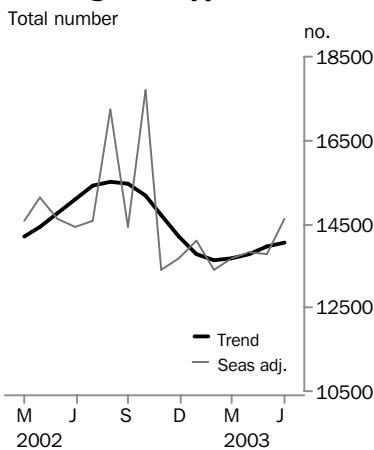


BUILDING APPROVALS

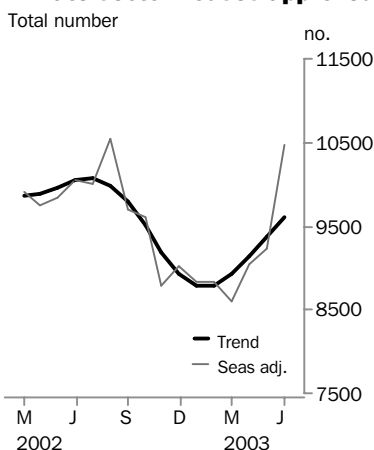
AUSTRALIA

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Dwelling units approved



Private sector houses approved



JUNE KEY FIGURES

TREND ESTIMATES	Jun 2003	% change May 2003 to Jun 2003	% change Jun 2002 to Jun 2003
Dwelling units approved			
Private sector houses	9 607	2.5	-4.4
Total dwelling units	14 036	0.7	-7.1

SEASONALLY ADJUSTED	Jun 2003	% change May 2003 to Jun 2003	% change Jun 2002 to Jun 2003
Dwelling units approved			
Private sector houses	10 465	13.4	4.1
Total dwelling units	14 604	6.2	1.2

JUNE KEY POINTS

TREND ESTIMATES

- The trend estimates for total dwelling units approved rose 0.7% in June 2003. The trend is now showing rises over the last four months.
- The trend estimate for private sector houses approved rose 2.5% in June 2003, the fifth consecutive monthly rise.
- The trend estimate for other dwellings approved fell 3.6% in June 2003, the ninth consecutive monthly fall.
- The trend estimate for the value of total building approved is now showing rises over the last three months, rising by 1.3% in June 2003. Residential building has risen for the fourth successive month, while non-residential building also rose in June.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwellings approved rose 6.2% to 14,604 in June 2003.
- The seasonally adjusted estimate for private sector houses approved rose 13.4% to 10,465 in June 2003. This is the highest estimate since August 2002 (10,542) and the largest monthly rise since May 2001 (+18.2%). The five largest states all had strong rises in private sector houses this month.
- The seasonally adjusted estimate for other dwellings approved fell 10.0% to 3,918 in June 2003. This is the lowest estimate since February 2002 (3,385).
- The seasonally adjusted estimate for the value of total building approved rose 7.0% to \$4,148.9 million in June 2003. Residential building rose 7.8% and non-residential building rose 5.4%

INQUIRIES

- For further information about these and related statistics, contact Sophia Colangelo 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>
July 2003	1 September 2003
August 2003	30 September 2003
September 2003	31 October 2003
October 2003	2 December 2003
November 2003	7 January 2004
December 2003	3 February 2004

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 total dwelling units in this issue.

	2002-03
New South Wales	+41
Victoria	+395
Queensland	+155
South Australia	+3
TOTAL	+594

A downward revision has been made to the value of non-residential building approved in April 2003, most of which was the result of removing a duplicate record in Queensland.

SYMBOLS AND OTHER USAGES

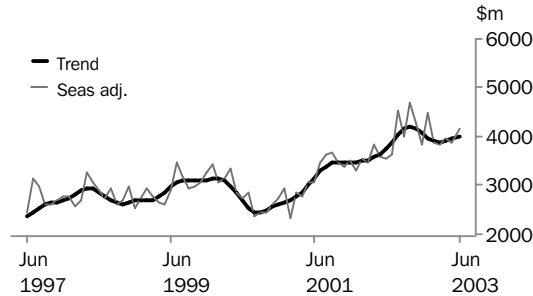
n.a. not available
n.y.a. not yet available

Dennis Trewin
Australian Statistician

VALUE OF BUILDING APPROVED

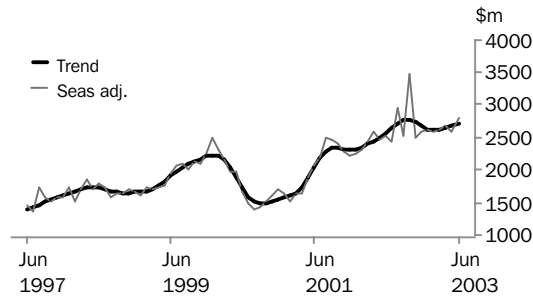
VALUE OF TOTAL BUILDING

The trend estimate of the value of total building approved is now showing rises over the last three months, following five months of decline. The trend rose 1.3% in June 2003.



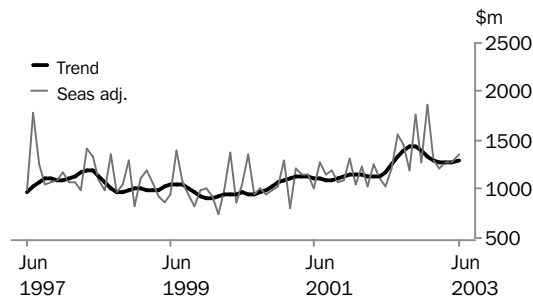
VALUE OF RESIDENTIAL BUILDING

The trend estimate of the value of residential building approved has risen for the last four months, following four months of decline. The trend rose 0.8% in June 2003.



VALUE OF NON-RESIDENTIAL BUILDING

The trend estimate of the value of total building approved rose 2.4% in June 2003, following six months of decline.



S U M M A R Y O F 2 0 0 2 – 2 0 0 3 B U I L D I N G A P P R O V A L S

DWELLING UNITS APPROVED

The total number of dwelling units approved in 2002–2003 was 174,646, a rise of 1.6% from the previous financial year. While other dwelling units rose 17.7%, with increases in all states and territories, houses fell 5.2%. Houses rose only in Western Australia, Tasmania and the Australian Capital Territory.

	<i>Houses.....</i>		<i>Other dwellings.....</i>		<i>Total dwelling units.....</i>	
	<i>no.</i>	<i>% change</i>	<i>no.</i>	<i>% change</i>	<i>no.</i>	<i>% change</i>
New South Wales	24 545	-11.1	24 212	6.5	48 757	-3.1
Victoria	33 417	-9.9	14 553	16.7	47 970	-3.2
Queensland	25 701	-0.9	13 385	38.5	39 086	9.8
South Australia	8 602	-6.3	2 214	28.3	10 816	-0.8
Western Australia	18 013	3.7	3 742	29.1	21 755	7.3
Tasmania	1 966	4.5	172	13.9	2 138	5.2
Northern Territory	522	-18.8	432	40.7	954	0.4
Australian Capital Territory	1 889	55.6	1 281	25.8	3 170	42.0
Australia	114 655	-5.2	59 991	17.7	174 646	1.6

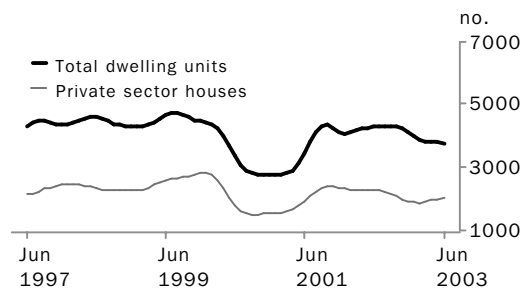
VALUE OF BUILDING APPROVED

The value of total building approved in 2002–2003 was \$49,101.7 million, an increase of 16.1% from the previous financial year. Both residential and non-residential building rose, by 13.4% and 21.6% respectively. Residential building rose in all states and territories, while in non-residential building, only the Northern Territory fell.

	<i>Total residential building...</i>		<i>Non-residential building....</i>		<i>Total.....</i>	
	<i>\$m</i>	<i>% change</i>	<i>\$m</i>	<i>% change</i>	<i>\$m</i>	<i>% change</i>
New South Wales	9 672.1	7.9	5 725.5	30.6	15 397.6	15.3
Victoria	9 828.0	9.2	5 007.3	10.8	14 835.3	9.7
Queensland	6 909.1	24.4	2 681.0	9.1	9 590.0	19.7
South Australia	1 640.8	17.7	1 003.7	24.7	2 644.6	20.3
Western Australia	3 310.2	15.7	1 552.9	59.0	4 863.1	26.7
Tasmania	323.2	18.5	193.5	15.2	516.7	17.2
Northern Territory	193.8	19.9	151.8	-4.8	345.6	7.6
Australian Capital Territory	546.4	40.4	362.4	48.1	908.8	43.4
Australia	32 423.6	13.4	16 678.1	21.6	49 101.7	16.1

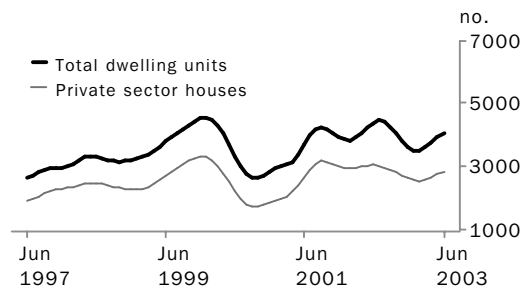
DWELLING UNITS APPROVED: State Trends

NEW SOUTH WALES



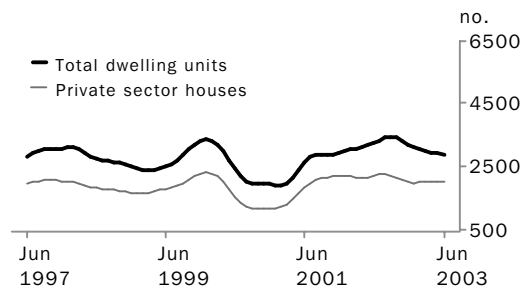
The trend estimate for total dwelling units approved in New South Wales has fallen for the last eight months. The trend for private sector houses has risen for the last four months.

VICTORIA



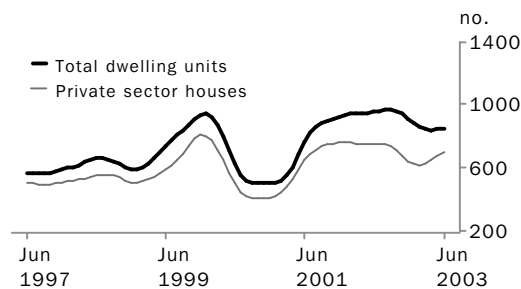
The trend estimate for total dwelling units approved in Victoria has risen for the last five months, following six months of decline. The trend for private sector houses has risen for the last four months.

QUEENSLAND



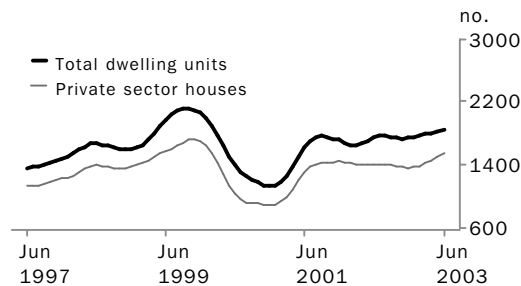
The trend estimate for total dwelling units approved in Queensland has fallen for the last nine months. The trend for private sector houses has been relatively flat for the last five months.

SOUTH AUSTRALIA



The trend estimate for total dwelling units approved in South Australia has risen in the last two months, following seven months of decline. The trend for private sector houses has risen for the last four months.

WESTERN AUSTRALIA



The trend estimate for total dwelling units approved in Western Australia has risen for the last seven months. The trend for private sector houses has risen for the last six months.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

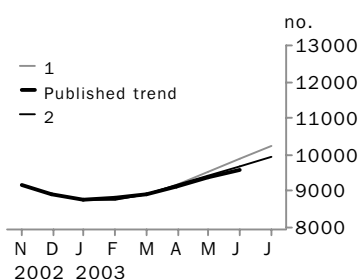
Recent seasonally adjusted and trend estimates are likely to be revised when original estimates for subsequent months become available. The approximate effect of possible scenarios on trend estimates are presented below.

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.

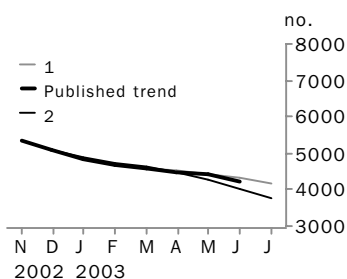
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the July seasonally adjusted estimate is higher than the June estimate by 4% for the number of private sector houses approved and 13% for other dwelling units approved; and that the July seasonally adjusted estimate is lower than the June estimate by 4% for the number of private sector houses approved and 13% 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 4% on Jun 2003</i>	% change	2 <i>falls by 4% on Jun 2003</i>	% change
February 2003	8 796	0.2	8 741	-0.1	8 766	0.1
March 2003	8 929	1.5	8 906	1.9	8 918	1.7
April 2003	9 129	2.2	9 186	3.1	9 152	2.6
May 2003	9 372	2.7	9 532	3.8	9 422	2.9
June 2003	9 607	2.5	9 898	3.8	9 690	2.9
July 2003	n.y.a.	n.y.a.	10 260	3.7	9 947	2.7

OTHER DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 13% on Jun 2003</i>	% change	2 <i>falls by 13% on Jun 2003</i>	% change
February 2003	4 708	-3.1	4 691	-3.3	4 726	-3.0
March 2003	4 602	-2.3	4 596	-2.0	4 613	-2.4
April 2003	4 500	-2.2	4 525	-1.5	4 480	-2.9
May 2003	4 407	-2.1	4 422	-2.3	4 271	-4.7
June 2003	4 247	-3.6	4 304	-2.7	4 020	-5.9
July 2003	n.y.a.	n.y.a.	4 193	-2.6	3 764	-6.4

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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							
2002							
April	9 798	9 944	5 302	5 447	15 100	291	15 391
May	11 088	11 215	4 735	4 932	15 823	324	16 147
June	9 544	9 713	3 735	4 038	13 279	472	13 751
July	10 550	10 779	4 044	4 294	14 594	479	15 073
August	10 974	11 126	6 917	6 951	17 891	186	18 077
September	9 512	9 638	4 080	4 185	13 592	231	13 823
October	10 259	10 448	8 772	8 950	19 031	367	19 398
November	8 962	9 240	4 606	4 671	13 568	343	13 911
December	8 268	8 406	4 394	4 455	12 662	199	12 861
2003							
January	7 616	7 717	4 699	4 748	12 315	150	12 465
February	8 784	8 939	3 652	3 860	12 436	363	12 799
March	8 956	9 047	4 688	4 865	13 644	268	13 912
April	8 454	8 590	4 675	4 802	13 129	263	13 392
May	9 932	10 095	4 310	4 623	14 242	476	14 718
June	10 336	10 630	3 140	3 587	13 476	741	14 217
SEASONALLY ADJUSTED							
2002							
April	9 738	9 882	5 129	5 263	14 867	278	15 145
May	9 830	9 966	4 525	4 664	14 355	275	14 630
June	10 050	10 178	4 123	4 256	14 173	261	14 434
July	9 999	10 192	4 074	4 378	14 073	497	14 570
August	10 542	10 718	6 471	6 515	17 013	220	17 233
September	9 688	9 824	4 442	4 591	14 130	285	14 415
October	9 600	9 750	7 717	7 969	17 317	402	17 719
November	8 781	9 070	4 235	4 336	13 016	390	13 406
December	9 014	9 168	4 447	4 525	13 461	232	13 693
2003							
January	8 825	8 949	5 095	5 165	13 920	194	14 114
February	8 839	9 000	4 199	4 385	13 038	347	13 385
March	8 599	8 714	4 783	4 978	13 382	310	13 692
April	9 044	9 181	4 495	4 622	13 539	264	13 803
May	9 230	9 403	4 147	4 354	13 377	380	13 757
June	10 465	10 686	3 729	3 918	14 194	410	14 604
TREND ESTIMATES							
2002							
April	9 884	10 043	4 244	4 394	14 128	309	14 437
May	9 959	10 109	4 494	4 646	14 452	303	14 755
June	10 044	10 192	4 753	4 913	14 797	308	15 105
July	10 066	10 220	5 003	5 170	15 068	322	15 390
August	9 979	10 145	5 216	5 383	15 194	334	15 528
September	9 783	9 961	5 346	5 503	15 129	335	15 464
October	9 501	9 685	5 352	5 494	14 853	326	15 179
November	9 194	9 375	5 211	5 339	14 404	310	14 714
December	8 922	9 093	4 971	5 093	13 893	293	14 186
2003							
January	8 778	8 936	4 731	4 857	13 509	284	13 793
February	8 796	8 944	4 570	4 708	13 366	286	13 652
March	8 929	9 074	4 448	4 602	13 377	299	13 676
April	9 129	9 280	4 328	4 500	13 457	323	13 780
May	9 372	9 534	4 220	4 407	13 592	349	13 941
June	9 607	9 789	4 049	4 247	13 656	380	14 036

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)							
2002							
April	4.9	4.9	36.1	35.6	14.1	12.8	14.0
May	13.2	12.8	-10.7	-9.5	4.8	11.3	4.9
June	-13.9	-13.4	-21.1	-18.1	-16.1	45.7	-14.8
July	10.5	11.0	8.3	6.3	9.9	1.5	9.6
August	4.0	3.2	71.0	61.9	22.6	-61.2	19.9
September	-13.3	-13.4	-41.0	-39.8	-24.0	24.2	-23.5
October	7.9	8.4	115.0	113.9	40.0	58.9	40.3
November	-12.6	-11.6	-47.5	-47.8	-28.7	-6.5	-28.3
December	-7.7	-9.0	-4.6	-4.6	-6.7	-42.0	-7.5
2003							
January	-7.9	-8.2	6.9	6.6	-2.7	-24.6	-3.1
February	15.3	15.8	-22.3	-18.7	1.0	142.0	2.7
March	2.0	1.2	28.4	26.0	9.7	-26.2	8.7
April	-5.6	-5.1	-0.3	-1.3	-3.8	-1.9	-3.7
May	17.5	17.5	-7.8	-3.7	8.5	81.0	9.9
June	4.1	5.3	-27.1	-22.4	-5.4	55.7	-3.4
SEASONALLY ADJUSTED (% change from preceding month)							
2002							
April	-1.7	-1.9	18.1	17.3	4.3	-9.7	4.0
May	0.9	0.9	-11.8	-11.4	-3.4	-1.1	-3.4
June	2.2	2.1	-8.9	-8.7	-1.3	-5.1	-1.3
July	-0.5	0.1	-1.2	2.9	-0.7	90.4	0.9
August	5.4	5.2	58.8	48.8	20.9	-55.7	18.3
September	-8.1	-8.3	-31.4	-29.5	-16.9	29.5	-16.4
October	-0.9	-0.8	73.7	73.6	22.6	41.1	22.9
November	-8.5	-7.0	-45.1	-45.6	-24.8	-3.0	-24.3
December	2.6	1.1	5.0	4.4	3.4	-40.5	2.1
2003							
January	-2.1	-2.4	14.6	14.1	3.4	-16.4	3.1
February	0.2	0.6	-17.6	-15.1	-6.3	78.9	-5.2
March	-2.7	-3.2	13.9	13.5	2.6	-10.7	2.3
April	5.2	5.4	-6.0	-7.2	1.2	-14.8	0.8
May	2.1	2.4	-7.7	-5.8	-1.2	43.9	-0.3
June	13.4	13.6	-10.1	-10.0	6.1	7.9	6.2
TREND ESTIMATES (% change from preceding month)							
2002							
April	0.1	0.0	6.2	5.8	1.9	-4.0	1.7
May	0.8	0.7	5.9	5.7	2.3	-1.9	2.2
June	0.9	0.8	5.8	5.7	2.4	1.7	2.4
July	0.2	0.3	5.3	5.2	1.8	4.5	1.9
August	-0.9	-0.7	4.3	4.1	0.8	3.7	0.9
September	-2.0	-1.8	2.5	2.2	-0.4	0.3	-0.4
October	-2.9	-2.8	0.1	-0.2	-1.8	-2.7	-1.8
November	-3.2	-3.2	-2.6	-2.8	-3.0	-4.9	-3.1
December	-3.0	-3.0	-4.6	-4.6	-3.5	-5.5	-3.6
2003							
January	-1.6	-1.7	-4.8	-4.6	-2.8	-3.1	-2.8
February	0.2	0.1	-3.4	-3.1	-1.1	0.7	-1.0
March	1.5	1.5	-2.7	-2.3	0.1	4.5	0.2
April	2.2	2.3	-2.7	-2.2	0.6	8.0	0.8
May	2.7	2.7	-2.5	-2.1	1.0	8.0	1.2
June	2.5	2.7	-4.1	-3.6	0.5	8.9	0.7

VALUE OF BUILDING APPROVED

Month	New residential building \$m	Alterations and additions to residential buildings(a) \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
ORIGINAL					
2002					
April	2 288.8	320.7	2 609.6	1 479.9	4 089.5
May	2 312.7	437.0	2 749.8	1 219.8	3 969.6
June	2 030.6	331.4	2 362.0	855.3	3 217.3
July	2 188.6	354.8	2 543.4	1 053.8	3 597.2
August	2 736.2	454.6	3 190.7	1 539.4	4 730.1
September	2 059.2	404.3	2 463.5	1 388.2	3 851.7
October	3 396.9	377.6	3 774.5	1 358.8	5 133.3
November	2 274.6	341.4	2 616.0	1 882.6	4 498.6
December	2 086.3	314.0	2 400.3	1 212.1	3 612.4
2003					
January	2 014.2	293.0	2 307.2	1 581.6	3 888.7
February	2 081.7	383.2	2 464.9	1 481.2	3 946.1
March	2 173.7	407.4	2 581.0	1 274.1	3 855.1
April	2 263.9	373.0	2 636.9	1 275.2	3 912.1
May	2 356.3	421.4	2 777.7	1 507.5	4 285.2
June	2 283.5	384.0	2 667.5	1 123.7	3 791.2
SEASONALLY ADJUSTED					
2002					
April	2 251.0	327.3	2 578.4	1 246.1	3 824.4
May	2 110.3	366.9	2 477.2	1 120.6	3 597.9
June	2 165.6	352.5	2 518.1	1 030.8	3 548.9
July	2 072.9	351.2	2 424.1	1 218.6	3 642.7
August	2 527.1	426.2	2 953.3	1 566.3	4 519.6
September	2 127.1	391.2	2 518.3	1 469.1	3 987.5
October	3 152.3	339.0	3 491.3	1 184.6	4 675.9
November	2 159.0	347.6	2 506.6	1 764.7	4 271.3
December	2 214.1	366.9	2 581.0	1 276.1	3 857.0
2003					
January	2 270.7	351.9	2 622.6	1 858.8	4 481.5
February	2 193.1	394.2	2 587.2	1 296.6	3 883.8
March	2 242.7	393.3	2 636.0	1 208.8	3 844.9
April	2 289.2	391.1	2 680.3	1 273.1	3 953.4
May	2 223.7	372.2	2 595.9	1 281.1	3 876.9
June	2 404.1	395.0	2 799.1	1 349.8	4 148.9
TREND ESTIMATES					
2002					
April	2 111.7	335.7	2 447.4	1 128.9	3 576.4
May	2 152.8	349.5	2 502.3	1 141.1	3 643.4
June	2 205.6	363.5	2 569.0	1 183.3	3 752.4
July	2 270.0	374.2	2 644.1	1 251.3	3 895.4
August	2 336.6	377.8	2 714.3	1 327.4	4 041.7
September	2 386.2	374.2	2 760.4	1 396.8	4 157.2
October	2 400.3	367.6	2 767.9	1 435.6	4 203.4
November	2 373.9	363.0	2 736.9	1 435.5	4 172.3
December	2 316.6	362.8	2 679.4	1 397.1	4 076.5
2003					
January	2 259.7	367.5	2 627.2	1 345.0	3 972.2
February	2 231.6	376.0	2 607.7	1 304.1	3 911.8
March	2 235.0	383.6	2 618.6	1 279.1	3 897.6
April	2 258.9	387.7	2 646.7	1 269.2	3 915.8
May	2 294.8	390.0	2 684.8	1 266.5	3 951.3
June	2 315.7	390.9	2 706.6	1 296.9	4 003.4

(a) Refer to Explanatory Notes paragraph 14.

VALUE OF BUILDING APPROVED, Percentage Change

Month	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non-residential building	Total building
ORIGINAL (% change from preceding month)					
2002					
April	18.9	1.5	16.5	51.4	27.1
May	1.0	36.3	5.4	-17.6	-2.9
June	-12.2	-24.2	-14.1	-29.9	-18.9
July	7.8	7.1	7.7	23.2	11.8
August	25.0	28.1	25.4	46.1	31.5
September	-24.7	-11.1	-22.8	-9.8	-18.6
October	65.0	-6.6	53.2	-2.1	33.3
November	-33.0	-9.6	-30.7	38.5	-12.4
December	-8.3	-8.0	-8.2	-35.6	-19.7
2003					
January	-3.5	-6.7	-3.9	30.5	7.6
February	3.3	30.8	6.8	-6.3	1.5
March	4.4	6.3	4.7	-14.0	-2.3
April	4.2	-8.4	2.2	0.1	1.5
May	4.1	13.0	5.3	18.2	9.5
June	-3.1	-8.9	-4.0	-25.5	-11.5
SEASONALLY ADJUSTED (% change from preceding month)					
2002					
April	5.9	3.1	5.6	20.0	9.9
May	-6.3	12.1	-3.9	-10.1	-5.9
June	2.6	-3.9	1.6	-8.0	-1.4
July	-4.3	-0.4	-3.7	18.2	2.6
August	21.9	21.4	21.8	28.5	24.1
September	-15.8	-8.2	-14.7	-6.2	-11.8
October	48.2	-13.3	38.6	-19.4	17.3
November	-31.5	2.5	-28.2	49.0	-8.7
December	2.5	5.5	3.0	-27.7	-9.7
2003					
January	2.6	-4.1	1.6	45.7	16.2
February	-3.4	12.0	-1.3	-30.2	-13.3
March	2.3	-0.2	1.9	-6.8	-1.0
April	2.1	-0.6	1.7	5.3	2.8
May	-2.9	-4.8	-3.2	0.6	-1.9
June	8.1	6.1	7.8	5.4	7.0
TREND ESTIMATES (% change from preceding month)					
2002					
April	2.0	2.7	2.1	-0.2	1.4
May	1.9	4.1	2.2	1.1	1.9
June	2.4	4.0	2.7	3.7	3.0
July	2.9	2.9	2.9	5.7	3.8
August	2.9	1.0	2.7	6.1	3.8
September	2.1	-1.0	1.7	5.2	2.9
October	0.6	-1.8	0.3	2.8	1.1
November	-1.1	-1.3	-1.1	0.0	-0.7
December	-2.4	0.0	-2.1	-2.7	-2.3
2003					
January	-2.5	1.3	-1.9	-3.7	-2.6
February	-1.2	2.3	-0.7	-3.0	-1.5
March	0.2	2.0	0.4	-1.9	-0.4
April	1.1	1.1	1.1	-0.8	0.5
May	1.6	0.6	1.4	-0.2	0.9
June	0.9	0.2	0.8	2.4	1.3

(a) Refer to Explanatory Notes paragraph 14

DWELLING UNITS APPROVED, Private and Public Sector: Original

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion</i>	<i>Non-residential building</i>	<i>Total dwelling units</i>
PRIVATE SECTOR (Number)						
2000-01	78 855	35 358	763	2 120	155	117 251
2001-02	118 825	46 430	590	1 903	258	168 006
2002-03	112 444	55 100	814	1 817	405	170 580
2002						
June	9 523	3 555	44	144	13	13 279
July	10 534	3 916	63	53	28	14 594
August	10 963	6 341	67	501	19	17 891
September	9 502	3 750	81	226	33	13 592
October	10 246	8 652	52	45	36	19 031
November	8 946	4 452	79	87	4	13 568
December	8 256	4 195	47	93	71	12 662
2003						
January	7 609	4 607	47	41	11	12 315
February	8 773	3 477	29	125	32	12 436
March	8 946	4 363	49	277	9	13 644
April	8 437	4 429	107	99	57	13 129
May	9 915	3 912	132	200	83	14 242
June	10 317	3 006	61	70	22	13 476
PUBLIC SECTOR (Number)						
2000-01	1 110	2 502	105	105	2	3 824
2001-02	1 919	1 917	7	1	3	3 847
2002-03	2 052	2 001	12	0	1	4 066
2002						
June	169	303	0	0	0	472
July	229	250	0	0	0	479
August	152	34	0	0	0	186
September	126	105	0	0	0	231
October	189	178	0	0	0	367
November	278	64	0	0	1	343
December	138	61	0	0	0	199
2003						
January	101	49	0	0	0	150
February	155	208	0	0	0	363
March	91	177	0	0	0	268
April	136	127	0	0	0	263
May	163	301	12	0	0	476
June	294	447	0	0	0	741
TOTAL (Number)						
2000-01	79 965	37 860	868	2 225	157	121 075
2001-02	120 744	48 347	597	1 904	261	171 853
2002-03	114 496	57 101	826	1 817	406	174 646
2002						
June	9 692	3 858	44	144	13	13 751
July	10 763	4 166	63	53	28	15 073
August	11 115	6 375	67	501	19	18 077
September	9 628	3 855	81	226	33	13 823
October	10 435	8 830	52	45	36	19 398
November	9 224	4 516	79	87	5	13 911
December	8 394	4 256	47	93	71	12 861
2003						
January	7 710	4 656	47	41	11	12 465
February	8 928	3 685	29	125	32	12 799
March	9 037	4 540	49	277	9	13 912
April	8 573	4 556	107	99	57	13 392
May	10 078	4 213	144	200	83	14 718
June	10 611	3 453	61	70	22	14 217

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

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion	Total residential building	Non-residential building	Total building
PRIVATE SECTOR (\$ million)								
2000-01	10 963.3	4 823.9	76.9	2 757.2	277.9	18 899.2	9 507.1	28 406.1
2001-02	17 314.1	6 857.7	66.0	3 458.9	275.6	27 972.3	9 922.4	37 894.7
2002-03	18 063.3	9 306.5	106.1	3 949.6	273.0	31 698.8	13 147.4	44 846.4
2002								
June	1 475.2	495.9	5.5	292.4	22.0	2 291.1	667.4	2 958.5
July	1 623.6	501.1	10.5	327.9	6.1	2 469.3	862.0	3 331.4
August	1 686.6	1 025.9	7.0	356.1	73.8	3 149.4	1 232.7	4 382.1
September	1 478.0	548.4	10.3	343.7	33.0	2 413.4	1 151.7	3 565.1
October	1 612.7	1 736.6	5.1	354.2	5.3	3 714.0	1 018.6	4 732.7
November	1 419.7	811.8	10.1	298.0	12.5	2 552.1	1 458.0	4 010.0
December	1 334.0	727.1	5.6	277.6	14.8	2 359.1	869.3	3 228.5
2003								
January	1 224.2	770.5	5.4	273.5	3.6	2 277.2	1 254.5	3 531.7
February	1 430.8	593.3	3.0	334.3	25.7	2 387.2	1 189.4	3 576.6
March	1 464.3	674.8	8.7	329.7	55.1	2 532.6	972.0	3 504.6
April	1 387.7	842.4	13.7	332.1	14.8	2 590.7	991.0	3 581.6
May	1 668.6	623.8	20.6	364.1	17.2	2 694.3	1 246.3	3 940.6
June	1 733.1	450.8	6.1	358.4	11.1	2 559.5	901.9	3 461.5
PUBLIC SECTOR (\$ million)								
2000-01	147.2	282.2	7.6	157.7	13.7	608.2	3 376.4	3 984.8
2001-02	251.9	213.4	0.4	156.4	0.1	622.3	3 793.0	4 415.5
2002-03	288.9	256.2	1.8	178.0	0.0	724.6	3 530.7	4 255.3
2002								
June	23.1	36.3	0.0	11.4	0.0	70.9	188.0	258.9
July	33.5	30.3	0.0	10.3	0.0	74.1	191.7	265.8
August	20.1	3.6	0.0	17.6	0.0	41.3	306.7	348.0
September	20.1	12.7	0.0	17.3	0.0	50.1	236.5	286.6
October	26.2	21.4	0.0	12.9	0.0	60.4	340.2	400.6
November	35.4	7.8	0.0	20.8	0.0	63.9	424.6	488.5
December	17.9	7.2	0.0	16.0	0.0	41.1	342.8	383.9
2003								
January	13.7	5.8	0.0	10.5	0.0	30.0	327.1	357.1
February	23.1	34.4	0.0	20.2	0.0	77.7	291.8	369.5
March	10.3	24.2	0.0	13.9	0.0	48.4	302.1	350.5
April	19.5	14.3	0.0	12.4	0.0	46.2	284.2	330.4
May	25.9	38.1	1.8	17.7	0.0	83.4	261.2	344.6
June	43.2	56.4	0.0	8.4	0.0	108.0	221.8	329.8
TOTAL (\$ million)								
2000-01	11 110.5	5 106.0	84.7	2 914.7	291.6	19 507.4	12 883.4	32 390.9
2001-02	17 566.1	7 071.0	66.4	3 615.5	275.7	28 594.9	13 715.3	42 310.0
2002-03	18 352.3	9 562.8	107.9	4 127.5	273.0	32 423.6	16 678.2	49 101.7
2002								
June	1 498.4	532.2	5.5	303.9	22.0	2 362.0	855.3	3 217.3
July	1 657.2	531.4	10.5	338.2	6.1	2 543.4	1 053.8	3 597.2
August	1 706.7	1 029.4	7.0	373.7	73.8	3 190.7	1 539.4	4 730.1
September	1 498.1	561.1	10.3	361.0	33.0	2 463.5	1 388.2	3 851.7
October	1 638.9	1 758.0	5.1	367.2	5.3	3 774.5	1 358.8	5 133.3
November	1 455.0	819.6	10.1	318.7	12.5	2 616.0	1 882.6	4 498.6
December	1 351.9	734.4	5.6	293.6	14.8	2 400.3	1 212.1	3 612.4
2003								
January	1 237.9	776.3	5.4	284.0	3.6	2 307.2	1 581.6	3 888.7
February	1 454.0	627.7	3.0	354.5	25.7	2 464.9	1 481.2	3 946.1
March	1 474.6	699.1	8.7	343.5	55.1	2 581.0	1 274.1	3 855.1
April	1 407.2	856.8	13.7	344.5	14.8	2 636.9	1 275.2	3 912.1
May	1 694.5	661.8	22.4	381.8	17.2	2 777.7	1 507.5	4 285.2
June	1 776.3	507.2	6.1	366.8	11.1	2 667.5	1 123.7	3 791.2

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									
2002									
April	5 060	4 376	2 856	987	1 718	144	84	166	15 391
May	5 144	4 462	3 160	981	1 937	165	49	249	16 147
June	3 718	3 993	3 124	826	1 701	172	122	95	13 751
July	3 866	4 170	3 348	935	2 119	179	128	328	15 073
August	4 696	5 772	4 244	1 072	1 840	177	84	192	18 077
September	3 793	3 843	2 833	860	1 641	178	108	567	13 823
October	6 143	4 736	5 044	1 125	1 759	172	101	318	19 398
November	4 468	3 307	2 913	933	1 793	145	60	292	13 911
December	3 534	3 521	2 800	882	1 530	198	80	316	12 861
2003									
January	3 756	3 220	2 737	783	1 659	141	30	139	12 465
February	3 516	3 472	2 809	745	1 798	152	83	224	12 799
March	3 765	3 392	3 595	1 051	1 638	183	69	219	13 912
April	3 590	4 555	2 611	700	1 499	173	43	221	13 392
May	4 106	4 017	3 181	823	2 051	251	97	192	14 718
June	3 524	3 965	2 971	907	2 428	189	71	162	14 217
SEASONALLY ADJUSTED									
2002									
April	5 126	3 960	2 949	1 071	1 650	144	n.a.	n.a.	15 145
May	4 366	4 363	2 850	965	1 660	151	n.a.	n.a.	14 630
June	4 134	4 331	3 122	870	1 597	195	n.a.	n.a.	14 434
July	3 319	4 431	3 392	815	2 003	199	n.a.	n.a.	14 570
August	4 866	4 885	4 001	1 122	1 838	194	n.a.	n.a.	17 233
September	4 042	4 028	2 894	864	1 691	164	n.a.	n.a.	14 415
October	5 703	4 307	4 479	1 034	1 700	151	n.a.	n.a.	17 719
November	3 929	3 415	2 936	937	1 698	134	n.a.	n.a.	13 406
December	3 782	3 624	3 202	871	1 648	182	n.a.	n.a.	13 693
2003									
January	4 069	3 677	3 182	947	1 863	150	n.a.	n.a.	14 114
February	3 840	3 446	2 989	764	1 892	162	n.a.	n.a.	13 385
March	3 943	3 257	3 308	904	1 781	189	n.a.	n.a.	13 692
April	3 724	4 545	2 637	805	1 629	186	n.a.	n.a.	13 803
May	3 731	3 997	2 916	813	1 804	223	n.a.	n.a.	13 757
June	3 818	4 300	3 048	911	2 114	215	n.a.	n.a.	14 604
TREND ESTIMATES									
2002									
April	4 241	4 077	3 110	951	1 667	165	86	147	14 437
May	4 274	4 249	3 164	950	1 701	173	89	180	14 755
June	4 280	4 397	3 251	955	1 743	179	91	228	15 105
July	4 280	4 466	3 346	960	1 770	181	95	277	15 390
August	4 290	4 417	3 428	966	1 772	179	99	320	15 528
September	4 304	4 269	3 458	967	1 757	172	98	344	15 464
October	4 308	4 048	3 420	960	1 742	163	94	343	15 179
November	4 255	3 808	3 327	943	1 736	155	84	316	14 714
December	4 125	3 608	3 219	912	1 740	154	75	278	14 186
2003									
January	3 975	3 511	3 129	880	1 757	160	69	242	13 793
February	3 874	3 537	3 064	859	1 778	171	66	222	13 652
March	3 826	3 639	3 007	845	1 791	183	65	213	13 676
April	3 799	3 778	2 965	841	1 805	195	64	203	13 780
May	3 789	3 938	2 945	843	1 825	206	63	190	13 941
June	3 768	4 073	2 910	850	1 848	214	62	178	14 036

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)									
2002									
April	38.9	24.0	-20.6	9.2	25.2	-11.7	-28.8	-0.6	14.0
May	1.7	2.0	10.6	-0.6	12.7	14.6	-41.7	50.0	4.9
June	-27.7	-10.5	-1.1	-15.8	-12.2	4.2	149.0	-61.8	-14.8
July	4.0	4.4	7.2	13.2	24.6	4.1	4.9	245.3	9.6
August	21.5	38.4	26.8	14.7	-13.2	-1.1	-34.4	-41.5	19.9
September	-19.2	-33.4	-33.2	-19.8	-10.8	0.6	28.6	195.3	-23.5
October	62.0	23.2	78.0	30.8	7.2	-3.4	-6.5	-43.9	40.3
November	-27.3	-30.2	-42.2	-17.1	1.9	-15.7	-40.6	-8.2	-28.3
December	-20.9	6.5	-3.9	-5.5	-14.7	36.6	33.3	8.2	-7.5
2003									
January	6.3	-8.5	-2.3	-11.2	8.4	-28.8	-62.5	-56.0	-3.1
February	-6.4	7.8	2.6	-4.9	8.4	7.8	176.7	61.2	2.7
March	7.1	-2.3	28.0	41.1	-8.9	20.4	-16.9	-2.2	8.7
April	-4.6	34.3	-27.4	-33.4	-8.5	-5.5	-37.7	0.9	-3.7
May	14.4	-11.8	21.8	17.6	36.8	45.1	125.6	-13.1	9.9
June	-14.2	-1.3	-6.6	10.2	18.4	-24.7	-26.8	-15.6	-3.4
SEASONALLY ADJUSTED (% change from preceding month)									
2002									
April	23.2	1.0	-14.2	25.5	-1.5	-17.3	n.a.	n.a.	4.0
May	-14.8	10.2	-3.4	-9.9	0.6	4.7	n.a.	n.a.	-3.4
June	-5.3	-0.7	9.5	-9.8	-3.8	29.7	n.a.	n.a.	-1.3
July	-19.7	2.3	8.7	-6.3	25.5	1.7	n.a.	n.a.	0.9
August	46.6	10.2	18.0	37.7	-8.2	-2.3	n.a.	n.a.	18.3
September	-16.9	-17.5	-27.7	-23.0	-8.0	-15.6	n.a.	n.a.	-16.4
October	41.1	6.9	54.8	19.7	0.5	-8.0	n.a.	n.a.	22.9
November	-31.1	-20.7	-34.4	-9.4	-0.1	-11.0	n.a.	n.a.	-24.3
December	-3.7	6.1	9.0	-7.0	-2.9	35.6	n.a.	n.a.	2.1
2003									
January	7.6	1.4	-0.6	8.7	13.0	-17.9	n.a.	n.a.	3.1
February	-5.6	-6.3	-6.1	-19.3	1.6	8.3	n.a.	n.a.	-5.2
March	2.7	-5.5	10.7	18.2	-5.9	16.9	n.a.	n.a.	2.3
April	-5.6	39.5	-20.3	-10.9	-8.5	-1.8	n.a.	n.a.	0.8
May	0.2	-12.1	10.6	1.1	10.7	20.0	n.a.	n.a.	-0.3
June	2.3	7.6	4.5	12.0	17.2	-3.5	n.a.	n.a.	6.2
TREND ESTIMATES (% change from preceding month)									
2002									
April	1.6	3.7	0.9	0.0	0.9	3.3	3.4	5.0	1.7
May	0.8	4.2	1.7	-0.1	2.1	4.5	3.1	23.1	2.2
June	0.1	3.5	2.7	0.5	2.5	3.6	2.9	26.2	2.4
July	0.0	1.6	2.9	0.6	1.5	1.4	4.5	21.7	1.9
August	0.2	-1.1	2.5	0.6	0.1	-1.4	3.6	15.4	0.9
September	0.3	-3.4	0.9	0.2	-0.9	-4.1	-0.4	7.7	-0.4
October	0.1	-5.2	-1.1	-0.8	-0.8	-5.3	-4.8	-0.5	-1.8
November	-1.2	-5.9	-2.7	-1.8	-0.3	-4.5	-10.1	-7.8	-3.1
December	-3.1	-5.3	-3.2	-3.3	0.2	-0.8	-11.0	-12.1	-3.6
2003									
January	-3.6	-2.7	-2.8	-3.5	0.9	4.0	-7.7	-12.7	-2.8
February	-2.5	0.8	-2.1	-2.4	1.2	6.7	-4.2	-8.5	-1.0
March	-1.3	2.9	-1.9	-1.5	0.8	7.0	-1.7	-3.8	0.2
April	-0.7	3.8	-1.4	-0.6	0.8	6.4	-1.2	-4.8	0.8
May	-0.3	4.2	-0.7	0.3	1.1	5.7	-1.4	-6.7	1.2
June	-0.6	3.4	-1.2	0.8	1.3	3.9	-2.0	-6.4	0.7

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									
2002									
April	2 231	3 216	2 011	701	1 367	136	38	98	9 798
May	2 562	3 436	2 422	795	1 562	155	30	126	11 088
June	2 210	2 927	2 074	716	1 330	158	49	80	9 544
July	2 390	2 966	2 334	795	1 677	175	49	164	10 550
August	2 332	3 134	2 857	807	1 473	172	39	160	10 974
September	2 065	2 890	2 058	762	1 430	172	36	99	9 512
October	2 242	3 143	2 336	729	1 442	150	24	193	10 259
November	2 230	2 401	1 752	720	1 454	142	41	222	8 962
December	1 678	2 679	1 790	570	1 197	189	34	131	8 268
2003									
January	1 718	2 053	1 749	493	1 356	137	23	87	7 616
February	1 778	2 757	2 014	633	1 269	147	30	156	8 784
March	1 899	2 460	2 288	667	1 361	154	31	96	8 956
April	1 792	2 695	1 824	591	1 214	149	19	170	8 454
May	2 162	2 932	2 184	704	1 586	189	26	149	9 932
June	2 102	3 069	2 161	770	1 868	167	39	160	10 336
SEASONALLY ADJUSTED									
2002									
April	2 250	3 007	2 097	742	1 361	n.a.	n.a.	n.a.	9 738
May	2 257	3 098	2 082	748	1 352	n.a.	n.a.	n.a.	9 830
June	2 377	3 074	2 124	739	1 399	n.a.	n.a.	n.a.	10 050
July	2 193	2 987	2 204	736	1 508	n.a.	n.a.	n.a.	9 999
August	2 252	3 042	2 739	792	1 369	n.a.	n.a.	n.a.	10 542
September	2 156	2 889	2 097	752	1 452	n.a.	n.a.	n.a.	9 688
October	2 086	3 006	2 115	694	1 367	n.a.	n.a.	n.a.	9 600
November	2 060	2 465	1 842	711	1 317	n.a.	n.a.	n.a.	8 781
December	1 807	2 794	2 133	608	1 313	n.a.	n.a.	n.a.	9 014
2003									
January	1 897	2 539	2 000	606	1 486	n.a.	n.a.	n.a.	8 825
February	1 875	2 599	2 005	629	1 410	n.a.	n.a.	n.a.	8 839
March	1 882	2 328	2 113	612	1 387	n.a.	n.a.	n.a.	8 599
April	1 963	2 738	1 951	644	1 401	n.a.	n.a.	n.a.	9 044
May	1 989	2 760	2 004	680	1 447	n.a.	n.a.	n.a.	9 230
June	2 159	3 077	2 134	760	1 894	n.a.	n.a.	n.a.	10 465
TREND ESTIMATES									
2002									
April	2 256	3 018	2 151	749	1 400	n.a.	n.a.	n.a.	9 884
May	2 265	3 051	2 177	747	1 399	n.a.	n.a.	n.a.	9 959
June	2 273	3 061	2 223	751	1 408	n.a.	n.a.	n.a.	10 044
July	2 259	3 041	2 258	755	1 412	n.a.	n.a.	n.a.	10 066
August	2 219	2 988	2 262	751	1 409	n.a.	n.a.	n.a.	9 979
September	2 154	2 917	2 222	736	1 398	n.a.	n.a.	n.a.	9 783
October	2 074	2 829	2 150	710	1 383	n.a.	n.a.	n.a.	9 501
November	1 993	2 729	2 074	677	1 373	n.a.	n.a.	n.a.	9 194
December	1 926	2 632	2 019	644	1 368	n.a.	n.a.	n.a.	8 922
2003									
January	1 888	2 568	2 000	623	1 375	n.a.	n.a.	n.a.	8 778
February	1 887	2 559	2 015	621	1 395	n.a.	n.a.	n.a.	8 796
March	1 915	2 600	2 029	634	1 428	n.a.	n.a.	n.a.	8 929
April	1 958	2 673	2 037	655	1 469	n.a.	n.a.	n.a.	9 129
May	2 006	2 766	2 048	679	1 517	n.a.	n.a.	n.a.	9 372
June	2 062	2 844	2 047	707	1 565	n.a.	n.a.	n.a.	9 607

n.a. not available

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)									
2002									
April	12.2	8.8	-4.9	-7.3	16.5	-16.0	-19.1	-32.4	4.9
May	14.8	6.8	20.4	13.4	14.3	14.0	-21.1	28.6	13.2
June	-13.7	-14.8	-14.4	-9.9	-14.9	1.9	63.3	-36.5	-13.9
July	8.1	1.3	12.5	11.0	26.1	10.8	0.0	105.0	10.5
August	-2.4	5.7	22.4	1.5	-12.2	-1.7	-20.4	-2.4	4.0
September	-11.4	-7.8	-28.0	-5.6	-2.9	0.0	-7.7	-38.1	-13.3
October	8.6	8.8	13.5	-4.3	0.8	-12.8	-33.3	94.9	7.9
November	-0.5	-23.6	-25.0	-1.2	0.8	-5.3	70.8	15.0	-12.6
December	-24.8	11.6	2.2	-20.8	-17.7	33.1	-17.1	-41.0	-7.7
2003									
January	2.4	-23.4	-2.3	-13.5	13.3	-27.5	-32.4	-33.6	-7.9
February	3.5	34.3	15.2	28.4	-6.4	7.3	30.4	79.3	15.3
March	6.8	-10.8	13.6	5.4	7.2	4.8	3.3	-38.5	2.0
April	-5.6	9.6	-20.3	-11.4	-10.8	-3.2	-38.7	77.1	-5.6
May	20.6	8.8	19.7	19.1	30.6	26.8	36.8	-12.4	17.5
June	-2.8	4.7	-1.1	9.4	17.8	-11.6	50.0	7.4	4.1
SEASONALLY ADJUSTED (% change from preceding month)									
2002									
April	1.8	-1.7	-2.6	0.7	-2.2	n.a.	n.a.	n.a.	-1.7
May	0.4	3.0	-0.7	0.8	-0.7	n.a.	n.a.	n.a.	0.9
June	5.3	-0.8	2.0	-1.3	3.5	n.a.	n.a.	n.a.	2.2
July	-7.7	-2.8	3.8	-0.3	7.8	n.a.	n.a.	n.a.	-0.5
August	2.7	1.9	24.3	7.5	-9.2	n.a.	n.a.	n.a.	5.4
September	-4.2	-5.0	-23.5	-5.0	6.1	n.a.	n.a.	n.a.	-8.1
October	-3.2	4.1	0.9	-7.8	-5.8	n.a.	n.a.	n.a.	-0.9
November	-1.3	-18.0	-12.9	2.5	-3.7	n.a.	n.a.	n.a.	-8.5
December	-12.3	13.3	15.8	-14.5	-0.3	n.a.	n.a.	n.a.	2.6
2003									
January	5.0	-9.1	-6.2	-0.3	13.2	n.a.	n.a.	n.a.	-2.1
February	-1.2	2.4	0.3	3.8	-5.1	n.a.	n.a.	n.a.	0.2
March	0.4	-10.4	5.4	-2.7	-1.6	n.a.	n.a.	n.a.	-2.7
April	4.3	17.6	-7.7	5.2	1.0	n.a.	n.a.	n.a.	5.2
May	1.3	0.8	2.7	5.7	3.2	n.a.	n.a.	n.a.	2.1
June	8.6	11.5	6.5	11.7	30.9	n.a.	n.a.	n.a.	13.4
TREND ESTIMATES (% change from preceding month)									
2002									
April	-0.1	1.0	-0.5	-0.6	-0.7	n.a.	n.a.	n.a.	0.1
May	0.4	1.1	1.2	-0.2	0.0	n.a.	n.a.	n.a.	0.8
June	0.3	0.3	2.1	0.4	0.6	n.a.	n.a.	n.a.	0.9
July	-0.6	-0.7	1.6	0.6	0.4	n.a.	n.a.	n.a.	0.2
August	-1.8	-1.7	0.2	-0.5	-0.2	n.a.	n.a.	n.a.	-0.9
September	-2.9	-2.4	-1.8	-2.0	-0.8	n.a.	n.a.	n.a.	-2.0
October	-3.7	-3.0	-3.2	-3.6	-1.1	n.a.	n.a.	n.a.	-2.9
November	-3.9	-3.5	-3.5	-4.6	-0.7	n.a.	n.a.	n.a.	-3.2
December	-3.4	-3.6	-2.7	-4.8	-0.4	n.a.	n.a.	n.a.	-3.0
2003									
January	-1.9	-2.4	-0.9	-3.2	0.5	n.a.	n.a.	n.a.	-1.6
February	-0.1	-0.4	0.7	-0.3	1.5	n.a.	n.a.	n.a.	0.2
March	1.5	1.6	0.7	2.1	2.3	n.a.	n.a.	n.a.	1.5
April	2.2	2.8	0.4	3.3	2.9	n.a.	n.a.	n.a.	2.2
May	2.5	3.5	0.6	3.7	3.3	n.a.	n.a.	n.a.	2.7
June	2.8	2.8	0.0	4.2	3.2	n.a.	n.a.	n.a.	2.5

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

	Sydney	Melbourne	Brisbane	Adelaide	Perth	Greater Hobart	Darwin(a)	Canberra
Period	no.	no.	no.	no.	no.	no.	no.	no.
PRIVATE SECTOR								
2000-01	21 893	27 528	12 088	4 792	10 700	490	436	1 640
2001-02	31 638	36 730	16 439	6 920	14 515	814	607	2 155
2002-03	30 326	35 692	17 194	7 111	15 491	964	661	2 981
2002								
June	2 091	2 953	1 556	477	1 169	60	77	95
July	2 125	3 142	1 706	571	1 385	89	97	308
August	2 863	4 739	1 998	693	1 338	95	37	188
September	2 205	2 780	1 346	507	1 249	84	85	540
October	4 525	3 525	1 742	783	1 304	87	70	245
November	2 793	2 430	1 308	597	1 190	71	42	265
December	2 255	2 589	1 460	615	1 102	103	72	316
2003								
January	2 581	2 459	1 148	555	1 251	65	12	136
February	2 201	2 384	1 430	457	1 361	70	65	221
March	2 248	2 486	1 673	764	1 102	63	64	203
April	2 175	3 522	1 038	459	1 045	78	25	208
May	2 461	2 726	1 153	542	1 558	87	53	189
June	1 894	2 910	1 192	568	1 606	72	39	162
PUBLIC SECTOR								
2000-01	701	374	326	75	689	16	228	107
2001-02	482	635	243	302	557	53	20	75
2002-03	360	584	264	404	693	13	18	188
2002								
June	48	28	52	26	79	5	0	0
July	31	48	7	45	122	0	0	20
August	4	36	7	35	33	0	7	4
September	14	56	5	32	22	0	0	27
October	4	70	35	40	27	0	2	73
November	0	17	52	52	47	0	0	27
December	0	13	11	60	18	0	0	0
2003								
January	8	2	5	27	28	0	0	3
February	84	105	22	27	15	0	1	3
March	33	34	3	11	107	13	0	16
April	10	35	5	22	46	0	0	13
May	47	154	29	15	29	0	3	2
June	125	14	83	38	199	0	5	0
TOTAL								
2000-01	22 594	27 902	12 414	4 867	11 389	506	664	1 747
2001-02	32 120	37 365	16 682	7 222	15 072	867	627	2 230
2002-03	30 686	36 276	17 458	7 515	16 184	977	679	3 169
2002								
June	2 139	2 981	1 608	503	1 248	65	77	95
July	2 156	3 190	1 713	616	1 507	89	97	328
August	2 867	4 775	2 005	728	1 371	95	44	192
September	2 219	2 836	1 351	539	1 271	84	85	567
October	4 529	3 595	1 777	823	1 331	87	72	318
November	2 793	2 447	1 360	649	1 237	71	42	292
December	2 255	2 602	1 471	675	1 120	103	72	316
2003								
January	2 589	2 461	1 153	582	1 279	65	12	139
February	2 285	2 489	1 452	484	1 376	70	66	224
March	2 281	2 520	1 676	775	1 209	76	64	219
April	2 185	3 557	1 043	481	1 091	78	25	221
May	2 508	2 880	1 182	557	1 587	87	56	191
June	2 019	2 924	1 275	606	1 805	72	44	162

(a) Refer to Explanatory Notes paragraph 25.

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	2 090	1 217	31	5	10	3 353
Victoria	3 067	779	20	64	11	3 941
Queensland	2 157	663	7	0	0	2 827
South Australia	770	97	0	0	0	867
Western Australia	1 867	221	3	1	0	2 092
Tasmania	167	21	0	0	1	189
Northern Territory	39	6	0	0	0	45
Australian Capital Territory	160	2	0	0	0	162
Australia	10 317	3 006	61	70	22	13 476
PUBLIC SECTOR						
New South Wales	7	164	0	0	0	171
Victoria	10	14	0	0	0	24
Queensland	47	97	0	0	0	144
South Australia	38	2	0	0	0	40
Western Australia	168	168	0	0	0	336
Tasmania	0	0	0	0	0	0
Northern Territory	24	2	0	0	0	26
Australian Capital Territory	0	0	0	0	0	0
Australia	294	447	0	0	0	741
TOTAL						
New South Wales	2 097	1 381	31	5	10	3 524
Victoria	3 077	793	20	64	11	3 965
Queensland	2 204	760	7	0	0	2 971
South Australia	808	99	0	0	0	907
Western Australia	2 035	389	3	1	0	2 428
Tasmania	167	21	0	0	1	189
Northern Territory	63	8	0	0	0	71
Australian Capital Territory	160	2	0	0	0	162
Australia	10 611	3 453	61	70	22	14 217

(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										
2000-01	79 965	7 390	8 509	15 899	2 876	4 188	14 897	21 961	37 860	117 825
2001-02	120 744	9 038	10 529	19 567	3 358	4 974	20 448	28 780	48 347	169 091
2002-03	114 496	9 384	11 608	20 992	3 470	5 227	27 412	36 109	57 101	171 597
2002										
April	9 936	877	1 073	1 950	210	515	2 623	3 348	5 298	15 234
May	11 205	927	866	1 793	250	522	1 866	2 638	4 431	15 636
June	9 692	812	943	1 755	426	207	1 470	2 103	3 858	13 550
July	10 763	999	1 313	2 312	369	402	1 083	1 854	4 166	14 929
August	11 115	797	970	1 767	300	733	3 575	4 608	6 375	17 490
September	9 628	766	779	1 545	232	273	1 805	2 310	3 855	13 483
October	10 435	1 069	1 062	2 131	532	705	5 462	6 699	8 830	19 265
November	9 224	626	822	1 448	257	270	2 541	3 068	4 516	13 740
December	8 394	682	880	1 562	190	194	2 310	2 694	4 256	12 650
2003										
January	7 710	593	952	1 545	306	355	2 450	3 111	4 656	12 366
February	8 928	632	862	1 494	176	491	1 524	2 191	3 685	12 613
March	9 037	694	887	1 581	274	527	2 158	2 959	4 540	13 577
April	8 573	868	908	1 776	260	351	2 169	2 780	4 556	13 129
May	10 078	919	961	1 880	306	547	1 480	2 333	4 213	14 291
June	10 611	739	1 212	1 951	268	379	855	1 502	3 453	14 064

VALUE (\$ million)

2000-01	11 110.5	640.8	1 003.4	1 644.3	302.4	510.4	2 648.8	3 461.4	5 106.0	16 216.7
2001-02	17 566.1	864.4	1 387.7	2 252.1	358.0	699.1	3 761.8	4 819.0	7 071.0	24 637.2
2002-03	18 352.3	963.5	1 659.9	2 623.5	423.6	718.8	5 797.0	6 939.4	9 562.8	27 915.1
2002										
April	1 490.3	95.3	150.9	246.2	21.1	77.7	453.4	552.2	798.5	2 288.8
May	1 678.1	94.9	123.4	218.3	20.0	78.7	317.6	416.3	634.6	2 312.7
June	1 498.4	73.8	122.8	196.6	50.5	33.5	251.7	335.7	532.2	2 030.6
July	1 657.2	97.9	167.2	265.1	43.5	56.4	166.5	266.3	531.4	2 188.6
August	1 706.7	76.0	128.7	204.7	28.5	116.9	679.3	824.7	1 029.4	2 736.2
September	1 498.1	72.3	107.7	180.1	33.9	35.5	311.6	381.0	561.1	2 059.2
October	1 638.9	117.9	157.0	274.9	44.2	103.3	1 335.6	1 483.1	1 758.0	3 396.9
November	1 455.0	62.3	120.4	182.7	30.0	36.0	570.9	636.9	819.6	2 274.6
December	1 351.9	76.2	131.8	208.0	20.3	24.7	481.3	526.4	734.4	2 086.3
2003										
January	1 237.9	61.1	127.3	188.4	43.5	54.6	489.8	587.9	776.3	2 014.2
February	1 454.0	68.1	123.9	192.0	20.7	61.1	353.9	435.7	627.7	2 081.7
March	1 474.6	68.8	134.8	203.6	33.7	67.2	394.6	495.5	699.1	2 173.7
April	1 407.2	89.8	136.4	226.2	27.6	42.2	560.8	630.6	856.8	2 263.9
May	1 694.5	95.9	146.0	241.9	46.6	74.8	298.6	420.0	661.8	2 356.3
June	1 776.3	77.2	178.7	255.9	51.1	46.1	154.1	251.3	507.2	2 283.5

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

Period	New houses	New other residential building	New residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
ORIGINAL (\$ million)							
1999-2000	17 805.3	6 463.9	24 203.5	4 023.4	28 240.7	12 264.9	40 095.4
2000-01	11 110.6	5 106.0	16 216.7	3 290.8	19 507.4	12 883.4	32 390.9
2001-02	17 122.6	6 914.7	24 037.2	3 852.2	27 889.4	13 394.5	41 283.9
2001							
December	4 278.9	1 668.1	5 947.1	950.0	6 897.0	3 429.6	10 326.6
2002							
March	4 015.3	1 399.4	5 414.7	886.8	6 301.6	3 257.5	9 559.1
June	4 491.0	1 893.5	6 384.5	1 048.2	7 432.8	3 426.2	10 859.0
September	4 638.2	2 023.9	6 662.1	1 158.6	7 820.7	3 799.1	11 619.7
December	4 204.5	3 122.0	7 326.5	978.2	8 304.7	4 212.8	12 517.5
2003							
March	3 877.7	1 964.2	5 841.9	1 008.9	6 850.8	4 068.9	10 919.7
SEASONALLY ADJUSTED (\$ million)							
2001							
December	4 260.6	1 518.0	5 778.5	965.5	6 744.1	3 375.8	10 119.9
2002							
March	4 299.1	1 558.3	5 857.4	945.1	6 802.5	3 207.4	10 009.9
June	4 376.8	1 888.8	6 265.6	1 007.7	7 273.3	3 253.9	10 527.2
September	4 436.5	1 971.8	6 408.3	1 107.9	7 516.3	4 040.4	11 556.7
December	4 180.3	2 917.6	7 097.9	990.9	8 088.7	3 979.1	12 067.9
2003							
March	4 095.3	2 145.4	6 240.7	1 053.8	7 294.5	4 076.1	11 370.6
TREND ESTIMATES (\$ million)							
2001							
December	4 281.9	1 660.5	5 942.2	947.7	6 889.9	3 331.4	10 218.9
2002							
March	4 376.4	1 621.0	5 997.6	979.7	6 977.4	3 290.2	10 268.7
June	4 380.9	1 836.1	6 217.0	1 016.9	7 233.9	3 454.9	10 688.8
September	4 341.9	2 199.8	6 536.3	1 041.6	7 579.1	3 779.6	11 356.2
December	4 238.5	2 422.6	6 658.6	1 046.3	7 705.5	4 020.3	11 724.3
2003							
March	4 108.2	2 473.4	6 615.7	1 038.3	7 650.1	4 086.0	11 765.0
TREND ESTIMATES (% change from preceding quarter)							
2001							
December	8.3	1.7	6.4	2.9	5.9	-3.2	2.8
2002							
March	2.2	-2.4	0.9	3.4	1.3	-1.2	0.5
June	0.1	13.3	3.7	3.8	3.7	5.0	4.1
September	-0.9	19.8	5.1	2.4	4.8	9.4	6.2
December	-2.4	10.1	1.9	0.5	1.7	6.4	3.2
2003							
March	-3.1	2.1	-0.6	-0.8	-0.7	1.6	0.3

(a) Reference year for chain volume measures is 2000-2001.
Refer to explanatory notes paragraph 24.

(b) Refer to Explanatory Notes paragraph 14.

VALUE OF TOTAL BUILDING APPROVED, States and Australia

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (\$ million)									
2002									
April	1 378.7	1 314.2	765.8	183.3	352.2	25.7	24.3	45.2	4 089.5
May	1 342.8	1 210.7	724.4	191.4	398.3	36.0	15.1	50.9	3 969.6
June	882.0	1 043.6	678.3	182.1	329.4	35.7	31.9	34.4	3 217.3
July	970.9	1 072.9	715.4	187.2	462.9	54.8	36.2	96.9	3 579.2
August	1 254.0	1 530.6	923.0	253.2	624.0	36.1	44.7	64.4	4 730.1
September	1 215.0	1 205.1	704.0	195.1	318.9	35.1	51.6	127.0	3 851.7
October	1 725.5	1 282.5	1 340.1	274.6	357.3	36.0	34.5	82.7	5 133.3
November	1 867.7	1 133.1	737.6	300.0	339.7	32.6	20.7	67.1	4 498.6
December	1 228.0	1 063.2	654.6	195.8	303.3	39.6	21.8	105.9	3 612.4
2003									
January	1 131.7	1 352.4	679.5	152.8	483.0	39.4	9.2	40.7	3 888.7
February	1 359.2	1 213.0	680.0	181.8	359.7	40.4	20.5	91.6	3 946.1
March	1 181.0	1 101.7	892.8	218.9	343.2	45.7	27.2	44.7	3 855.1
April	1 087.1	1 430.3	690.5	198.0	368.9	46.8	27.7	62.8	3 912.1
May	1 392.5	1 268.6	831.2	240.6	404.0	49.2	25.5	73.5	4 285.2
June	985.0	1 181.9	741.2	246.5	498.3	60.8	26.0	51.5	3 791.2
SEASONALLY ADJUSTED (\$ million)									
2002									
April	1 386.8	1 158.5	687.6	188.3	317.1	n.a.	n.a.	n.a.	3 824.4
May	1 172.0	1 164.1	667.7	172.2	320.7	n.a.	n.a.	n.a.	3 597.9
June	1 029.6	1 192.4	690.3	185.7	348.3	n.a.	n.a.	n.a.	3 548.9
July	865.4	1 246.8	742.1	175.2	451.1	n.a.	n.a.	n.a.	3 642.7
August	1 252.0	1 411.1	894.8	214.6	584.9	n.a.	n.a.	n.a.	4 519.6
September	1 205.7	1 270.4	750.0	203.3	347.0	n.a.	n.a.	n.a.	3 987.5
October	1 480.6	1 199.9	1 305.1	265.2	296.5	n.a.	n.a.	n.a.	4 675.9
November	1 772.4	1 139.6	629.5	292.0	318.3	n.a.	n.a.	n.a.	4 271.3
December	1 333.4	1 046.4	760.2	208.2	358.9	n.a.	n.a.	n.a.	3 857.0
2003									
January	1 239.1	1 597.4	765.8	206.8	548.2	n.a.	n.a.	n.a.	4 481.5
February	1 336.2	1 053.7	744.0	192.5	402.1	n.a.	n.a.	n.a.	3 883.8
March	1 281.5	1 009.7	847.8	199.0	376.7	n.a.	n.a.	n.a.	3 844.9
April	1 223.3	1 383.5	630.2	207.1	367.7	n.a.	n.a.	n.a.	3 953.4
May	1 256.4	1 190.6	735.1	221.9	321.9	n.a.	n.a.	n.a.	3 876.9
June	1 064.9	1 380.7	781.8	258.9	533.0	n.a.	n.a.	n.a.	4 148.9
TREND (\$ million)									
2002									
April	1 123.1	1 128.3	691.7	187.1	327.3	n.a.	n.a.	n.a.	3 576.4
May	1 109.0	1 180.7	706.7	182.1	352.6	n.a.	n.a.	n.a.	3 643.4
June	1 101.6	1 232.4	736.3	181.4	377.8	n.a.	n.a.	n.a.	3 752.4
July	1 115.5	1 270.5	775.3	187.6	389.0	n.a.	n.a.	n.a.	3 895.4
August	1 155.3	1 281.1	811.7	199.0	386.0	n.a.	n.a.	n.a.	4 041.7
September	1 216.9	1 261.4	832.9	210.6	376.7	n.a.	n.a.	n.a.	4 157.2
October	1 285.4	1 213.2	832.7	219.4	370.4	n.a.	n.a.	n.a.	4 203.4
November	1 334.7	1 150.1	814.9	222.4	374.3	n.a.	n.a.	n.a.	4 172.3
December	1 348.1	1 087.0	787.1	218.9	383.6	n.a.	n.a.	n.a.	4 076.5
2003									
January	1 329.8	1 050.7	761.6	212.4	395.7	n.a.	n.a.	n.a.	3 972.2
February	1 298.7	1 054.2	747.5	207.5	404.7	n.a.	n.a.	n.a.	3 911.8
March	1 265.4	1 087.0	742.2	207.3	405.2	n.a.	n.a.	n.a.	3 897.6
April	1 231.0	1 135.6	741.4	212.3	404.0	n.a.	n.a.	n.a.	3 915.8
May	1 195.4	1 192.2	745.5	219.6	407.5	n.a.	n.a.	n.a.	3 951.3
June	1 165.6	1 252.2	738.7	232.9	412.9	n.a.	n.a.	n.a.	4 003.4

n.a. not available

VALUE OF TOTAL BUILDING 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)									
2002									
April	62.4	29.1	1.7	-1.5	37.1	-34.4	-20.7	-47.1	27.1
May	-2.6	-7.9	-5.4	4.4	13.1	40.1	-37.7	12.6	-2.9
June	-34.3	-13.8	-6.4	-4.8	-17.3	-0.7	110.9	-32.5	-18.9
July	10.1	2.8	5.5	2.8	40.5	53.5	13.3	182.0	11.8
August	29.2	42.7	29.0	35.3	34.8	-34.0	23.5	-33.5	31.5
September	-3.1	-21.3	-23.7	-22.9	-48.9	-2.9	15.4	97.2	-18.6
October	42.0	6.4	90.4	40.8	12.1	2.6	-33.1	-34.9	33.3
November	8.2	-11.6	-45.0	9.3	-4.9	-9.4	-40.0	-18.8	-12.4
December	-34.3	-6.2	-11.2	-34.7	-10.7	21.5	5.5	57.8	-19.7
2003									
January	-7.8	27.2	3.8	-22.0	59.2	-0.5	-57.6	-61.6	7.6
February	20.1	-10.3	0.1	19.0	-25.5	2.4	121.9	125.1	1.5
March	-13.1	-9.2	31.3	20.4	-4.6	13.2	32.5	-51.2	-2.3
April	-7.9	29.8	-22.7	-9.6	7.5	2.4	1.7	40.7	1.5
May	28.1	-11.3	20.4	21.6	9.5	5.0	-7.7	17.1	9.5
June	-29.3	-6.8	-10.8	2.4	23.3	23.6	1.8	-30.0	-11.5
SEASONALLY ADJUSTED (% change from preceding month)									
2002									
April	35.0	10.3	-4.0	1.3	6.1	n.a.	n.a.	n.a.	9.9
May	-15.5	0.5	-2.9	-8.5	1.1	n.a.	n.a.	n.a.	-5.9
June	-12.1	2.4	3.4	7.8	8.6	n.a.	n.a.	n.a.	-1.4
July	-15.9	4.6	7.5	-5.6	29.5	n.a.	n.a.	n.a.	2.6
August	44.7	13.2	20.6	22.5	29.7	n.a.	n.a.	n.a.	24.1
September	-3.7	-10.0	-16.2	-5.2	-40.7	n.a.	n.a.	n.a.	-11.8
October	22.8	-5.5	74.0	30.4	-14.5	n.a.	n.a.	n.a.	17.3
November	19.7	-5.0	-51.8	10.1	7.3	n.a.	n.a.	n.a.	-8.7
December	-24.8	-8.2	20.7	-28.7	12.8	n.a.	n.a.	n.a.	-9.7
2003									
January	-7.1	52.7	0.7	-0.7	52.8	n.a.	n.a.	n.a.	16.2
February	7.8	-34.0	-2.8	-6.9	-26.7	n.a.	n.a.	n.a.	-13.3
March	-4.1	-4.2	14.0	3.4	-6.3	n.a.	n.a.	n.a.	-1.0
April	-4.5	37.0	-25.7	4.1	-2.4	n.a.	n.a.	n.a.	2.8
May	2.7	-13.9	16.6	7.1	-12.5	n.a.	n.a.	n.a.	-1.9
June	-15.2	16.0	6.3	16.7	65.6	n.a.	n.a.	n.a.	7.0
TREND ESTIMATES (% change from preceding month)									
2002									
April	-0.3	3.5	1.8	-3.0	4.7	n.a.	n.a.	n.a.	1.4
May	-1.3	4.6	2.2	-2.7	7.7	n.a.	n.a.	n.a.	1.9
June	-0.7	4.4	4.2	-0.4	7.2	n.a.	n.a.	n.a.	3.0
July	1.3	3.1	5.3	3.4	2.9	n.a.	n.a.	n.a.	3.8
August	3.6	0.8	4.7	6.1	-0.8	n.a.	n.a.	n.a.	3.8
September	5.3	-1.5	2.6	5.8	-2.4	n.a.	n.a.	n.a.	2.9
October	5.6	-3.8	0.0	4.2	-1.7	n.a.	n.a.	n.a.	1.1
November	3.8	-5.2	-2.1	1.4	1.1	n.a.	n.a.	n.a.	-0.7
December	1.0	-5.5	-3.4	-1.6	2.5	n.a.	n.a.	n.a.	-2.3
2003									
January	-1.4	-3.3	-3.2	-3.0	3.1	n.a.	n.a.	n.a.	-2.6
February	-2.3	0.3	-1.9	-2.3	2.3	n.a.	n.a.	n.a.	-1.5
March	-2.6	3.1	-0.7	-0.1	0.1	n.a.	n.a.	n.a.	-0.4
April	-2.7	4.5	-0.1	2.4	-0.3	n.a.	n.a.	n.a.	0.5
May	-2.9	5.0	0.5	3.5	0.9	n.a.	n.a.	n.a.	0.9
June	-2.5	5.0	-0.9	6.0	1.3	n.a.	n.a.	n.a.	1.3

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

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (\$ million)									
2002									
April	464.7	529.0	302.5	55.8	95.2	7.0	9.6	16.2	1 479.9
May	398.1	427.4	184.9	55.5	125.9	11.6	5.8	10.5	1 219.8
June	197.9	307.7	164.3	68.3	78.6	14.0	11.1	13.5	855.3
July	285.4	291.4	191.7	53.3	152.7	27.7	14.6	37.0	1 053.8
August	382.5	390.7	229.4	121.0	346.9	9.1	29.1	30.7	1 539.4
September	502.5	404.1	246.6	75.1	71.7	9.9	28.9	49.3	1 388.2
October	434.8	333.3	386.3	56.1	94.6	10.3	16.0	27.4	1 358.8
November	965.1	400.7	236.8	162.8	79.8	12.3	7.7	17.2	1 882.6
December	480.2	373.4	160.6	64.6	71.2	9.8	5.1	47.0	1 212.1
2003									
January	394.4	692.5	195.1	42.4	220.5	15.9	2.9	17.8	1 581.6
February	579.0	504.6	198.4	65.2	60.0	17.0	5.0	52.0	1 481.2
March	450.3	420.1	233.4	48.4	88.5	17.4	11.6	4.4	1 274.1
April	403.3	343.2	236.9	90.9	139.8	20.5	16.9	23.7	1 275.2
May	580.8	476.2	185.4	112.4	94.4	16.0	5.4	36.9	1 507.5
June	267.2	377.0	180.2	111.5	132.9	27.6	8.3	18.9	1 123.7
TREND (\$ million)									
2002									
April	352.2	384.0	187.0	62.7	86.3	n.a.	n.a.	n.a.	1 128.9
May	336.8	407.2	186.7	59.6	105.2	n.a.	n.a.	n.a.	1 141.1
June	331.8	427.1	200.2	60.4	124.1	n.a.	n.a.	n.a.	1 183.3
July	342.6	437.0	225.8	66.7	131.3	n.a.	n.a.	n.a.	1 251.3
August	368.7	432.9	251.9	76.2	127.2	n.a.	n.a.	n.a.	1 327.4
September	407.6	416.2	269.5	84.6	117.8	n.a.	n.a.	n.a.	1 396.8
October	448.4	389.8	271.8	89.9	109.3	n.a.	n.a.	n.a.	1 435.6
November	480.8	360.7	260.6	90.0	108.9	n.a.	n.a.	n.a.	1 435.5
December	498.5	333.9	240.3	85.7	114.4	n.a.	n.a.	n.a.	1 397.1
2003									
January	501.5	321.9	219.1	80.5	122.4	n.a.	n.a.	n.a.	1 345.0
February	496.1	328.8	203.8	77.4	127.1	n.a.	n.a.	n.a.	1 304.1
March	487.1	347.8	193.8	78.9	123.6	n.a.	n.a.	n.a.	1 279.1
April	474.3	372.7	183.4	85.0	117.4	n.a.	n.a.	n.a.	1 269.2
May	456.5	400.8	172.7	93.0	113.8	n.a.	n.a.	n.a.	1 266.5
June	444.8	432.1	156.1	106.5	111.7	n.a.	n.a.	n.a.	1 296.9

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

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
2002									
April	129.8	41.5	53.3	-25.5	100.0	-54.3	-22.4	-70.2	51.4
May	-14.3	-19.2	-38.9	-0.6	32.3	66.5	-39.3	-35.2	-17.6
June	-50.3	-28.0	-11.1	23.0	-37.5	20.6	89.5	28.7	-29.9
July	44.2	-5.3	16.7	-21.9	94.1	98.2	31.9	173.5	23.2
August	34.0	34.1	19.7	127.0	127.2	-67.3	99.1	-17.1	46.1
September	31.4	3.4	7.5	-37.9	-79.3	9.7	-0.7	60.4	-9.8
October	-13.5	-17.5	56.6	-25.4	31.9	3.9	-44.8	-44.3	-2.1
November	121.9	20.2	-38.7	190.4	-15.6	19.6	-51.6	-37.2	38.5
December	-50.2	-6.8	-32.2	-60.3	-10.7	-20.4	-33.5	172.7	-35.6
2003									
January	-17.9	85.5	21.5	-34.4	209.5	62.1	-43.1	-62.1	30.5
February	46.8	-27.1	1.7	53.5	-72.8	6.7	72.7	191.7	-6.3
March	-22.2	-16.8	17.6	-25.8	47.4	2.3	130.7	-91.5	-14.0
April	-10.4	-18.3	1.5	87.9	57.9	17.8	45.3	433.7	0.1
May	44.0	38.8	-21.7	23.6	-32.4	-22.1	-68.1	55.6	18.2
June	-54.0	-20.8	-2.8	-0.8	40.7	73.2	54.7	-48.7	-25.5
TREND ESTIMATES (% change from preceding month)									
2002									
April	-4.6	4.0	-0.8	-6.9	14.0	n.a.	n.a.	n.a.	-0.2
May	-4.4	6.0	-0.2	-4.9	21.9	n.a.	n.a.	n.a.	1.1
June	-1.5	4.9	7.3	1.4	17.9	n.a.	n.a.	n.a.	3.7
July	3.2	2.3	12.8	10.3	5.8	n.a.	n.a.	n.a.	5.7
August	7.6	-0.9	11.5	14.3	-3.1	n.a.	n.a.	n.a.	6.1
September	10.5	-3.9	7.0	11.1	-7.3	n.a.	n.a.	n.a.	5.2
October	10.0	-6.3	0.8	6.2	-7.2	n.a.	n.a.	n.a.	2.8
November	7.2	-7.5	-4.1	0.1	-0.4	n.a.	n.a.	n.a.	0.0
December	3.7	-7.4	-7.8	-4.7	5.1	n.a.	n.a.	n.a.	-2.7
2003									
January	0.6	-3.6	-8.8	-6.1	7.0	n.a.	n.a.	n.a.	-3.7
February	-1.1	2.2	-7.0	-3.8	3.9	n.a.	n.a.	n.a.	-3.0
March	-1.8	5.8	-4.9	1.9	-2.7	n.a.	n.a.	n.a.	-1.9
April	-2.6	7.1	-5.4	7.8	-5.0	n.a.	n.a.	n.a.	-0.8
May	-3.8	7.5	-5.8	9.3	-3.0	n.a.	n.a.	n.a.	-0.2
June	-2.6	7.8	-9.6	14.6	-1.9	n.a.	n.a.	n.a.	2.4

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

VALUE OF BUILDING APPROVED, By State: Original

<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</i>	<i>Total residential building</i>	<i>Non-residential building</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	388.5	168.6	3.7	129.6	0.3	690.7	192.6	883.2
Victoria	545.0	126.1	1.0	116.2	9.2	797.3	313.9	1 111.3
Queensland	370.2	109.5	0.7	57.4	0.0	537.8	133.8	671.7
South Australia	99.8	11.4	0.0	19.9	0.0	131.1	101.6	232.7
Western Australia	270.8	30.7	0.6	22.5	1.7	326.3	123.7	450.0
Tasmania	24.3	2.6	0.0	6.3	0.0	33.1	15.3	48.4
Northern Territory	8.0	1.6	0.0	1.0	0.0	10.7	5.3	16.0
Australian Capital Territory	26.5	0.3	0.0	5.7	0.0	32.5	15.8	48.3
Australia	1 733.1	450.8	6.1	358.4	11.1	2 559.5	901.9	3 461.5
PUBLIC SECTOR								
New South Wales	1.1	25.2	0.0	0.8	0.0	27.2	74.6	101.8
Victoria	1.5	1.6	0.0	4.4	0.0	7.5	63.1	70.6
Queensland	8.7	13.4	0.0	1.0	0.0	23.2	46.4	69.5
South Australia	3.6	0.2	0.0	0.1	0.0	3.9	9.9	13.8
Western Australia	22.9	15.5	0.0	0.7	0.0	39.1	9.2	48.4
Tasmania	0.0	0.0	0.0	0.0	0.0	0.0	12.3	12.4
Northern Territory	5.3	0.4	0.0	1.3	0.0	7.0	3.0	10.0
Australian Capital Territory	0.0	0.0	0.0	0.1	0.0	0.1	3.1	3.2
Australia	43.2	56.4	0.0	8.4	0.0	108.0	221.8	329.8
TOTAL								
New South Wales	389.6	193.8	3.7	130.4	0.3	717.8	267.2	985.0
Victoria	546.4	127.7	1.0	120.5	9.2	804.8	377.0	1 181.9
Queensland	379.0	122.9	0.7	58.4	0.0	561.0	180.2	741.2
South Australia	103.5	11.6	0.0	20.0	0.0	135.0	111.5	246.5
Western Australia	293.7	46.2	0.6	23.2	1.7	365.4	132.9	498.3
Tasmania	24.3	2.6	0.0	6.3	0.0	33.2	27.6	60.8
Northern Territory	13.4	2.0	0.0	2.3	0.0	17.6	8.3	26.0
Australian Capital Territory	26.5	0.3	0.0	5.8	0.0	32.6	18.9	51.5
Australia	1 776.3	507.2	6.1	366.8	11.1	2 667.5	1 123.7	3 791.2

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

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	9.6	32.0	19.7	57.0	31.5	19.3	1.3	9.2	10.4	2.6	192.6
Victoria	6.1	63.7	16.7	123.1	50.6	20.7	3.5	11.2	10.5	7.8	313.9
Queensland	22.7	33.5	4.9	15.8	25.6	7.5	3.0	1.6	11.2	8.1	133.8
South Australia	5.7	63.6	2.7	2.5	6.6	1.7	5.2	5.1	1.0	7.6	101.6
Western Australia	5.7	35.6	6.5	36.6	15.4	8.1	0.5	4.5	0.5	10.2	123.7
Tasmania	4.0	7.3	0.8	1.8	0.6	0.4	0.0	0.1	0.0	0.4	15.3
Northern Territory	0.1	2.1	0.0	0.1	1.8	0.0	0.1	0.2	0.0	1.0	5.3
Australian Capital Territory	0.0	2.9	0.0	2.1	1.0	0.0	0.0	0.0	9.7	0.0	15.8
Australia	53.8	240.7	51.2	239.1	133.0	57.6	13.6	31.8	43.3	37.7	901.9
PUBLIC SECTOR											
New South Wales	0.0	0.2	0.1	24.2	2.9	12.2	0.0	2.5	3.3	29.2	74.6
Victoria	0.0	0.2	0.3	7.0	2.6	36.3	0.0	9.4	2.1	5.3	63.1
Queensland	0.0	0.1	0.2	1.4	0.9	31.5	0.0	5.7	3.7	2.9	46.4
South Australia	0.0	0.4	0.0	1.7	0.5	6.9	0.0	0.2	0.1	0.2	9.9
Western Australia	0.0	0.0	0.0	1.6	0.0	4.1	0.0	2.2	1.2	0.1	9.2
Tasmania	0.0	0.0	0.0	0.3	0.0	8.9	0.0	0.3	2.9	0.0	12.3
Northern Territory	0.0	0.1	0.0	2.3	0.0	0.0	0.0	0.1	0.1	0.4	3.0
Australian Capital Territory	0.0	0.0	0.0	1.6	0.1	0.8	0.0	0.7	0.0	0.0	3.1
Australia	0.0	0.9	0.6	39.9	7.0	100.7	0.0	21.1	13.4	38.1	221.8
TOTAL											
New South Wales	9.6	32.2	19.9	81.2	34.4	31.5	1.3	11.7	13.7	31.8	267.2
Victoria	6.1	63.9	17.0	130.1	53.1	57.0	3.5	20.6	12.6	13.1	377.0
Queensland	22.7	33.5	5.1	17.2	26.6	39.0	3.0	7.3	14.9	11.0	180.2
South Australia	5.7	63.9	2.7	4.1	7.1	8.7	5.2	5.2	1.1	7.8	111.5
Western Australia	5.7	35.6	6.5	38.2	15.4	12.2	0.5	6.8	1.8	10.3	132.9
Tasmania	4.0	7.3	0.8	2.0	0.6	9.3	0.0	0.3	2.9	0.4	27.6
Northern Territory	0.1	2.2	0.0	2.4	1.8	0.0	0.1	0.3	0.1	1.4	8.3
Australian Capital Territory	0.0	2.9	0.0	3.7	1.1	0.8	0.0	0.7	9.7	0.0	18.9
Australia	53.8	241.6	51.9	279.1	140.0	158.3	13.6	52.9	56.7	75.8	1 123.7

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

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												
2003												
April	25	2.5	280	26.5	49	5.3	157	15.7	143	14.0	78	8.0
May	26	2.8	342	31.1	56	6.0	157	15.9	137	13.3	68	7.2
June	33	3.2	354	32.3	58	6.0	181	16.4	128	12.3	79	8.4
Value—\$200,000–\$499,999												
2003												
April	10	3.3	68	21.9	58	17.1	74	21.6	49	15.7	29	9.1
May	16	4.7	86	26.9	40	12.8	59	17.9	78	22.1	46	14.4
June	12	3.9	67	17.4	38	12.2	73	22.4	55	18.3	31	9.9
Value—\$500,000–\$999,999												
2003												
April	1	0.5	15	9.8	17	10.8	21	14.1	41	27.7	20	13.5
May	7	5.3	39	27.9	23	15.7	18	13.2	31	20.3	22	15.6
June	7	5.0	24	17.8	19	13.0	27	19.5	20	14.7	26	18.5
Value—\$1,000,000–\$4,999,999												
2003												
April	5	12.6	26	50.0	18	28.9	17	34.3	21	35.8	25	57.9
May	11	24.6	42	79.5	8	14.0	20	38.0	25	50.0	46	110.5
June	11	27.6	29	52.4	9	14.7	31	60.4	28	64.8	26	57.9
Value—\$5,000,000 and over												
2003												
April	7	113.2	3	28.7	2	16.9	7	174.2	7	61.0	6	87.3
May	2	29.0	6	57.7	2	28.2	7	422.6	6	49.0	10	96.4
June	2	14.1	7	121.7	1	6.0	7	160.3	4	29.8	7	63.5
Value—Total												
2000-01	502	461.1	4 754	2 141.9	1 685	790.5	3 657	2 674.9	2 759	1 663.8	1 745	1 997.2
2001-02	594	587.7	4 771	2 016.3	1 475	779.8	3 312	2 984.7	2 869	1 946.3	2 100	2 009.2
2002-03	613	821.3	5 536	3 066.4	1 588	922.3	3 413	3 624.1	3 077	2 129.2	2 189	2 030.2
2003												
April	48	132.1	392	136.9	144	79.1	276	260.0	261	154.1	158	175.9
May	62	66.3	515	223.2	129	76.8	261	507.7	277	154.6	192	244.1
June	65	53.8	481	241.6	125	51.9	319	279.1	235	140.0	169	158.3

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										
2003										
April	7	0.8	23	2.5	38	4.0	48	4.2	848	83.6
May	7	0.8	31	3.1	33	3.1	54	5.1	911	88.4
June	5	0.6	36	3.7	31	2.9	67	6.4	972	92.3
Value—\$200,000–\$499,999										
2003										
April	4	1.1	10	2.7	15	4.8	22	7.0	339	104.4
May	3	0.8	24	7.9	16	5.6	28	7.5	396	120.6
June	8	2.6	17	5.2	21	5.9	23	6.6	345	104.4
Value—\$500,000–\$999,999										
2003										
April	1	0.5	13	8.7	5	3.7	12	8.1	146	97.3
May	0	0.0	14	9.7	11	7.5	14	9.1	179	124.2
June	3	2.0	4	2.0	7	4.8	10	6.6	147	104.0
Value—\$1,000,000–\$4,999,999										
2003										
April	2	2.4	17	41.7	11	22.1	13	33.0	155	318.7
May	1	2.5	14	25.2	10	22.2	14	38.0	191	404.5
June	2	3.1	12	28.5	12	20.1	9	16.0	169	345.6
Value—\$5,000,000 and over										
2003										
April	0	0.0	6	84.0	2	63.2	6	42.6	46	671.2
May	0	0.0	3	22.7	1	6.5	6	57.8	43	769.8
June	1	5.2	2	13.6	3	22.9	4	40.3	38	477.4
Value—Total										
2000-01	219	105.0	733	1 315.8	945	922.4	1 081	810.8	18 080	12 883.4
2001-02	195	137.4	863	1 421.7	970	1 032.1	1 190	799.8	18 339	13 715.3
2002-03	182	77.2	891	1 277.9	952	1 503.5	1 220	1 225.7	19 661	16 678.2
2003										
April	14	4.7	69	139.6	71	97.9	101	94.9	1 534	1 275.2
May	11	4.1	86	68.6	71	44.9	116	117.4	1 720	1 507.5
June	19	13.6	71	52.9	74	56.7	113	75.8	1 671	1 123.7

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

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

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

TREND ESTIMATES

21 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.

22 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.

23 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.

EXPLANATORY NOTES

- CHAIN VOLUME MEASURES **24** The chain volume measures appearing in this publication are annually reweighted chain Laspeyres indexes referenced to current price values in a chosen reference year. The reference year is updated annually in the July issue of this publication. While current price estimates reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and hence only reflect volume changes. The direct impact of the GST is a price change, and hence is removed from chain volume estimates. Further information on the nature and concepts of chain volume measures is contained in the ABS publication *Information Paper: Introduction of Chain Volume Measures in the Australian National Accounts* (cat. no. 5248.0).
- AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC) **25** Area statistics are now being classified to the *Australian Standard Geographical Classification (ASGC), 2002 Edition* (cat. no 1216.0), effective from July 2002. Building work approved before July 2002 was classified according to the current 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.
- 26** From 1 July 2002, approvals in the External Territories of Australia are included in these statistics. Jervis Bay is included in New South Wales, while Christmas Island and Cocos-Keeling Islands are included in Western Australia
- ABS DATA AVAILABLE ON REQUEST **27** As well as the statistics included in this and related publications, the ABS may have other relevant data available on request. Inquiries should be made to the National Information and Referral Service on 1300 135 070.
- RELATED PUBLICATIONS **28** Users may also wish to refer to the following publications:
- *Building Activity, Australia*, (cat. no. 8752.0–8752.7)
 - *Building Activity, Australia: Dwelling Unit Commencements*, (cat. no. 8750.0)
 - *Building Approvals*, (cat. no. 8731.1–8731.7)
 - *Construction Work Done, Australia, Preliminary*, (cat. no. 8755.0)
 - *Engineering Construction Activity, Australia*, (cat. no. 8762.0)
 - *House Price Indexes: Eight Capital Cities*, (cat. no. 6416.0)
 - *Housing Finance for Owner Occupation, Australia*, (cat. no. 5609.0)
 - *Producer Price Indexes, Australia*, (cat. no. 6427.0)
- 29** While building approvals value series are shown inclusive of GST, this is different to building activity — *Building Activity, Australia* (cat. no. 8752.0) and *Construction Work Done, Australia, Preliminary* (cat. no 8755.0) — in which residential work will be published inclusive of GST and non-residential work exclusive of GST. In the Engineering Construction Survey — *Engineering Construction Activity, Australia* (cat. no. 8762.0) all values will exclude GST.
- ROUNDING **30** 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 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.

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.

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