



BUILDING APPROVALS

AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) TUES 5 MAR 2002

JANUARY KEY FIGURES

TREND ESTIMATES

	Jan 2002	% change Dec 2001 to Jan 2002	% change Jan 2001 to Jan 2002
Dwelling units approved			
Private sector houses	9 876	-1.2	63.6
Total dwelling units	13 561	-2.8	44.6

SEASONALLY ADJUSTED

	Jan 2002	% change Dec 2001 to Jan 2002	% change Jan 2001 to Jan 2002
Dwelling units approved			
Private sector houses	9 870	2.9	60.5
Total dwelling units	13 369	2.8	37.8

JANUARY KEY POINTS

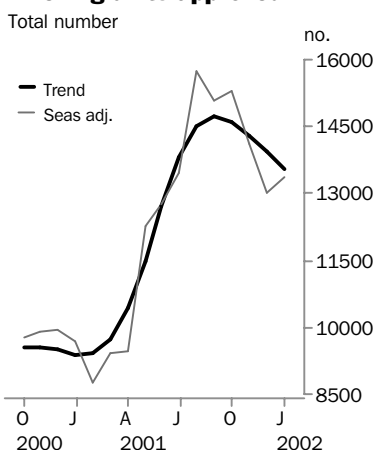
TREND ESTIMATES

- The trend estimate for total dwelling units approved fell 2.8% in January 2002, the fourth consecutive monthly fall.
- The trend estimate for private sector houses approved fell 1.2% in January 2002, continuing the decline from October 2001.
- The trend estimate for other dwelling units approved fell 7.4% in January 2002. This follows falls of 6.7% in December, 5.2% in November and 2.5% in October 2001.

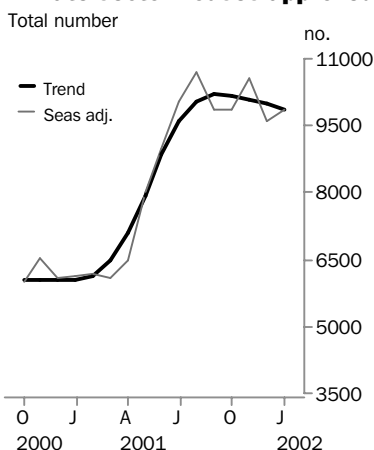
SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units approved rose by 2.8% to 13,369 in January 2002. This follows falls of 7.8% in both December and November 2001.
- The seasonally adjusted estimate for private sector houses approved rose 2.9% to 9,870 in January 2002, following a fall of 9.1% in December 2001.
- The seasonally adjusted estimate for other dwelling units approved rose marginally (0.9%) to 3,264 in January 2002.

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 and Referral Service on 1300 135 070.

NOTES

FORTHCOMING ISSUES	<i>ISSUE</i>	<i>RELEASE DATE</i>
	February 2002	3 April 2002
	March 2002	2 May 2002
	April 2002	3 June 2002



CHANGES IN THIS ISSUE There are no changes in this issue.



DATA NOTES There are no notes about the data.



REVISIONS THIS MONTH Revisions have been made to the total dwelling units in this issue, mainly as a result of receiving updated data from councils.

	NSW	Victoria	WA	Total
June 2001	+12			+12
July 2001		+25	-1	+24
August 2001		+23	-3	+20
September 2001		+41	-6	+35
October 2001			-5	-5
November 2001	+179	+51	-5	+225
December 2001	+131		-14	+117



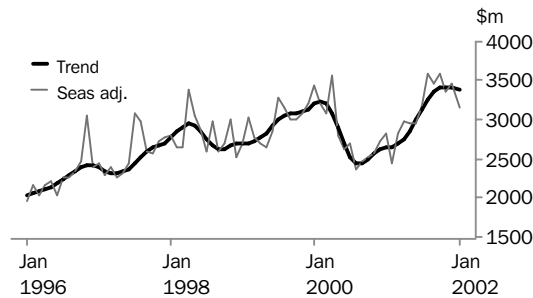
SYMBOLS AND OTHER USAGES n.a. not available
n.y.a. not yet available

Barbara Dunlop
Acting Australian Statistician

VALUE OF BUILDING APPROVED

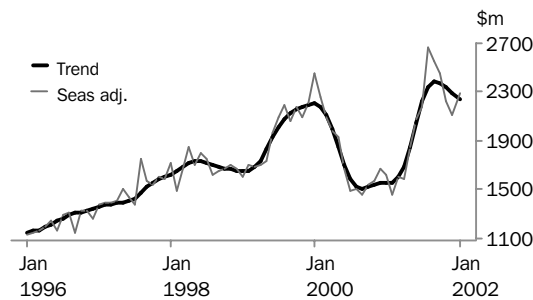
VALUE OF TOTAL BUILDING

The trend estimate of the value of total building approved has fallen in the last two months, following fourteen months of growth. The trend estimate fell by 1.0% in January 2002.



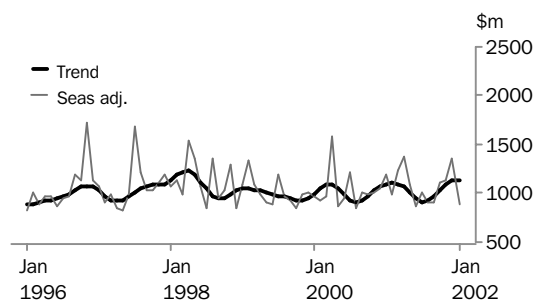
VALUE OF RESIDENTIAL BUILDING

The trend estimate of the value of residential building approved has fallen in the last four months, after eight months of strong growth. The trend estimate fell by 2.1% in January 2002.



VALUE OF NON-RESIDENTIAL

The trend estimate of the value of non-residential building approved has risen for the last six months, although the rate of growth has eased. The trend estimate rose by 1.4% in January 2002.



VALUE OF BUILDING APPROVED

CHAIN VOLUME MEASURES

DECEMBER QTR 2001

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

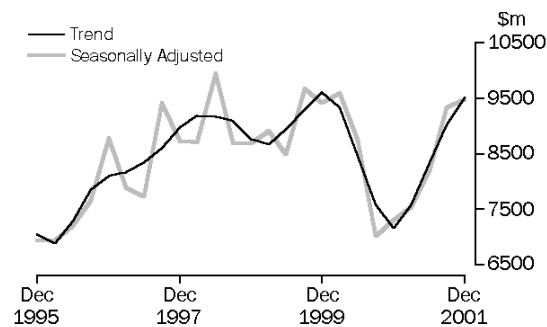
TREND ESTIMATES

	<i>Dec Qtr 2001 (a)</i>	<i>Sep Qtr 2001 to Dec Qtr 2001</i>	<i>Dec Qtr 2000 to Dec Qtr 2001</i>
	\$m	% change	% change
New residential building	5 603.3	11.1	70.8
Alterations and additions to residential buildings	836.8	3.4	19.1
Non-residential building	3 218.8	1.3	0.6
Total building	9 517.9	5.3	32.5

(a) Reference year for chain volume measures is 1999-2000.

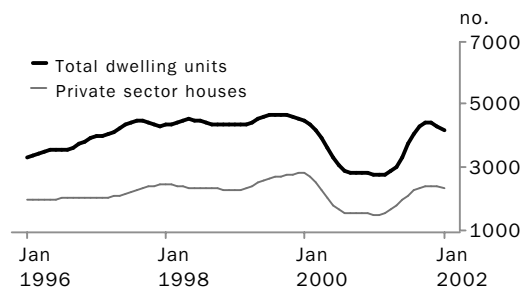
The trend estimate for the value of total building approved in chain volume terms rose 5.3% in the December quarter 2001. This has been driven by the value of new residential building approved, which rose 11.1% in this quarter.

QUARTERLY VALUE OF BUILDING APPROVED (CHAIN VOLUME MEASURES)



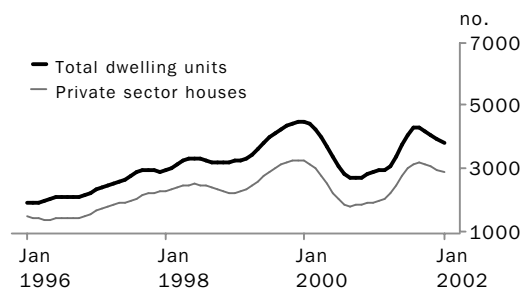
DWELLING UNITS APPROVED: State Trends

NEW SOUTH WALES



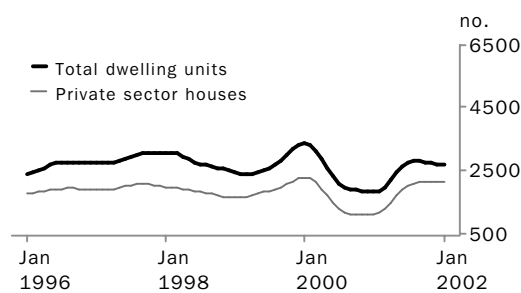
The trend estimate for total dwelling units approved in New South Wales has fallen in the last three months, after eight months of growth.

VICTORIA



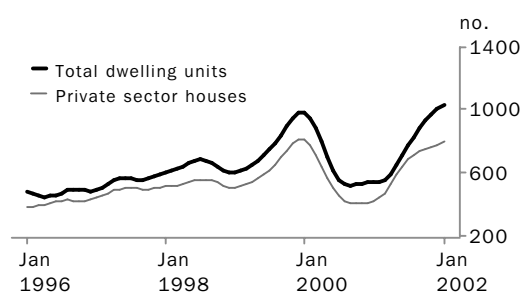
The trend estimate for total dwelling units approved in Victoria has fallen in the last four months, following eleven months of growth.

QUEENSLAND



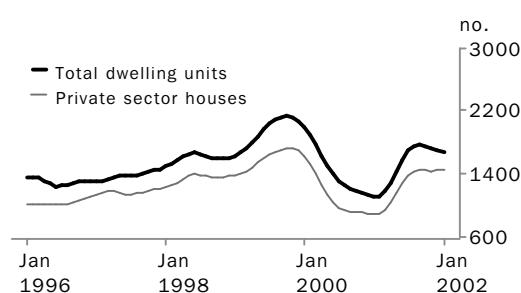
The trend estimate for total dwelling units approved in Queensland has fallen in the last five months.

SOUTH AUSTRALIA



The trend estimate for total dwelling units approved in South Australia has risen for sixteen consecutive months, although the rate of growth has eased.

WESTERN AUSTRALIA



The trend estimate for total dwelling units approved in Western Australia has fallen in the last four months.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

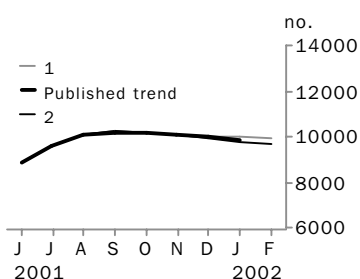
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

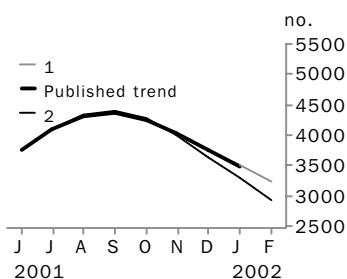
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the February seasonally adjusted estimate is higher than the January estimate by 3% for the number of private sector houses approved and 11% for other dwelling units approved; and that 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 2002</i>	% change	2 <i>falls by 3% on Jan 2002</i>	% change
September 2001	10 199	1.5	10 232	1.6	10 253	1.7
October 2001	10 163	-0.4	10 174	-0.6	10 185	-0.7
November 2001	10 084	-0.8	10 074	-1.0	10 046	-1.4
December 2001	9 996	-0.9	10 009	-0.6	9 918	-1.3
January 2002	9 876	-1.2	9 966	-0.4	9 795	-1.2
February 2002	n.y.a.	n.y.a.	9 939	-0.3	9 681	-1.2

OTHER DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 11% on Jan 2002</i>	% change	2 <i>falls by 11% on Jan 2002</i>	% change
September 2001	4 364	1.0	4 376	1.1	4 401	1.3
October 2001	4 254	-2.5	4 258	-2.7	4 270	-3.0
November 2001	4 032	-5.2	4 029	-5.4	3 997	-6.4
December 2001	3 761	-6.7	3 751	-6.9	3 645	-8.8
January 2002	3 484	-7.4	3 499	-6.7	3 299	-9.5
February 2002	n.y.a.	n.y.a.	3 241	-7.4	2 939	-10.9

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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							
2000							
November	6 981	7 062	3 732	3 899	10 713	248	10 961
December	5 424	5 504	3 412	3 556	8 836	224	9 060
2001							
January	5 463	5 562	3 139	3 371	8 602	331	8 933
February	6 294	6 361	2 394	2 591	8 688	264	8 952
March	6 575	6 678	2 922	3 145	9 497	326	9 823
April	6 142	6 255	2 626	2 952	8 768	439	9 207
May	9 022	9 121	3 970	4 370	12 992	499	13 491
June	8 492	8 595	3 091	3 559	11 583	571	12 154
July	9 588	9 768	3 361	3 532	12 949	351	13 300
August	11 048	11 163	4 698	4 854	15 746	271	16 017
September	9 539	9 700	4 305	4 387	13 844	243	14 087
October	10 572	10 740	4 789	4 936	15 361	315	15 676
November	10 910	11 098	3 917	4 056	14 827	327	15 154
December	8 864	8 988	3 185	3 378	12 049	317	12 366
2002							
January	8 567	8 768	3 359	3 456	11 926	298	12 224
SEASONALLY ADJUSTED							
2000							
November	6 535	6 622	3 094	3 296	9 629	289	9 918
December	6 083	6 187	3 582	3 745	9 665	267	9 932
2001							
January	6 148	6 264	3 205	3 436	9 353	347	9 700
February	6 168	6 246	2 298	2 509	8 466	289	8 755
March	6 066	6 165	3 043	3 269	9 109	325	9 434
April	6 461	6 565	2 650	2 920	9 111	374	9 485
May	8 012	8 101	3 823	4 190	11 835	456	12 291
June	8 993	9 061	3 407	3 684	12 400	345	12 745
July	10 053	10 241	3 011	3 209	13 064	386	13 450
August	10 684	10 822	4 732	4 911	15 416	317	15 733
September	9 866	10 055	4 913	5 025	14 779	301	15 080
October	9 876	10 026	5 116	5 281	14 992	315	15 307
November	10 555	10 744	3 180	3 368	13 735	377	14 112
December	9 595	9 769	3 031	3 236	12 626	379	13 005
2002							
January	9 870	10 105	3 162	3 264	13 032	337	13 369
TREND ESTIMATES							
2000							
November	6 063	6 161	3 227	3 403	9 290	274	9 564
December	6 055	6 154	3 148	3 333	9 203	284	9 487
2001							
January	6 038	6 135	3 038	3 244	9 076	303	9 379
February	6 125	6 219	2 950	3 181	9 075	325	9 400
March	6 465	6 557	2 913	3 172	9 378	351	9 729
April	7 099	7 193	2 966	3 243	10 065	371	10 436
May	7 939	8 041	3 170	3 446	11 108	379	11 487
June	8 832	8 948	3 506	3 763	12 338	373	12 711
July	9 586	9 719	3 876	4 102	13 462	359	13 821
August	10 049	10 198	4 124	4 319	14 173	344	14 517
September	10 199	10 362	4 193	4 364	14 391	335	14 726
October	10 163	10 338	4 093	4 254	14 256	336	14 592
November	10 084	10 269	3 875	4 032	13 959	342	14 301
December	9 996	10 192	3 606	3 761	13 603	350	13 953
2002							
January	9 876	10 077	3 330	3 484	13 206	355	13 561

DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES.....		OTHER DWELLINGS....		TOTAL DWELLING UNITS..		
	Private sector	Total	Private sector	Total	Private sector	Public sector	Total
ORIGINAL (% change from preceding month)							
2000							
November	15.2	14.4	14.1	15.3	14.8	9.3	14.7
December	-22.3	-22.1	-8.6	-8.8	-17.5	-9.7	-17.3
2001							
January	0.7	1.1	-8.0	-5.2	-2.6	47.8	-1.4
February	15.2	14.4	-23.7	-23.1	1.0	-20.2	0.2
March	4.5	5.0	22.1	21.4	9.3	23.5	9.7
April	-6.6	-6.3	-10.1	-6.1	-7.7	34.7	-6.3
May	46.9	45.8	51.2	48.0	48.2	13.7	46.5
June	-5.9	-5.8	-22.1	-18.6	-10.8	14.4	-9.9
July	12.9	13.6	8.7	-0.8	11.8	-38.5	9.4
August	15.2	14.3	39.8	37.4	21.6	-22.8	20.4
September	-13.7	-13.1	-8.4	-9.6	-12.1	-10.3	-12.0
October	10.8	10.7	11.2	12.5	11.0	29.6	11.3
November	3.2	3.3	-18.2	-17.8	-3.5	3.8	-3.3
December	-18.8	-19.0	-18.7	-16.7	-18.7	-3.1	-18.4
2002							
January	-3.4	-2.4	5.5	2.3	-1.0	-6.0	-1.1
SEASONALLY ADJUSTED (% change from preceding month)							
2000							
November	9.0	8.5	-12.5	-10.2	1.0	19.9	1.5
December	-6.9	-6.6	15.8	13.6	0.4	-7.6	0.1
2001							
January	1.1	1.2	-10.5	-8.3	-3.2	30.0	-2.3
February	0.3	-0.3	-28.3	-27.0	-9.5	-16.7	-9.7
March	-1.6	-1.3	32.4	30.3	7.6	12.5	7.7
April	6.5	6.5	-12.9	-10.7	0.0	15.1	0.5
May	24.0	23.4	44.3	43.5	29.9	21.9	29.6
June	12.2	11.9	-10.9	-12.1	4.8	-24.3	3.7
July	11.8	13.0	-11.6	-12.9	5.4	11.9	5.5
August	6.3	5.7	57.2	53.0	18.0	-17.9	17.0
September	-7.7	-7.1	3.8	2.3	-4.1	-5.0	-4.1
October	0.1	-0.3	4.1	5.1	1.4	4.7	1.5
November	6.9	7.2	-37.8	-36.2	-8.4	19.7	-7.8
December	-9.1	-9.1	-4.7	-3.9	-8.1	0.5	-7.8
2002							
January	2.9	3.4	4.3	0.9	3.2	-11.1	2.8
TREND ESTIMATES (% change from preceding month)							
2000							
November	0.3	0.3	-0.7	-0.7	0.0	-1.4	-0.1
December	-0.1	-0.1	-2.4	-2.1	-0.9	3.6	-0.8
2001							
January	-0.3	-0.3	-3.5	-2.7	-1.4	6.7	-1.1
February	1.4	1.4	-2.9	-1.9	0.0	7.3	0.2
March	5.6	5.4	-1.3	-0.3	3.3	8.0	3.5
April	9.8	9.7	1.8	2.2	7.3	5.7	7.3
May	11.8	11.8	6.9	6.3	10.4	2.2	10.1
June	11.2	11.3	10.6	9.2	11.1	-1.6	10.7
July	8.5	8.6	10.6	9.0	9.1	-3.8	8.7
August	4.8	4.9	6.4	5.3	5.3	-4.2	5.0
September	1.5	1.6	1.7	1.0	1.5	-2.6	1.4
October	-0.4	-0.2	-2.4	-2.5	-0.9	0.3	-0.9
November	-0.8	-0.7	-5.3	-5.2	-2.1	1.8	-2.0
December	-0.9	-0.7	-6.9	-6.7	-2.6	2.3	-2.4
2002							
January	-1.2	-1.1	-7.7	-7.4	-2.9	1.4	-2.8

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					
2000					
November	1 472.0	265.7	1 737.7	967.1	2 704.8
December	1 250.4	265.4	1 515.8	891.3	2 407.0
2001					
January	1 207.5	233.2	1 440.7	1 192.9	2 633.6
February	1 239.0	250.3	1 489.3	890.8	2 380.2
March	1 344.2	313.6	1 657.8	1 268.4	2 926.2
April	1 245.1	260.9	1 506.1	1 079.6	2 585.6
May	1 786.2	341.1	2 127.3	1 389.9	3 517.2
June	1 675.4	297.9	1 973.3	917.8	2 891.1
July	1 859.0	309.2	2 168.2	1 147.5	3 315.7
August	2 440.2	345.0	2 785.2	1 041.1	3 826.3
September	2 022.6	326.0	2 348.6	855.9	3 204.5
October	2 182.3	355.9	2 538.2	1 185.1	3 723.3
November	2 096.4	325.8	2 422.2	1 125.0	3 547.2
December	1 713.1	258.9	1 972.1	1 086.9	3 058.9
2002					
January	1 727.3	270.8	1 998.1	945.6	2 943.7
SEASONALLY ADJUSTED					
2000					
November	1 319.5	254.4	1 573.9	1 009.2	2 583.1
December	1 375.4	301.3	1 676.7	1 057.1	2 733.8
2001					
January	1 349.9	275.5	1 625.4	1 189.9	2 815.4
February	1 200.9	253.8	1 454.8	983.1	2 437.8
March	1 310.1	291.6	1 601.7	1 236.7	2 838.4
April	1 325.9	270.7	1 596.6	1 379.0	2 975.6
May	1 546.7	306.5	1 853.2	1 094.0	2 947.2
June	1 770.0	308.8	2 078.9	875.7	2 954.6
July	1 872.9	300.5	2 173.5	1 006.5	3 180.0
August	2 329.7	339.0	2 668.6	918.2	3 586.9
September	2 218.7	326.9	2 545.6	915.5	3 461.1
October	2 126.3	333.8	2 460.1	1 119.2	3 579.3
November	1 922.3	307.9	2 230.2	1 125.1	3 355.3
December	1 812.3	300.2	2 112.5	1 363.5	3 476.0
2002					
January	1 964.3	324.6	2 288.9	880.1	3 169.1
TREND ESTIMATES					
2000					
November	1 284.5	257.7	1 542.2	1 028.6	2 570.8
December	1 292.4	259.9	1 552.3	1 065.1	2 617.4
2001					
January	1 288.9	261.9	1 550.9	1 090.2	2 641.0
February	1 292.9	264.8	1 557.7	1 102.2	2 660.0
March	1 328.6	269.9	1 598.6	1 096.0	2 694.6
April	1 415.4	278.3	1 693.7	1 063.4	2 757.1
May	1 559.7	290.7	1 850.4	1 008.6	2 858.9
June	1 740.8	304.0	2 044.8	948.1	2 992.8
July	1 911.7	315.5	2 227.2	915.6	3 142.8
August	2 024.7	322.2	2 346.9	924.4	3 271.3
September	2 065.4	324.0	2 389.4	969.1	3 358.5
October	2 052.4	322.1	2 374.5	1 031.1	3 405.6
November	2 014.8	319.2	2 334.1	1 085.3	3 419.3
December	1 969.9	316.6	2 286.5	1 123.1	3 409.6
2002					
January	1 923.4	314.4	2 237.8	1 138.4	3 376.3

(a) Refer to Explanatory Notes paragraph 8.

(b) Refer to Explanatory Notes paragraph 14.

VALUE OF BUILDING APPROVED, Percentage Change(a)

Month	New residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
ORIGINAL (% change from preceding month)					
2000					
November	20.3	-8.6	14.8	-6.5	6.1
December	-15.1	-0.1	-12.8	-7.8	-11.0
2001					
January	-3.4	-12.1	-5.0	33.8	9.4
February	2.6	7.4	3.4	-25.3	-9.6
March	8.5	25.3	11.3	42.4	22.9
April	-7.4	-16.8	-9.2	-14.9	-11.6
May	43.5	30.7	41.3	28.7	36.0
June	-6.2	-12.7	-7.2	-34.0	-17.8
July	11.0	3.8	9.9	25.0	14.7
August	31.3	11.6	28.5	-9.3	15.4
September	-17.1	-5.5	-15.7	-17.8	-16.3
October	7.9	9.2	8.1	38.5	16.2
November	-3.9	-8.5	-4.6	-5.1	-4.7
December	-18.3	-20.5	-18.6	-3.4	-13.8
2002					
January	0.8	4.6	1.3	-13.0	-3.8
SEASONALLY ADJUSTED (% change from preceding month)					
2000					
November	4.9	-10.0	2.2	2.8	2.4
December	4.2	18.5	6.5	4.7	5.8
2001					
January	-1.9	-8.6	-3.1	12.6	3.0
February	-11.0	-7.9	-10.5	-17.4	-13.4
March	9.1	14.9	10.1	25.8	16.4
April	1.2	-7.1	-0.3	11.5	4.8
May	16.7	13.2	16.1	-20.7	-1.0
June	14.4	0.8	12.2	-20.0	0.2
July	5.8	-2.7	4.6	14.9	7.6
August	24.4	12.8	22.8	-8.8	12.8
September	-4.8	-3.6	-4.6	-0.3	-3.5
October	-4.2	2.1	-3.4	22.2	3.4
November	-9.6	-7.8	-9.3	0.5	-6.3
December	-5.7	-2.5	-5.3	21.2	3.6
2002					
January	8.4	8.1	8.4	-35.5	-8.8
TREND ESTIMATES (% change from preceding month)					
2000					
November	1.6	1.0	1.5	5.4	3.0
December	0.6	0.9	0.7	3.5	1.8
2001					
January	-0.3	0.8	-0.1	2.4	0.9
February	0.3	1.1	0.4	1.1	0.7
March	2.8	1.9	2.6	-0.6	1.3
April	6.5	3.1	6.0	-3.0	2.3
May	10.2	4.4	9.2	-5.2	3.7
June	11.6	4.6	10.5	-6.0	4.7
July	9.8	3.8	8.9	-3.4	5.0
August	5.9	2.1	5.4	1.0	4.1
September	2.0	0.6	1.8	4.8	2.7
October	-0.6	-0.6	-0.6	6.4	1.4
November	-1.8	-0.9	-1.7	5.3	0.4
December	-2.2	-0.8	-2.0	3.5	-0.3
2002					
January	-2.4	-0.7	-2.1	1.4	-1.0

(a) Refer to Explanatory Notes paragraph 8.

(b) Refer to Explanatory Notes paragraph 14.

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)						
1998-1999	104 598	42 956	666	2 541	482	151 243
1999-2000	121 389	47 671	817	1 905	522	172 304
2000-2001	78 537	34 962	763	2 083	154	116 499
2001						
January	5 453	3 068	52	15	14	8 602
February	6 284	2 269	61	66	8	8 688
March	6 564	2 704	95	110	24	9 497
April	6 135	2 441	41	143	8	8 768
May	9 006	3 676	47	257	6	12 992
June	8 490	2 841	50	188	14	11 583
July	9 579	3 304	29	31	6	12 949
August	11 039	4 603	43	40	21	15 746
September	9 529	3 914	48	309	44	13 844
October	10 557	4 680	46	70	8	15 361
November	10 897	3 838	49	31	12	14 827
December	8 854	2 984	66	130	15	12 049
2002						
January	8 557	3 189	38	130	12	11 926
PUBLIC SECTOR (Number)						
1998-1999	2 723	2 986	35	2	4	5 750
1999-2000	1 755	2 547	64	6	9	4 381
2000-2001	1 128	2 518	105	105	2	3 858
2001						
January	97	128	3	101	2	331
February	63	193	8	0	0	264
March	102	175	48	1	0	326
April	113	325	1	0	0	439
May	99	399	1	0	0	499
June	103	445	23	0	0	571
July	180	171	0	0	0	351
August	115	156	0	0	0	271
September	161	81	1	0	0	243
October	168	147	0	0	0	315
November	187	138	1	1	0	327
December	124	193	0	0	0	317
2002						
January	201	97	0	0	0	298
TOTAL (Number)						
1998-1999	107 321	45 942	701	2 543	486	156 993
1999-2000	123 144	50 218	881	1 911	531	176 685
2000-2001	79 665	37 480	868	2 188	156	120 357
2001						
January	5 550	3 196	55	116	16	8 933
February	6 347	2 462	69	66	8	8 952
March	6 666	2 879	143	111	24	9 823
April	6 248	2 766	42	143	8	9 207
May	9 105	4 075	48	257	6	13 491
June	8 593	3 286	73	188	14	12 154
July	9 759	3 475	29	31	6	13 300
August	11 154	4 759	43	40	21	16 017
September	9 690	3 995	49	309	44	14 087
October	10 725	4 827	46	70	8	15 676
November	11 084	3 976	50	32	12	15 154
December	8 978	3 177	66	130	15	12 366
2002						
January	8 758	3 286	38	130	12	12 224

(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)								
1998-1999	12 389.8	4 681.8	67.8	2 515.0	245.8	19 900.7	9 020.2	28 920.9
1999-2000	15 495.2	5 779.2	94.5	3 097.7	234.5	24 701.2	9 029.5	33 730.6
2000-2001	10 904.7	4 764.5	76.9	2 745.6	278.0	18 770.0	9 464.2	28 234.0
2001								
January	763.4	415.9	5.0	199.1	2.4	1 385.8	769.5	2 155.3
February	889.7	319.1	7.2	221.1	2.4	1 439.5	718.0	2 157.5
March	926.9	383.1	8.6	255.5	23.8	1 598.0	769.7	2 367.7
April	859.9	334.4	4.0	219.5	20.1	1 437.9	929.2	2 367.0
May	1 253.3	477.4	7.1	285.6	28.7	2 052.1	1 107.1	3 159.2
June	1 182.7	419.9	4.2	249.1	33.1	1 889.0	642.4	2 531.4
July	1 388.9	430.3	3.0	276.7	6.7	2 105.6	939.6	3 045.1
August	1 579.9	828.0	5.2	328.8	3.9	2 745.8	701.4	3 447.2
September	1 355.4	636.0	5.7	282.0	29.8	2 308.9	730.8	3 039.7
October	1 496.9	649.2	5.0	331.8	11.8	2 494.7	892.1	3 386.8
November	1 538.2	521.0	3.8	300.6	2.9	2 366.5	812.7	3 179.2
December	1 262.3	417.8	8.4	222.9	17.1	1 928.6	838.4	2 766.9
2002								
January	1 232.3	455.4	4.6	225.2	29.6	1 947.1	698.6	2 645.7
PUBLIC SECTOR (\$ million)								
1998-1999	292.7	240.1	4.3	88.2	0.1	625.0	3 578.2	4 203.1
1999-2000	201.1	243.4	4.1	102.9	0.9	552.5	3 149.3	3 701.9
2000-2001	147.5	284.1	7.6	158.2	13.7	611.2	3 367.3	3 978.7
2001								
January	13.7	14.5	0.3	12.9	13.6	54.9	423.4	478.3
February	8.6	21.7	0.9	18.7	0.0	49.8	172.9	222.7
March	14.2	19.9	2.2	23.5	0.0	59.8	498.7	558.6
April	16.2	34.7	0.1	17.2	0.0	68.2	150.4	218.6
May	12.6	42.9	0.2	19.5	0.0	75.2	282.8	358.0
June	12.1	60.7	1.6	9.8	0.0	84.3	275.4	359.7
July	21.7	18.1	0.0	22.8	0.0	62.6	207.9	270.5
August	15.4	16.9	0.0	7.0	0.0	39.3	339.7	379.1
September	22.4	8.7	0.2	8.3	0.0	39.7	125.2	164.8
October	22.1	14.1	0.0	7.4	0.0	43.5	292.9	336.5
November	22.8	14.4	0.1	18.4	0.1	55.7	312.3	368.0
December	14.2	18.8	0.0	10.5	0.0	43.5	248.5	292.0
2002								
January	28.9	10.8	0.0	11.3	0.0	51.0	247.0	298.0
TOTAL (\$ million)								
1998-1999	12 682.5	4 922.0	72.2	2 603.4	245.8	20 525.6	12 598.3	33 124.1
1999-2000	15 696.1	6 022.7	98.7	3 200.5	235.4	25 253.7	12 178.8	37 432.5
2000-2001	11 052.4	5 048.6	84.7	2 903.7	291.7	19 381.1	12 831.5	32 212.5
2001								
January	777.1	430.4	5.3	211.9	16.0	1 440.7	1 192.9	2 633.6
February	898.3	340.7	8.2	239.8	2.4	1 489.3	890.8	2 380.2
March	941.1	403.1	10.8	279.0	23.8	1 657.8	1 268.4	2 926.2
April	876.1	369.0	4.1	236.7	20.1	1 506.1	1 079.6	2 585.6
May	1 265.9	520.4	7.3	305.1	28.7	2 127.3	1 389.9	3 517.2
June	1 194.8	480.6	5.8	259.0	33.1	1 973.3	917.8	2 891.1
July	1 410.6	448.4	3.0	299.5	6.7	2 168.2	1 147.5	3 315.7
August	1 595.3	844.9	5.2	335.9	3.9	2 785.2	1 041.1	3 826.3
September	1 377.8	644.8	5.9	290.3	29.8	2 348.6	855.9	3 204.5
October	1 518.9	663.4	5.0	339.1	11.8	2 538.2	1 185.1	3 723.3
November	1 561.0	535.4	3.9	318.9	2.9	2 422.2	1 125.0	3 547.2
December	1 276.6	436.5	8.4	233.4	17.1	1 972.1	1 086.9	3 058.9
2002								
January	1 261.2	466.2	4.6	236.6	29.6	1 998.1	945.6	2 943.7

(a) Refer to Explanatory Notes paragraph 8.

(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									
2000									
November	3 423	3 114	2 232	661	1 229	116	61	125	10 961
December	2 702	3 015	1 631	458	1 063	57	37	97	9 060
2001									
January	2 750	2 607	1 780	432	1 045	91	44	184	8 933
February	2 478	3 186	1 559	469	1 003	106	28	123	8 952
March	2 519	3 394	1 826	635	1 178	88	117	66	9 823
April	2 535	2 456	2 033	515	1 303	68	178	119	9 207
May	3 742	3 702	3 163	709	1 722	134	132	187	13 491
June	3 233	3 329	2 482	736	1 779	127	183	285	12 154
July	3 852	3 752	2 582	975	1 745	118	94	182	13 300
August	4 049	5 714	3 229	825	1 854	149	75	122	16 017
September	4 158	4 289	2 836	863	1 570	190	75	106	14 087
October	5 315	4 187	2 838	904	1 748	170	103	411	15 676
November	4 740	3 808	3 061	931	2 016	170	50	378	15 154
December	3 563	3 763	2 232	968	1 464	160	36	180	12 366
2002									
January	3 616	3 411	2 468	764	1 537	280	69	79	12 224
SEASONALLY ADJUSTED									
2000									
November	2 994	2 879	1 998	658	1 113	111	n.a.	n.a.	9 918
December	2 918	3 137	1 907	549	1 169	54	n.a.	n.a.	9 932
2001									
January	2 910	3 122	1 945	540	1 171	82	n.a.	n.a.	9 700
February	2 614	2 949	1 655	452	1 079	109	n.a.	n.a.	8 755
March	2 714	2 902	1 794	571	1 125	82	n.a.	n.a.	9 434
April	2 721	2 602	2 108	605	1 467	69	n.a.	n.a.	9 485
May	3 284	3 605	2 771	664	1 449	141	n.a.	n.a.	12 291
June	3 446	3 493	2 608	662	1 612	167	n.a.	n.a.	12 745
July	3 315	4 041	2 701	827	1 749	121	n.a.	n.a.	13 450
August	3 840	5 400	3 105	851	1 835	162	n.a.	n.a.	15 733
September	4 611	4 363	2 745	871	1 763	196	n.a.	n.a.	15 080
October	5 204	4 522	2 556	911	1 698	144	n.a.	n.a.	15 307
November	4 453	3 473	3 017	910	1 818	157	n.a.	n.a.	14 112
December	3 800	3 815	2 601	1 155	1 610	158	n.a.	n.a.	13 005
2002									
January	3 869	3 955	2 648	971	1 694	261	n.a.	n.a.	13 369
TREND ESTIMATES									
2000									
November	2 851	2 743	1 867	532	1 160	92	53	147	9 564
December	2 839	2 829	1 846	537	1 133	87	45	135	9 487
2001									
January	2 804	2 905	1 834	538	1 114	84	46	121	9 379
February	2 779	2 941	1 874	543	1 122	85	55	116	9 400
March	2 791	2 979	1 999	557	1 180	92	72	126	9 729
April	2 870	3 105	2 200	593	1 288	105	91	141	10 436
May	3 051	3 371	2 429	651	1 425	122	106	154	11 487
June	3 353	3 737	2 639	714	1 570	138	114	169	12 711
July	3 730	4 079	2 784	774	1 690	149	111	194	13 821
August	4 077	4 283	2 838	830	1 758	156	100	222	14 517
September	4 312	4 310	2 822	881	1 772	161	86	244	14 726
October	4 417	4 210	2 786	929	1 756	166	73	257	14 592
November	4 410	4 072	2 752	972	1 733	176	65	259	14 301
December	4 328	3 941	2 720	1 010	1 709	188	59	248	13 953
2002									
January	4 208	3 800	2 680	1 033	1 683	203	58	231	13 561

DWELLING UNITS APPROVED, States and Australia—Percentage Change

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
2000									
November	-1.8	48.4	19.2	28.6	1.6	-4.1	-12.9	-32.4	14.7
December	-21.1	-3.2	-26.9	-30.7	-13.5	-50.9	-39.3	-22.4	-17.3
2001									
January	1.8	-13.5	9.1	-5.7	-1.7	59.6	18.9	89.7	-1.4
February	-9.9	22.2	-12.4	8.6	-4.0	16.5	-36.4	-33.2	0.2
March	1.7	6.5	17.1	35.4	17.4	-17.0	317.9	-46.3	9.7
April	0.6	-27.6	11.3	-18.9	10.6	-22.7	52.1	80.3	-6.3
May	47.6	50.7	55.6	37.7	32.2	97.1	-25.8	57.1	46.5
June	-13.6	-10.1	-21.5	3.8	3.3	-5.2	38.6	52.4	-9.9
July	19.1	12.7	4.0	32.5	-1.9	-7.1	-48.6	-36.1	9.4
August	5.1	52.3	25.1	-15.4	6.2	26.3	-20.2	-33.0	20.4
September	2.7	-24.9	-12.2	4.6	-15.3	27.5	0.0	-13.1	-12.0
October	27.8	-2.4	0.1	4.8	11.3	-10.5	37.3	287.7	11.3
November	-10.8	-9.1	7.9	3.0	15.3	0.0	-51.5	-8.0	-3.3
December	-24.8	-1.2	-27.1	4.0	-27.4	-5.9	-28.0	-52.4	-18.4
2002									
January	1.5	-9.4	10.6	-21.1	5.0	75.0	91.7	-56.1	-1.1
SEASONALLY ADJUSTED (% change from preceding month)									
2000									
November	-17.0	29.5	7.8	24.0	-8.3	4.8	n.a.	n.a.	1.5
December	-2.6	8.9	-4.5	-16.6	5.1	-51.3	n.a.	n.a.	0.1
2001									
January	-0.3	-0.5	2.0	-1.7	0.2	51.8	n.a.	n.a.	-2.3
February	-10.2	-5.5	-14.9	-16.2	-7.9	32.7	n.a.	n.a.	-9.7
March	3.8	-1.6	8.4	26.5	4.3	-24.6	n.a.	n.a.	7.7
April	0.3	-10.3	17.5	5.8	30.4	-16.0	n.a.	n.a.	0.5
May	20.7	38.5	31.5	9.8	-1.2	104.1	n.a.	n.a.	29.6
June	4.9	-3.1	-5.9	-0.4	11.2	18.6	n.a.	n.a.	3.7
July	-3.8	15.7	3.6	25.0	8.5	-27.6	n.a.	n.a.	5.5
August	15.8	33.6	14.9	2.9	4.9	33.5	n.a.	n.a.	17.0
September	20.1	-19.2	-11.6	2.4	-3.9	21.3	n.a.	n.a.	-4.1
October	12.9	3.6	-6.9	4.6	-3.7	-26.4	n.a.	n.a.	1.5
November	-14.4	-23.2	18.1	-0.1	7.1	8.4	n.a.	n.a.	-7.8
December	-14.7	9.9	-13.8	27.0	-11.4	0.6	n.a.	n.a.	-7.8
2002									
January	1.8	3.7	1.8	-15.9	5.2	65.5	n.a.	n.a.	2.8
TREND ESTIMATES (% change from preceding month)									
2000									
November	0.3	2.1	-0.6	1.4	-2.3	-3.7	-19.0	-3.4	-0.1
December	-0.4	3.1	-1.1	0.9	-2.3	-5.0	-14.3	-8.3	-0.8
2001									
January	-1.2	2.7	-0.6	0.2	-1.7	-4.1	1.1	-10.3	-1.1
February	-0.9	1.2	2.2	0.9	0.7	1.5	21.7	-4.1	0.2
March	0.4	1.3	6.7	2.7	5.2	8.5	30.3	8.5	3.5
April	2.8	4.2	10.0	6.4	9.2	14.4	25.2	11.5	7.3
May	6.3	8.6	10.4	9.8	10.7	15.6	16.9	9.2	10.1
June	9.9	10.9	8.7	9.7	10.1	13.4	7.5	10.0	10.7
July	11.2	9.2	5.5	8.4	7.7	8.2	-2.1	14.9	8.7
August	9.3	5.0	1.9	7.2	4.0	4.8	-9.9	14.2	5.0
September	5.8	0.6	-0.6	6.2	0.8	2.8	-14.3	9.9	1.4
October	2.4	-2.3	-1.3	5.4	-0.9	3.3	-14.8	5.6	-0.9
November	-0.1	-3.3	-1.2	4.6	-1.3	5.7	-11.7	0.9	-2.0
December	-1.9	-3.2	-1.1	3.8	-1.4	6.9	-8.7	-4.4	-2.4
2002									
January	-2.8	-3.6	-1.5	2.3	-1.5	7.9	-1.3	-6.8	-2.8

PRIVATE SECTOR HOUSES APPROVED, States and Australia

	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
Month	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL									
2000									
November	1 647	2 359	1 274	458	1 028	112	35	68	6 981
December	1 370	1 701	929	381	898	53	21	71	5 424
2001									
January	1 443	1 649	1 064	364	776	89	21	57	5 463
February	1 499	2 282	1 112	380	824	83	23	91	6 294
March	1 534	2 185	1 297	516	890	84	25	44	6 575
April	1 448	1 811	1 335	475	880	65	54	74	6 142
May	2 011	2 658	1 982	655	1 397	130	84	105	9 022
June	1 873	2 615	1 777	641	1 336	116	78	56	8 492
July	2 164	2 832	2 091	765	1 447	114	63	112	9 588
August	2 406	3 655	2 378	734	1 577	143	35	120	11 048
September	2 193	2 990	2 025	712	1 361	145	38	75	9 539
October	2 575	3 309	2 140	778	1 488	163	38	81	10 572
November	2 762	3 107	2 334	764	1 643	170	30	100	10 910
December	2 162	2 643	1 808	698	1 261	157	28	107	8 864
2002									
January	2 043	2 346	1 926	667	1 307	180	41	57	8 567
SEASONALLY ADJUSTED									
2000									
November	1 530	2 206	1 159	424	933	n.a.	n.a.	n.a.	6 535
December	1 466	1 864	1 145	436	934	n.a.	n.a.	n.a.	6 083
2001									
January	1 548	1 993	1 273	453	883	n.a.	n.a.	n.a.	6 148
February	1 573	2 053	1 088	375	898	n.a.	n.a.	n.a.	6 168
March	1 455	1 914	1 154	453	877	n.a.	n.a.	n.a.	6 066
April	1 542	1 936	1 367	538	958	n.a.	n.a.	n.a.	6 461
May	1 742	2 506	1 783	594	1 232	n.a.	n.a.	n.a.	8 012
June	2 077	2 632	1 874	632	1 314	n.a.	n.a.	n.a.	8 993
July	2 118	3 164	2 284	736	1 479	n.a.	n.a.	n.a.	10 053
August	2 301	3 574	2 281	721	1 430	n.a.	n.a.	n.a.	10 684
September	2 305	2 922	1 939	740	1 482	n.a.	n.a.	n.a.	9 866
October	2 466	3 357	1 984	748	1 397	n.a.	n.a.	n.a.	9 876
November	2 646	2 972	2 241	707	1 475	n.a.	n.a.	n.a.	10 555
December	2 224	2 838	2 201	797	1 340	n.a.	n.a.	n.a.	9 595
2002									
January	2 257	2 858	2 211	836	1 532	n.a.	n.a.	n.a.	9 870
TREND ESTIMATES									
2000									
November	1 540	1 865	1 141	409	908	n.a.	n.a.	n.a.	6 063
December	1 532	1 905	1 141	414	893	n.a.	n.a.	n.a.	6 055
2001									
January	1 510	1 934	1 138	423	884	n.a.	n.a.	n.a.	6 038
February	1 504	1 958	1 180	442	900	n.a.	n.a.	n.a.	6 125
March	1 547	2 037	1 295	475	955	n.a.	n.a.	n.a.	6 465
April	1 645	2 201	1 480	525	1 051	n.a.	n.a.	n.a.	7 099
May	1 784	2 452	1 697	586	1 171	n.a.	n.a.	n.a.	7 939
June	1 950	2 746	1 899	644	1 293	n.a.	n.a.	n.a.	8 832
July	2 126	3 006	2 048	690	1 388	n.a.	n.a.	n.a.	9 586
August	2 273	3 166	2 122	718	1 439	n.a.	n.a.	n.a.	10 049
September	2 362	3 199	2 137	734	1 450	n.a.	n.a.	n.a.	10 199
October	2 402	3 144	2 136	748	1 446	n.a.	n.a.	n.a.	10 163
November	2 411	3 059	2 147	764	1 443	n.a.	n.a.	n.a.	10 084
December	2 400	2 972	2 166	781	1 445	n.a.	n.a.	n.a.	9 996
2002									
January	2 376	2 870	2 174	795	1 445	n.a.	n.a.	n.a.	9 876

PRIVATE SECTOR HOUSES APPROVED, States and Australia—Percentage Change

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
2000									
November	-4.4	55.4	3.7	5.5	13.2	6.7	9.4	-38.7	15.2
December	-16.8	-27.9	-27.1	-16.8	-12.6	-52.7	-40.0	4.4	-22.3
2001									
January	5.3	-3.1	14.5	-4.5	-13.6	67.9	0.0	-19.7	0.7
February	3.9	38.4	4.5	4.4	6.2	-6.7	9.5	59.6	15.2
March	2.3	-4.3	16.6	35.8	8.0	1.2	8.7	-51.6	4.5
April	-5.6	-17.1	2.9	-7.9	-1.1	-22.6	116.0	68.2	-6.6
May	38.9	46.8	48.5	37.9	58.8	100.0	55.6	41.9	46.9
June	-6.9	-1.6	-10.3	-2.1	-4.4	-10.8	-7.1	-46.7	-5.9
July	15.5	8.3	17.7	19.3	8.3	-1.7	-19.2	100.0	12.9
August	11.2	29.1	13.7	-4.1	9.0	25.4	-44.4	7.1	15.2
September	-8.9	-18.2	-14.8	-3.0	-13.7	1.4	8.6	-37.5	-13.7
October	17.4	10.7	5.7	9.3	9.3	12.4	0.0	8.0	10.8
November	7.3	-6.1	9.1	-1.8	10.4	4.3	-21.1	23.5	3.2
December	-21.7	-14.9	-22.5	-8.6	-23.3	-7.6	-6.7	7.0	-18.8
2002									
January	-5.5	-11.2	6.5	-4.4	3.6	14.6	46.4	-46.7	-3.4
SEASONALLY ADJUSTED (% change from preceding month)									
2000									
November	-12.7	37.0	-1.4	-2.4	3.4	n.a.	n.a.	n.a.	9.0
December	-4.2	-15.5	-1.1	2.9	0.2	n.a.	n.a.	n.a.	-6.9
2001									
January	5.6	6.9	11.1	3.7	-5.5	n.a.	n.a.	n.a.	1.1
February	1.6	3.0	-14.5	-17.1	1.7	n.a.	n.a.	n.a.	0.3
March	-7.6	-6.8	6.1	20.7	-2.3	n.a.	n.a.	n.a.	-1.6
April	6.0	1.1	18.4	18.8	9.3	n.a.	n.a.	n.a.	6.5
May	12.9	29.5	30.5	10.3	28.6	n.a.	n.a.	n.a.	24.0
June	19.3	5.0	5.1	6.4	6.7	n.a.	n.a.	n.a.	12.2
July	2.0	20.2	21.9	16.6	12.5	n.a.	n.a.	n.a.	11.8
August	8.7	12.9	-0.1	-2.1	-3.4	n.a.	n.a.	n.a.	6.3
September	0.2	-18.2	-15.0	2.6	3.6	n.a.	n.a.	n.a.	-7.7
October	7.0	14.9	2.3	1.0	-5.7	n.a.	n.a.	n.a.	0.1
November	7.3	-11.5	13.0	-5.4	5.6	n.a.	n.a.	n.a.	6.9
December	-15.9	-4.5	-1.8	12.8	-9.1	n.a.	n.a.	n.a.	-9.1
2002									
January	1.5	0.7	0.5	4.8	14.3	n.a.	n.a.	n.a.	2.9
TREND ESTIMATES (% change from preceding month)									
2000									
November	0.5	2.0	0.6	0.7	-1.1	n.a.	n.a.	n.a.	0.3
December	-0.6	2.1	0.0	1.2	-1.6	n.a.	n.a.	n.a.	-0.1
2001									
January	-1.4	1.5	-0.3	2.2	-1.1	n.a.	n.a.	n.a.	-0.3
February	-0.4	1.3	3.7	4.5	1.8	n.a.	n.a.	n.a.	1.4
March	2.9	4.0	9.8	7.6	6.1	n.a.	n.a.	n.a.	5.6
April	6.3	8.1	14.2	10.3	10.1	n.a.	n.a.	n.a.	9.8
May	8.4	11.4	14.7	11.6	11.4	n.a.	n.a.	n.a.	11.8
June	9.3	12.0	11.9	10.0	10.4	n.a.	n.a.	n.a.	11.2
July	9.0	9.5	7.8	7.1	7.3	n.a.	n.a.	n.a.	8.5
August	6.9	5.3	3.6	4.1	3.6	n.a.	n.a.	n.a.	4.8
September	3.9	1.1	0.7	2.2	0.8	n.a.	n.a.	n.a.	1.5
October	1.7	-1.7	0.0	1.9	-0.3	n.a.	n.a.	n.a.	-0.4
November	0.4	-2.7	0.5	2.1	-0.2	n.a.	n.a.	n.a.	-0.8
December	-0.5	-2.8	0.9	2.2	0.1	n.a.	n.a.	n.a.	-0.9
2002									
January	-1.0	-3.5	0.3	1.7	0.0	n.a.	n.a.	n.a.	-1.2

TOTAL DWELLINGS APPROVED, By Capital City Statistical Division(a)

	Sydney	Melbourne	Brisbane	Adelaide	Perth	Greater Hobart	Darwin(a)	Canberra
Month	no.	no.	no.	no.	no.	no.	no.	no.
PRIVATE SECTOR								
1998-1999	34 687	30 182	13 144	5 350	14 032	549	1 144	1 956
1999-2000	33 007	38 611	15 546	6 847	16 054	813	931	2 317
2000-2001	21 841	27 511	11 593	4 788	10 699	487	437	1 640
2001								
January	1 664	2 012	907	287	659	31	14	184
February	1 415	2 514	720	324	733	57	11	119
March	1 552	2 710	868	447	783	42	21	66
April	1 560	1 832	969	342	921	26	70	110
May	2 556	2 790	1 471	486	1 182	59	83	120
June	2 097	2 490	1 163	520	1 183	50	46	285
July	2 501	2 706	1 201	660	1 223	54	70	182
August	2 379	4 549	1 281	553	1 427	60	43	121
September	2 788	3 290	1 180	550	1 167	77	42	81
October	3 716	3 006	1 383	556	1 241	66	65	387
November	2 920	2 618	1 275	559	1 407	71	36	378
December	2 072	2 732	1 109	668	1 000	63	23	180
2002								
January	2 241	2 564	1 122	499	1 152	54	38	57
PUBLIC SECTOR								
1998-1999	1 112	666	473	151	549	0	243	117
1999-2000	644	629	271	87	775	21	119	55
2000-2001	700	374	353	75	689	16	227	107
2001								
January	20	51	23	9	130	2	21	0
February	122	25	22	3	0	0	0	4
March	38	19	18	6	130	0	0	0
April	67	19	26	11	92	0	71	9
May	83	15	75	3	111	0	0	67
June	16	51	74	2	106	0	95	0
July	8	138	8	6	97	0	0	0
August	79	41	1	6	41	0	0	0
September	24	56	10	23	14	0	0	25
October	44	47	7	26	32	5	20	24
November	43	74	34	50	30	0	0	0
December	47	59	19	46	30	0	0	0
2002								
January	15	26	11	22	44	34	0	22
TOTAL								
1998-1999	35 799	30 848	13 617	5 501	14 581	549	1 387	2 073
1999-2000	33 651	39 240	15 817	6 934	16 829	834	1 050	2 372
2000-2001	22 541	27 885	11 946	4 863	11 388	503	664	1 747
2001								
January	1 684	2 063	930	296	789	33	35	184
February	1 537	2 539	742	327	733	57	11	123
March	1 590	2 729	886	453	913	42	21	66
April	1 627	1 851	995	353	1 013	26	141	119
May	2 639	2 805	1 546	489	1 293	59	83	187
June	2 113	2 541	1 237	522	1 289	50	141	285
July	2 509	2 844	1 209	666	1 320	54	70	182
August	2 458	4 590	1 282	559	1 468	60	43	121
September	2 812	3 346	1 190	573	1 181	77	42	106
October	3 760	3 053	1 390	582	1 273	71	85	411
November	2 963	2 692	1 309	609	1 437	71	36	378
December	2 119	2 791	1 128	714	1 030	63	23	180
2002								
January	2 256	2 590	1 133	521	1 196	88	38	79

(a) Refer to Explanatory Notes paragraph 24.

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	2 037	1 423	16	101	7	3 584
Victoria	2 343	971	11	20	5	3 350
Queensland	1 926	498	10	8	0	2 442
South Australia	666	74	0	1	0	741
Western Australia	1 307	166	0	0	0	1 473
Tasmania	180	55	1	0	0	236
Northern Territory	41	2	0	0	0	43
Australian Capital Territory	57	0	0	0	0	57
Australia	8 557	3 189	38	130	12	11 926
PUBLIC SECTOR						
New South Wales	4	28	0	0	0	32
Victoria	33	28	0	0	0	61
Queensland	24	2	0	0	0	26
South Australia	21	2	0	0	0	23
Western Australia	43	21	0	0	0	64
Tasmania	39	5	0	0	0	44
Northern Territory	21	5	0	0	0	26
Australian Capital Territory	16	6	0	0	0	22
Australia	201	97	0	0	0	298
TOTAL						
New South Wales	2 041	1 451	16	101	7	3 616
Victoria	2 376	999	11	20	5	3 411
Queensland	1 950	500	10	8	0	2 468
South Australia	687	76	0	1	0	764
Western Australia	1 350	187	0	0	0	1 537
Tasmania	219	60	1	0	0	280
Northern Territory	62	7	0	0	0	69
Australian Capital Territory	73	6	0	0	0	79
Australia	8 758	3 286	38	130	12	12 224

(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										
1998-1999	107 321	10 209	11 975	22 184	4 704	5 069	13 985	23 758	45 942	153 263
1999-2000	123 144	10 445	12 908	23 353	5 392	4 846	16 627	26 865	50 218	173 362
2000-2001	79 665	7 379	8 487	15 866	2 848	4 187	14 579	21 614	37 480	117 145
2000										
November	7 060	577	622	1 199	163	377	1 935	2 475	3 674	10 734
December	5 494	512	805	1 317	197	340	1 412	1 949	3 266	8 760
2001										
January	5 550	601	776	1 377	178	286	1 355	1 819	3 196	8 746
February	6 347	463	767	1 230	283	196	753	1 232	2 462	8 809
March	6 666	585	650	1 235	321	300	1 023	1 644	2 879	9 545
April	6 248	599	695	1 294	207	315	950	1 472	2 766	9 014
May	9 105	821	1 050	1 871	326	662	1 216	2 204	4 075	13 180
June	8 593	618	689	1 307	426	283	1 270	1 979	3 286	11 879
July	9 759	827	1 015	1 842	287	347	999	1 633	3 475	13 234
August	11 154	983	811	1 794	358	529	2 078	2 965	4 759	15 913
September	9 690	639	864	1 503	228	323	1 941	2 492	3 995	13 685
October	10 725	633	947	1 580	279	669	2 299	3 247	4 827	15 552
November	11 084	825	881	1 706	275	348	1 647	2 270	3 976	15 060
December	8 978	649	933	1 582	221	196	1 178	1 595	3 177	12 155
2002										
January	8 758	668	712	1 380	201	329	1 376	1 906	3 286	12 044

VALUE (\$ million)

1998-1999	12 682.5	797.9	1 192.1	1 990.1	395.2	515.1	2 021.7	2 932.0	4 922.0	17 604.5
1999-2000	15 696.1	872.2	1 346.7	2 218.8	499.5	506.8	2 798.0	3 804.2	6 022.7	21 718.9
2000-2001	11 052.4	640.2	1 000.7	1 640.7	298.7	510.3	2 598.7	3 407.5	5 048.6	16 100.9
2000										
November	983.1	47.3	65.5	112.8	16.0	43.8	316.4	376.1	488.9	1 472.0
December	780.6	41.5	86.5	128.0	19.9	36.9	284.9	341.7	469.8	1 250.4
2001										
January	777.1	54.5	93.0	147.4	14.8	38.4	229.8	283.0	430.4	1 207.5
February	898.3	43.5	91.4	134.9	27.9	29.7	148.2	205.8	340.7	1 239.0
March	941.1	52.1	77.6	129.6	25.1	43.6	204.7	273.4	403.1	1 344.2
April	876.1	54.8	88.9	143.7	26.5	33.3	165.5	225.3	369.0	1 245.1
May	1 265.9	75.4	113.9	189.3	40.5	77.5	213.1	331.0	520.4	1 786.2
June	1 194.8	52.4	87.5	139.9	49.1	34.0	257.5	340.7	480.6	1 675.4
July	1 410.6	78.4	129.7	208.1	29.5	47.1	163.7	240.3	448.4	1 859.0
August	1 595.3	97.0	99.6	196.6	30.8	71.0	546.5	648.2	844.9	2 440.2
September	1 377.8	64.4	125.5	189.9	27.9	60.6	366.4	454.9	644.8	2 022.6
October	1 518.9	55.9	106.8	162.7	30.3	83.2	387.1	500.7	663.4	2 182.3
November	1 561.0	76.0	118.2	194.2	35.1	42.3	263.8	341.2	535.4	2 096.4
December	1 276.6	59.8	118.8	178.6	24.3	27.1	206.5	257.9	436.5	1 713.1
2002										
January	1 261.2	60.9	96.3	157.2	27.8	35.3	245.9	309.0	466.2	1 727.3

(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)							
1998-1999	13 439.8	5 253.9	18 693.3	3 104.4	21 797.6	12 976.1	34 824.9
1999-2000	15 696.1	6 022.8	21 718.8	3 534.7	25 253.5	12 178.9	37 432.4
2000-2001	9 747.8	4 704.2	14 452.1	2 889.6	17 341.6	12 763.0	30 104.7
2000							
September	2 212.2	1 075.2	3 287.4	674.2	3 961.6	3 181.8	7 143.4
December	2 298.1	1 255.4	3 553.5	725.1	4 278.6	2 890.2	7 168.8
2001							
March	2 301.6	1 090.2	3 391.8	700.4	4 092.2	3 336.2	7 428.4
June	2 935.8	1 283.4	4 219.3	790.0	5 009.3	3 354.8	8 364.1
September	3 809.6	1 788.3	5 598.0	850.1	6 448.1	3 002.5	9 450.6
December	3 748.2	1 511.5	5 259.7	807.3	6 067.0	3 311.6	9 378.6
SEASONALLY ADJUSTED (\$ million)							
2000							
September	2 192.4	1 130.2	3 322.6	662.2	3 984.8	3 042.1	7 026.9
December	2 320.3	1 225.1	3 545.4	736.7	4 282.2	3 036.4	7 318.6
2001							
March	2 351.7	1 088.2	3 439.9	717.5	4 157.4	3 381.2	7 538.6
June	2 883.4	1 260.7	4 144.1	773.2	4 917.3	3 303.4	8 220.6
September	3 808.2	1 891.3	5 699.4	840.7	6 540.2	2 799.1	9 339.3
December	3 726.7	1 422.2	5 148.9	810.8	5 959.7	3 514.5	9 474.2
TREND ESTIMATES (\$ million)							
2000							
September	2 473.7	1 235.0	3 708.2	737.1	4 445.2	3 144.8	7 592.4
December	2 175.9	1 105.3	3 281.1	702.8	3 983.9	3 198.3	7 183.0
2001							
March	2 446.8	1 192.3	3 639.2	730.2	4 369.4	3 195.6	7 564.5
June	2 983.7	1 387.8	4 368.9	777.9	5 146.7	3 190.6	8 349.1
September	3 490.6	1 554.9	5 044.2	809.4	5 853.6	3 176.2	9 035.9
December	3 934.9	1 635.9	5 603.3	836.8	6 440.1	3 218.8	9 517.9
TREND ESTIMATES (% change from preceding quarter)							
2000							
September	-22.7	-9.6	-18.8	-8.5	-17.3	1.7	-10.3
December	-12.0	-10.5	-11.5	-4.7	-10.4	1.7	-5.4
2001							
March	12.5	7.9	10.9	3.9	9.7	-0.1	5.3
June	21.9	16.4	20.1	6.5	17.8	-0.2	10.4
September	17.0	12.0	15.5	4.1	13.7	-0.5	8.2
December	12.7	5.2	11.1	3.4	10.0	1.3	5.3

(a) Reference year for chain volume measures is 1999-2000.
Refer to Explanatory Notes paragraph 23.

(b) Refer to Explanatory Notes paragraph 14.

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 (\$ million)									
2000									
November	858.3	826.7	578.4	127.9	235.7	28.8	22.1	26.9	2 704.8
December	693.6	861.1	468.1	114.1	203.3	22.0	16.2	28.7	2 407.0
2001									
January	1 008.5	727.3	486.1	95.3	221.3	29.1	17.8	48.1	2 633.6
February	813.5	797.6	384.4	100.8	217.6	19.5	9.1	37.8	2 380.2
March	661.4	1 156.2	493.6	223.2	304.4	21.7	32.0	33.7	2 926.2
April	669.0	791.2	399.8	107.6	524.4	21.8	33.8	38.0	2 585.6
May	924.6	1 171.9	699.2	191.8	377.4	45.6	55.8	50.9	3 517.2
June	894.4	799.6	629.2	139.3	291.0	24.5	47.0	66.1	2 891.1
July	1 199.0	951.5	567.7	160.1	306.7	26.4	22.4	81.9	3 315.7
August	1 106.8	1 493.5	575.4	221.7	341.0	32.4	22.2	33.4	3 826.3
September	1 086.7	961.4	612.4	158.6	284.7	38.1	24.2	38.4	3 204.5
October	1 244.0	1 184.6	578.9	199.6	353.0	51.4	24.8	87.0	3 723.3
November	1 206.1	1 028.8	650.1	173.8	366.3	35.9	17.0	69.2	3 547.2
December	979.2	1 081.7	471.7	163.7	257.3	28.2	23.7	53.5	3 058.9
2002									
January	972.4	894.4	520.1	172.9	302.5	41.4	18.2	21.9	2 943.7
SEASONALLY ADJUSTED (\$ million)									
2000									
November	846.0	752.3	473.1	113.4	221.5	n.a.	n.a.	n.a.	2 583.1
December	852.2	877.4	591.3	126.5	230.9	n.a.	n.a.	n.a.	2 733.8
2001									
January	1 083.7	854.4	523.3	128.3	263.7	n.a.	n.a.	n.a.	2 815.4
February	852.1	714.7	448.9	99.8	243.9	n.a.	n.a.	n.a.	2 437.8
March	730.9	971.4	479.8	222.8	284.7	n.a.	n.a.	n.a.	2 838.4
April	647.2	865.8	411.3	128.9	615.9	n.a.	n.a.	n.a.	2 975.6
May	810.0	1 056.6	586.3	161.0	299.4	n.a.	n.a.	n.a.	2 947.2
June	928.6	893.2	592.9	155.1	286.6	n.a.	n.a.	n.a.	2 954.6
July	997.7	1 149.2	546.7	138.1	303.6	n.a.	n.a.	n.a.	3 180.0
August	964.4	1 442.9	587.9	184.3	328.7	n.a.	n.a.	n.a.	3 586.9
September	1 233.9	943.3	678.1	154.6	292.8	n.a.	n.a.	n.a.	3 461.1
October	1 220.6	1 224.0	597.6	209.8	315.9	n.a.	n.a.	n.a.	3 579.3
November	1 235.4	982.1	488.8	172.9	342.9	n.a.	n.a.	n.a.	3 355.3
December	1 160.5	1 071.9	655.9	180.4	304.3	n.a.	n.a.	n.a.	3 476.0
2002									
January	1 062.0	1 013.5	535.1	231.3	348.5	n.a.	n.a.	n.a.	3 169.1
TREND (\$ million)									
2000									
November	889.6	749.7	519.8	115.4	232.0	n.a.	n.a.	n.a.	2 570.8
December	904.6	784.2	516.6	114.8	236.2	n.a.	n.a.	n.a.	2 617.4
2001									
January	878.9	821.1	501.5	115.7	246.2	n.a.	n.a.	n.a.	2 641.0
February	833.9	853.4	490.0	118.5	259.3	n.a.	n.a.	n.a.	2 660.0
March	796.3	890.5	487.2	123.6	274.0	n.a.	n.a.	n.a.	2 694.6
April	784.7	926.6	497.1	130.4	287.5	n.a.	n.a.	n.a.	2 757.1
May	808.9	964.2	523.4	140.0	296.7	n.a.	n.a.	n.a.	2 858.9
June	873.7	1 000.6	555.9	150.6	302.5	n.a.	n.a.	n.a.	2 992.8
July	971.1	1 030.1	585.5	159.8	305.9	n.a.	n.a.	n.a.	3 142.8
August	1 069.5	1 046.5	600.4	167.0	308.6	n.a.	n.a.	n.a.	3 271.3
September	1 136.4	1 054.6	601.3	173.4	312.5	n.a.	n.a.	n.a.	3 358.5
October	1 171.4	1 057.4	594.2	181.1	317.8	n.a.	n.a.	n.a.	3 405.6
November	1 185.6	1 056.1	586.1	189.7	323.1	n.a.	n.a.	n.a.	3 419.3
December	1 184.2	1 053.6	578.1	198.5	328.4	n.a.	n.a.	n.a.	3 409.6
2002									
January	1 171.7	1 038.4	571.5	206.9	332.2	n.a.	n.a.	n.a.	3 376.3

(a) Refer to Explanatory Notes paragraph 8.

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

Reference Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
2000									
November	-8.9	31.6	15.4	12.2	-11.8	-6.2	16.1	-41.2	6.1
December	-19.2	4.2	-19.1	-10.8	-13.7	-23.6	-26.8	7.0	-11.0
2001									
January	45.4	-15.5	3.8	-16.5	8.9	32.6	10.0	67.7	9.4
February	-19.3	9.7	-20.9	5.8	-1.7	-33.0	-49.0	-21.5	-9.6
March	-18.7	45.0	28.4	121.4	39.9	11.2	252.2	-10.7	22.9
April	1.1	-31.6	-19.0	-51.8	72.3	0.4	5.5	12.7	-11.6
May	38.2	48.1	74.9	78.4	-28.0	109.0	65.3	33.8	36.0
June	-3.3	-31.8	-10.0	-27.4	-22.9	-46.3	-15.9	29.8	-17.8
July	34.1	19.0	-9.8	14.9	5.4	7.7	-52.4	24.0	14.7
August	-7.7	57.0	1.3	38.4	11.2	22.8	-0.7	-59.2	15.4
September	-1.8	-35.6	6.4	-28.4	-16.5	17.6	8.8	15.1	-16.3
October	14.5	23.2	-5.5	25.8	24.0	35.0	2.7	126.4	16.2
November	-3.0	-13.2	12.3	-12.9	3.8	-30.1	-31.6	-20.5	-4.7
December	-18.8	5.1	-27.5	-5.8	-29.8	-21.5	39.6	-22.7	-13.8
2002									
January	-0.7	-17.3	10.3	5.6	17.6	46.8	-23.3	-59.0	-3.8
SEASONALLY ADJUSTED (% change from preceding month)									
2000									
November	-9.3	10.8	-9.6	-7.6	-10.3	n.a.	n.a.	n.a.	2.4
December	0.7	16.6	25.0	11.5	4.2	n.a.	n.a.	n.a.	5.8
2001									
January	27.2	-2.6	-11.5	1.4	14.2	n.a.	n.a.	n.a.	3.0
February	-21.4	-16.4	-14.2	-22.2	-7.5	n.a.	n.a.	n.a.	-13.4
March	-14.2	35.9	6.9	123.3	16.8	n.a.	n.a.	n.a.	16.4
April	-11.4	-10.9	-14.3	-42.2	116.3	n.a.	n.a.	n.a.	4.8
May	25.2	22.0	42.5	24.9	-51.4	n.a.	n.a.	n.a.	-1.0
June	14.6	-15.5	1.1	-3.6	-4.3	n.a.	n.a.	n.a.	0.2
July	7.4	28.7	-7.8	-11.0	5.9	n.a.	n.a.	n.a.	7.6
August	-3.3	25.6	7.5	33.4	8.3	n.a.	n.a.	n.a.	12.8
September	27.9	-34.6	15.3	-16.2	-10.9	n.a.	n.a.	n.a.	-3.5
October	-1.1	29.8	-11.9	35.8	7.9	n.a.	n.a.	n.a.	3.4
November	1.2	-19.8	-18.2	-17.6	8.5	n.a.	n.a.	n.a.	-6.3
December	-6.1	9.1	34.2	4.3	-11.2	n.a.	n.a.	n.a.	3.6
2002									
January	-8.5	-5.4	-18.4	28.2	14.5	n.a.	n.a.	n.a.	-8.8
TREND ESTIMATES (% change from preceding month)									
2000									
November	6.1	3.0	3.3	0.0	-0.9	n.a.	n.a.	n.a.	3.0
December	1.7	4.6	-0.6	-0.5	1.8	n.a.	n.a.	n.a.	1.8
2001									
January	-2.8	4.7	-2.9	0.8	4.2	n.a.	n.a.	n.a.	0.9
February	-5.1	3.9	-2.3	2.5	5.3	n.a.	n.a.	n.a.	0.7
March	-4.5	4.3	-0.6	4.3	5.7	n.a.	n.a.	n.a.	1.3
April	-1.5	4.0	2.0	5.6	4.9	n.a.	n.a.	n.a.	2.3
May	3.1	4.1	5.3	7.3	3.2	n.a.	n.a.	n.a.	3.7
June	8.0	3.8	6.2	7.6	1.9	n.a.	n.a.	n.a.	4.7
July	11.2	3.0	5.3	6.1	1.1	n.a.	n.a.	n.a.	5.0
August	10.1	1.6	2.6	4.4	0.9	n.a.	n.a.	n.a.	4.1
September	6.3	0.8	0.1	3.8	1.3	n.a.	n.a.	n.a.	2.7
October	3.1	0.3	-1.2	4.4	1.7	n.a.	n.a.	n.a.	1.4
November	1.2	-0.1	-1.4	4.8	1.7	n.a.	n.a.	n.a.	0.4
December	-0.1	-0.2	-1.4	4.6	1.6	n.a.	n.a.	n.a.	-0.3
2002									
January	-1.1	-1.4	-1.1	4.2	1.2	n.a.	n.a.	n.a.	-1.0

(a) Refer to Explanatory Notes paragraph 8.

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 (\$ million)									
2000									
November	270.1	290.4	265.5	49.6	63.0	13.1	10.9	4.6	967.1
December	208.9	311.6	239.8	52.6	43.7	12.4	9.9	12.2	891.3
2001									
January	553.1	266.8	228.5	35.2	63.4	16.4	9.5	20.0	1 192.9
February	391.8	257.8	139.0	36.6	45.1	4.1	3.9	12.4	890.8
March	210.8	501.5	228.1	141.9	140.6	8.1	19.3	18.0	1 268.4
April	217.1	346.9	97.3	40.5	339.4	11.0	7.6	19.8	1 079.6
May	272.2	517.2	273.6	95.7	151.0	26.7	35.3	18.1	1 389.9
June	260.3	216.4	297.5	40.8	66.3	6.8	8.5	21.1	917.8
July	492.2	289.3	188.3	45.9	63.8	9.9	7.8	50.2	1 147.5
August	355.9	299.6	144.5	118.4	93.5	11.3	10.0	7.9	1 041.1
September	327.2	235.4	145.9	48.3	57.8	10.7	12.9	17.8	855.9
October	349.1	435.7	155.3	81.9	104.3	29.0	7.5	22.1	1 185.1
November	405.9	371.6	158.9	57.3	98.4	12.0	7.7	13.1	1 125.0
December	379.4	440.1	119.0	42.9	56.8	9.0	16.2	23.6	1 086.9
2002									
January	336.9	261.5	168.2	73.0	88.1	7.6	5.7	4.5	945.6
TREND (\$ million)									
2000									
November	384.6	262.1	256.2	47.4	69.6	n.a.	n.a.	n.a.	1 028.6
December	408.4	277.8	249.8	45.5	72.4	n.a.	n.a.	n.a.	1 065.1
2001									
January	400.5	298.4	233.3	44.8	81.4	n.a.	n.a.	n.a.	1 090.2
February	364.9	325.1	215.8	45.4	92.1	n.a.	n.a.	n.a.	1 102.2
March	316.6	357.3	199.3	47.3	101.0	n.a.	n.a.	n.a.	1 096.0
April	273.4	371.7	186.4	50.0	103.9	n.a.	n.a.	n.a.	1 063.4
May	244.5	362.0	183.8	53.5	98.6	n.a.	n.a.	n.a.	1 008.6
June	241.4	333.4	185.3	57.9	87.6	n.a.	n.a.	n.a.	948.1
July	270.7	303.4	186.8	61.3	75.6	n.a.	n.a.	n.a.	915.6
August	320.3	286.1	182.7	63.1	67.9	n.a.	n.a.	n.a.	924.4
September	366.4	291.6	175.2	64.3	67.6	n.a.	n.a.	n.a.	969.1
October	403.2	314.2	166.5	66.5	73.3	n.a.	n.a.	n.a.	1 031.1
November	432.0	339.1	160.7	69.7	81.0	n.a.	n.a.	n.a.	1 085.3
December	451.6	359.5	157.3	73.4	89.3	n.a.	n.a.	n.a.	1 123.1
2002									
January	459.4	369.5	159.3	77.2	97.4	n.a.	n.a.	n.a.	1 138.4

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

Reference Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
2000									
November	-29.1	26.9	9.6	9.4	-40.0	3.9	70.8	-65.1	-6.5
December	-22.7	7.3	-9.7	6.2	-30.5	-5.3	-9.2	165.2	-7.8
2001									
January	164.8	-14.4	-4.7	-33.1	44.9	32.2	-3.6	63.2	33.8
February	-29.2	-3.4	-39.1	3.8	-28.8	-74.8	-58.6	-37.9	-25.3
March	-46.2	94.5	64.1	288.0	211.7	95.5	391.2	45.5	42.4
April	3.0	-30.8	-57.4	-71.5	141.3	36.2	-60.5	9.7	-14.9
May	25.4	49.1	181.3	136.3	-55.5	142.4	362.6	-8.3	28.7
June	-4.4	-58.2	8.7	-57.3	-56.1	-74.7	-75.8	16.2	-34.0
July	89.1	33.7	-36.7	12.4	-3.8	46.8	-9.2	138.0	25.0
August	-27.7	3.5	-23.3	158.0	46.4	13.8	28.7	-84.2	-9.3
September	-8.1	-21.4	0.9	-59.2	-38.1	-5.3	28.9	123.5	-17.8
October	6.7	85.1	6.5	69.6	80.4	171.0	-41.9	24.7	38.5
November	16.3	-14.7	2.3	-30.1	-5.6	-58.4	2.1	-40.7	-5.1
December	-6.5	18.4	-25.1	-25.2	-42.3	-25.6	111.4	80.0	-3.4
2002									
January	-11.2	-40.6	41.4	70.4	55.1	-15.6	-64.5	-80.8	-13.0
TREND ESTIMATES (% change from preceding month)									
2000									
November	13.6	3.7	4.6	-2.8	-3.5	n.a.	n.a.	n.a.	5.4
December	6.2	6.0	-2.5	-4.1	4.2	n.a.	n.a.	n.a.	3.5
2001									
January	-1.9	7.4	-6.6	-1.5	12.3	n.a.	n.a.	n.a.	2.4
February	-8.9	8.9	-7.5	1.2	13.2	n.a.	n.a.	n.a.	1.1
March	-13.3	9.9	-7.6	4.4	9.6	n.a.	n.a.	n.a.	-0.6
April	-13.6	4.0	-6.5	5.5	2.9	n.a.	n.a.	n.a.	-3.0
May	-10.6	-2.6	-1.4	7.2	-5.1	n.a.	n.a.	n.a.	-5.2
June	-1.3	-7.9	0.8	8.2	-11.1	n.a.	n.a.	n.a.	-6.0
July	12.2	-9.0	0.8	5.8	-13.7	n.a.	n.a.	n.a.	-3.4
August	18.3	-5.7	-2.2	2.9	-10.1	n.a.	n.a.	n.a.	1.0
September	14.4	1.9	-4.1	2.0	-0.5	n.a.	n.a.	n.a.	4.8
October	10.1	7.7	-5.0	3.5	8.4	n.a.	n.a.	n.a.	6.4
November	7.1	7.9	-3.5	4.7	10.5	n.a.	n.a.	n.a.	5.3
December	4.6	6.0	-2.1	5.3	10.2	n.a.	n.a.	n.a.	3.5
2002									
January	1.7	2.8	1.3	5.2	9.1	n.a.	n.a.	n.a.	1.4

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

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	326.1	189.9	2.3	84.0	27.4	629.6	243.5	873.1
Victoria	361.5	179.3	1.3	75.7	2.0	619.9	202.9	822.8
Queensland	262.2	55.2	0.9	27.5	0.1	346.0	133.1	479.1
South Australia	77.2	7.7	0.0	13.1	0.1	98.0	56.9	154.9
Western Australia	168.2	20.3	0.0	17.1	0.0	205.6	51.0	256.7
Tasmania	21.3	2.7	0.2	3.3	0.0	27.5	6.1	33.5
Northern Territory	6.6	0.2	0.0	1.2	0.0	7.9	3.8	11.8
Australian Capital Territory	9.3	0.0	0.0	3.3	0.0	12.6	1.3	13.9
Australia	1 232.3	455.4	4.6	225.2	29.6	1 947.1	698.6	2 645.7
PUBLIC SECTOR								
New South Wales	0.6	4.0	0.0	1.4	0.0	5.9	93.4	99.3
Victoria	4.0	2.1	0.0	6.9	0.0	13.0	58.6	71.6
Queensland	3.3	0.4	0.0	2.2	0.0	5.8	35.1	41.0
South Australia	1.7	0.1	0.0	0.0	0.0	1.8	16.1	18.0
Western Australia	7.1	1.6	0.0	0.0	0.0	8.8	37.1	45.8
Tasmania	5.5	0.6	0.0	0.2	0.0	6.4	1.5	7.8
Northern Territory	3.2	0.7	0.0	0.6	0.0	4.5	1.9	6.4
Australian Capital Territory	3.5	1.3	0.0	0.0	0.0	4.8	3.3	8.1
Australia	28.9	10.8	0.0	11.3	0.0	51.0	247.0	298.0
TOTAL								
New South Wales	326.7	193.8	2.3	85.4	27.4	635.5	336.9	972.4
Victoria	365.5	181.5	1.3	82.6	2.0	632.9	261.5	894.4
Queensland	265.5	55.6	0.9	29.8	0.1	351.9	168.2	520.1
South Australia	78.8	7.8	0.0	13.1	0.1	99.8	73.0	172.9
Western Australia	175.3	21.9	0.0	17.1	0.0	214.4	88.1	302.5
Tasmania	26.8	3.4	0.2	3.5	0.0	33.8	7.6	41.4
Northern Territory	9.8	0.8	0.0	1.8	0.0	12.4	5.7	18.2
Australian Capital Territory	12.8	1.3	0.0	3.3	0.0	17.4	4.5	21.9
Australia	1 261.2	466.2	4.6	236.6	29.6	1 998.1	945.6	2 943.7

(a) Refer to Explanatory Notes paragraph 8.

(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	40.6	26.0	20.6	46.3	52.1	24.5	5.5	1.7	24.3	1.9	243.5
Victoria	13.3	16.8	14.2	59.6	49.2	8.4	4.1	19.5	4.0	13.8	202.9
Queensland	12.5	23.3	7.4	20.5	44.1	7.1	0.9	5.9	2.0	9.4	133.1
South Australia	0.8	16.9	16.5	11.9	4.5	2.9	0.8	0.6	0.5	1.4	56.9
Western Australia	2.5	17.5	1.8	14.1	6.5	2.6	0.2	5.1	0.4	0.3	51.0
Tasmania	0.0	0.2	0.4	0.7	0.7	3.6	0.0	0.3	0.0	0.2	6.1
Northern Territory	0.3	0.1	0.0	0.2	0.8	2.4	0.1	0.0	0.1	0.0	3.8
Australian Capital Territory	0.0	0.1	0.3	0.2	0.0	0.3	0.0	0.0	0.4	0.0	1.3
Australia	69.9	100.9	61.2	153.6	158.0	51.6	11.6	33.2	31.6	26.9	698.6
PUBLIC SECTOR											
New South Wales	0.0	0.0	0.0	3.9	4.2	65.4	0.0	4.6	3.9	11.4	93.4
Victoria	0.0	13.0	0.0	1.0	4.6	19.3	0.0	4.5	3.0	13.3	58.6
Queensland	0.0	0.4	0.0	2.7	1.0	20.6	0.0	0.0	3.9	6.4	35.1
South Australia	0.0	0.0	0.0	5.3	3.8	5.9	0.0	0.0	0.8	0.3	16.1
Western Australia	0.0	0.0	0.0	0.5	0.0	14.6	0.0	1.6	19.1	1.3	37.1
Tasmania	0.0	0.0	0.0	0.9	0.0	0.2	0.0	0.0	0.0	0.4	1.5
Northern Territory	0.0	0.0	0.0	0.5	0.0	1.3	0.0	0.1	0.0	0.0	1.9
Australian Capital Territory	0.0	0.0	0.0	2.0	0.0	0.8	0.0	0.2	0.3	0.0	3.3
Australia	0.0	13.4	0.0	16.8	13.6	128.1	0.0	11.0	31.0	33.2	247.0
TOTAL											
New South Wales	40.6	26.0	20.6	50.3	56.3	89.9	5.5	6.3	28.2	13.4	336.9
Victoria	13.3	29.8	14.2	60.6	53.9	27.7	4.1	24.0	6.9	27.0	261.5
Queensland	12.5	23.7	7.4	23.3	45.1	27.6	0.9	5.9	5.9	15.8	168.2
South Australia	0.8	16.9	16.5	17.2	8.3	8.8	0.8	0.6	1.3	1.7	73.0
Western Australia	2.5	17.5	1.8	14.6	6.5	17.2	0.2	6.7	19.5	1.6	88.1
Tasmania	0.0	0.2	0.4	1.6	0.7	3.7	0.0	0.3	0.0	0.6	7.6
Northern Territory	0.3	0.1	0.0	0.7	0.8	3.6	0.1	0.1	0.1	0.0	5.7
Australian Capital Territory	0.0	0.1	0.3	2.2	0.0	1.1	0.0	0.2	0.7	0.0	4.5
Australia	69.9	114.3	61.2	170.4	171.6	179.7	11.6	44.2	62.5	60.1	945.6

(a) Refer to Explanatory Notes paragraph 8.

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

Period	Hotels, motels and other short term accommodation....		Shops.....		Factories.....		Offices.....		Other business premises.....		Educational.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999												
2001												
November	25	2.2	348	30.5	59	6.2	155	15.3	139	13.4	68	7.4
December	22	2.5	224	19.5	57	5.9	146	14.1	115	11.1	119	11.8
2002												
January	19	1.6	169	15.4	47	5.3	123	12.9	92	9.0	68	8.0
Value—\$200,000–\$499,999												
2001												
November	12	3.5	75	21.7	39	12.3	76	22.5	66	20.8	41	12.9
December	12	3.8	58	18.0	28	8.8	68	21.0	68	21.4	57	17.6
2002												
January	14	4.2	42	11.9	30	8.7	48	15.7	50	14.4	41	11.9
Value—\$500,000–\$999,999												
2001												
November	7	4.6	29	19.0	20	14.1	28	19.0	23	15.2	23	15.3
December	8	5.4	20	14.3	18	11.2	18	11.7	26	17.6	22	15.6
2002												
January	3	2.1	9	6.0	17	11.4	20	13.9	28	18.9	17	11.8
Value—\$1,000,000–\$4,999,999												
2001												
November	9	17.1	19	37.3	13	19.3	25	50.0	29	61.1	30	51.4
December	3	4.0	18	36.0	10	19.5	21	41.3	24	62.7	41	83.0
2002												
January	7	16.4	12	26.9	10	20.2	26	53.1	38	82.1	29	53.7
Value—\$5,000,000 and over												
2001												
November	1	6.5	5	64.9	1	7.0	7	141.9	5	108.4	5	63.5
December	3	31.5	2	40.0	0	0.0	5	198.1	5	76.1	3	46.7
2002												
January	2	45.6	5	54.0	2	15.7	7	74.8	5	47.4	8	94.3
Value—Total												
1998-1999	638	831.5	4 671	2 455.8	2 066	949.9	3 214	1 779.0	2 957	2 046.3	1 389	1 412.1
1999-2000	767	753.4	5 340	2 360.0	2 144	978.3	3 636	1 933.7	3 389	1 782.4	1 550	1 492.3
2000-2001	501	473.1	4 744	2 138.5	1 681	788.3	3 647	2 632.0	2 755	1 665.3	1 738	1 991.9
2001												
November	54	34.0	476	173.4	132	59.0	291	248.7	262	218.9	167	150.6
December	48	47.4	322	127.9	113	45.4	258	286.1	238	188.9	242	174.6
2002												
January	45	69.9	237	114.3	106	61.2	224	170.4	213	171.6	163	179.7

(a) Refer to Explanatory Notes paragraph 8.

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

Period	Religious.....		Health.....		Entertainment and recreational....		Miscellaneous.....		Total non-residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999										
2001										
November	9	0.9	29	3.1	42	4.4	53	5.0	927	88.4
December	7	0.5	28	2.9	25	2.5	51	4.8	794	75.6
2002										
January	11	1.0	23	2.5	34	3.8	32	3.1	618	62.7
Value—\$200,000–\$499,999										
2001										
November	4	1.2	20	6.1	21	6.0	10	3.6	364	110.6
December	3	0.9	10	3.2	15	4.6	22	6.5	341	105.8
2002										
January	4	1.5	17	5.6	14	4.4	21	6.9	281	85.1
Value—\$500,000–\$999,999										
2001										
November	1	0.7	6	4.2	13	9.5	8	4.8	158	106.4
December	4	2.1	5	3.4	7	5.3	4	2.8	132	89.3
2002										
January	3	2.1	7	4.6	6	4.0	10	7.7	120	82.5
Value—\$1,000,000–\$4,999,999										
2001										
November	1	3.7	18	54.3	7	12.4	6	13.8	157	320.5
December	2	5.2	8	11.7	17	40.4	5	9.3	149	313.0
2002										
January	2	7.0	10	20.7	13	30.3	13	33.5	160	343.9
Value—\$5,000,000 and over										
2001										
November	0	0.0	8	90.9	2	16.0	0	0.0	34	499.1
December	1	5.4	3	17.8	1	22.1	1	65.4	24	503.1
2002										
January	0	0.0	1	10.8	2	20.0	1	8.9	33	371.5
Value—Total										
1998-1999	232	93.5	799	1 313.5	994	1 199.5	1 075	517.4	18 035	12 598.3
1999-2000	245	128.7	798	1 098.7	1 022	803.0	1 114	848.3	20 005	12 178.8
2000-2001	219	105.0	733	1 315.8	942	918.5	1 077	802.9	18 037	12 831.5
2001										
November	15	6.5	81	158.6	85	48.2	77	27.2	1 640	1 125.0
December	17	14.1	54	39.0	65	74.8	83	88.9	1 440	1 086.9
2002										
January	20	11.6	58	44.2	69	62.5	77	60.1	1 212	945.6

(a) Refer to Explanatory Notes paragraph 8.

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.

EXPLANATORY NOTES

OWNERSHIP

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

BUILDING CLASSIFICATION

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

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

12 An example is the treatment of building work approved for a factory complex. For instance, a detached administration building would be classified to Offices, a detached cafeteria building to Shops, while the factory buildings would be classified to Factories. 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.

13 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.

14 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.

SEASONAL ADJUSTMENT

15 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.

16 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.

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

EXPLANATORY NOTES

- SEASONAL ADJUSTMENT *continued*
- 18** Some of the component series have been seasonally adjusted independently. Therefore, the adjusted components may not add to the adjusted totals.
- 19** 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
- 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 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.
- 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 and re-analysis of seasonal factors 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).

EXPLANATORY NOTES

AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)	<p>24 Area statistics are now being classified to the <i>Australian Standard Geographical Classification (ASGC), 2001 Edition</i> (Cat. no 1216.0), effective from July 2001. Building work approved before July 2001 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.</p>
ABS DATA AVAILABLE ON REQUEST	<p>25 As well as the statistics included in this and related publications, the ABS may have other relevant data available on request. Enquiries should be made to the National Information and Referral Service on 1300 135 070.</p>
RELATED PUBLICATIONS	<p>26 Users may also wish to refer to the following publications:</p> <ul style="list-style-type: none">▪ <i>Building Activity, Australia</i> (Cat. no. 8752.0–8752.7)▪ <i>Building Activity, Australia: Dwelling Unit Commencements</i> (Cat. no. 8750.0)▪ <i>Building Approvals</i> (Cat. no. 8731.1–8731.7)▪ <i>Construction Work Done, Australia, Preliminary</i> (Cat. no. 8755.0)▪ <i>Engineering Construction Activity, Australia</i> (Cat. no. 8762.0)▪ <i>House Price Indexes: Eight Capital Cities</i> (Cat. no. 6416.0)▪ <i>Housing Finance for Owner Occupation, Australia</i> (Cat. no. 5609.0)▪ <i>Producer Price Indexes, Australia</i> (Cat. no. 6427.0). <p>27 While building approvals value series are shown inclusive of GST, this is different to building activity — <i>Building Activity, Australia</i> (Cat. no. 8752.0) and <i>Construction Work Done, Australia, Preliminary</i> (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 — <i>Engineering Construction Activity, Australia</i> (Cat. no. 8762.0) all values will exclude GST.</p>
ROUNDING	<p>28 When figures have been rounded, discrepancies may occur between sums of the component items and totals.</p>

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 14.
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 14.
Dwelling unit	A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Regardless of whether they are self-contained or not, units within buildings offering institutional care (e.g. hospitals) or temporary accommodation (e.g. motels, hostels and holiday apartments) are not defined as dwelling units. Such units are included in the appropriate category of non-residential building approvals. Dwelling units can be created in one of four ways: through new work to create a residential building; through alteration/addition work to an existing residential building; through either new or alteration/addition work on non-residential building or through conversion of a non-residential building to a residential building.
Educational	Includes schools, colleges, kindergartens, libraries, museums and universities.
Entertainment and recreational	Includes clubs, cinemas, sport and recreation centres.
Factories	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
Flats, units or apartments	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
Health	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
Hotels, motels and other short term accommodation	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
House	A house is a detached building primarily used for long term residential purposes. It consists of one dwelling unit. For instance, detached 'granny flats' and detached dwelling units (e.g. caretaker's residences) associated with a non-residential building are defined as houses.
Miscellaneous	Includes justice and defence buildings, welfare and charitable homes, prisons and reformatories, maintenance camps, farming and livestock buildings, veterinary clinics, child-minding centres, police stations and public toilets.

G L O S S A R Y

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

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

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