3
2001										
January	3	5.2	15	42.9	12	21.7	11	27.9	146	343.3
VALUE—\$5,000,000 and over										
2000										
November	1	6.0	4	65.4	3	39.4	2	11.9	32	355.6
December	0	0.0	3	23.0	1	6.3	4	32.0	24	348.0
2001										
January	0	0.0	4	28.6	4	127.0	2	66.3	34	592.8
VALUE—TOTAL										
1997-1998	219	79.5	771	1 773.6	1 034	1 496.3	1 134	744.0	18 650	14 461.8
1998-1999	232	93.5	799	1 313.5	993	1 185.0	1 075	517.4	18 025	12 580.1
1999-2000	240	127.5	795	1 097.8	1 018	800.4	1 106	846.5	19 874	12 071.9
2000										
November	25	15.5	59	97.1	85	68.4	94	49.2	1 750	963.3
December	21	6.9	57	65.1	69	44.5	82	61.0	1 394	875.8
2001										
January	18	8.8	55	78.7	74	164.3	74	107.0	1 254	1 167.3

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

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following:

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

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

5 From July 1990, the statistics include:

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

VALUE DATA

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

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

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

EXPLANATORY NOTES

VALUE DATA

continued

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

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

OWNERSHIP

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

BUILDING CLASSIFICATION

12 Building approvals are classified both by the Type of Building (e.g. 'house', 'factory') and by the Type of Work involved (e.g. 'new', 'alterations and additions' and 'conversions'). These classifications are often used in conjunction with each other in this publication and are defined in the Glossary.

13 The Type of Building classification refers to the intended major function of a building. A building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the specific building, not to the function of the group as a whole.

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

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

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

EXPLANATORY NOTES

SEASONAL ADJUSTMENT

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

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

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

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

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

TREND ESTIMATES

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

23 While the smoothing techniques described in paragraph 22 enable trend estimates to be produced for the latest few periods, they do result in revisions to the trend estimates as new data becomes available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

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

EXPLANATORY NOTES

CHAIN VOLUME MEASURES

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

UNPUBLISHED DATA

26 The ABS can provide some unpublished building approvals data. At Statistical Local Area and Collection District, this includes new houses, floor area, material of outer wall, floor and roof. A charge may be made for providing unpublished data.

RELATED PUBLICATIONS

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

- *Building Activity, Australia* (Cat. no. 8752.0–8752.7)
- *Building Activity, Building Work Done, Australia* (Cat. no. 8755.0)
- *Building Activity, Australia: Dwelling Unit Commencements* (Cat. no. 8750.0)
- *Building Approvals* (Cat. no. 8731.1–8731.7)
- *Engineering Construction Activity, Australia* (Cat. no. 8762.0)
- *House Price Indexes: Eight Capital Cities* (Cat. no. 6416.0)
- *Housing Finance for Owner Occupation, Australia* (Cat. no. 5609.0)
- *Price Index of Materials Used in Building Other Than House Building, Six State Capital Cities* (Cat. no. 6407.0)
- *Price Index of Materials Used in House Building, Six State Capital Cities* (Cat. no. 6408.0).

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

ROUNDING

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

G L O S S A R Y

Alterations and additions	Building activity carried out on existing buildings. Includes adding to or diminishing floor area, altering the structural design of a building and affixing rigid components which are integral to the functioning of the building.
Alterations and additions to residential buildings	Alterations and additions carried out on existing residential buildings, which may result in the creation of new dwelling units. See also Explanatory Notes paragraph 16.
Building	A building is a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design is the provision for regular access by persons in order to satisfy its intended use.
Conversion	Building activity which converts a non-residential building to a residential building, e.g. conversion of a warehouse to residential apartments. Conversion is considered to be a special type of alteration, and these jobs have been separately identified as such from the July 1996 reference month, though they have only appeared separately in this publication from the January 1998 issue. Prior to that issue, conversions were published as part of the 'Conversions, etc.' category or included elsewhere within a table. See also Explanatory Notes paragraph 16.
Dwelling unit	A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Regardless of whether they are self-contained or not, units within buildings offering institutional care (e.g. hospitals) or temporary accommodation (e.g. motels, hostels and holiday apartments) are not defined as dwelling units. Such units are included in the appropriate category of non-residential building approvals. Dwelling units can be created in one of four ways: through new work to create a residential building; through alteration/addition work to an existing residential building; through either new or alteration/addition work on non-residential building or through conversion of a non-residential building to a residential building.
Educational	Includes schools, colleges, kindergartens, libraries, museums and universities.
Entertainment and recreational	Includes clubs, cinemas, sport and recreation centres.
Factories	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
Flats, units or apartments	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
Health	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
Hotels, motels and other short term accommodation	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
House	A house is a detached building primarily used for long term residential purposes. It consists of one dwelling unit. For instance, detached 'granny flats' and detached dwelling units (e.g. caretaker's residences) associated with a non-residential building are defined as houses.
Miscellaneous	Includes justice and defence buildings, welfare and charitable homes, prisons and reformatories, maintenance camps, farming and livestock buildings, veterinary clinics, child-minding centres, police stations and public toilets.

GLOSSARY

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

FOR MORE INFORMATION...

- INTERNET* **www.abs.gov.au** the ABS web site is the best place to start for access to summary data from our latest publications, information about the ABS, advice about upcoming releases, our catalogue, and Australia Now—a statistical profile.
- LIBRARY* A range of ABS publications is available from public and tertiary libraries Australia-wide. Contact your nearest library to determine whether it has the ABS statistics you require, or visit our web site for a list of libraries.
- CPI INFOLINE* For current and historical Consumer Price Index data, call 1902 981 074 (call cost 77c per minute).
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