

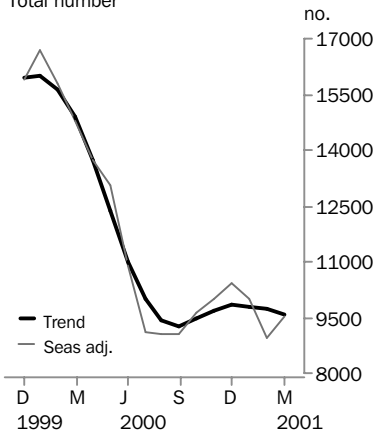
# BUILDING APPROVALS

AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) FRI 4 MAY 2001

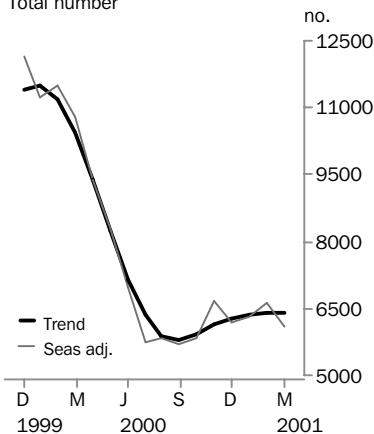
## Dwelling units approved

Total number



## Private sector houses approved

Total number



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

## MARCH KEY FIGURES

### TREND ESTIMATES

	Mar 2001	% change Feb 2001 to Mar 2001	% change Mar 2000 to Mar 2001
Dwelling units approved			
Private sector houses	6 408	0.2	-38.7
Total dwelling units	9 596	-1.2	-35.5

### SEASONALLY ADJUSTED

	Mar 2001	% change Feb 2001 to Mar 2001	% change Mar 2000 to Mar 2001
Dwelling units approved			
Private sector houses	6 094	-8.2	-43.5
Total dwelling units	9 546	6.7	-35.6

## MARCH KEY POINTS

### TREND ESTIMATES

- The trend estimate for total dwelling units approved has continued to fall over the last three months. The 1.2% fall in March 2001 was a consequence of a slowing of growth in approvals for private sector houses and increasing falls in approvals for other dwellings.
- The trend estimate for private sector houses approved rose by 0.2% in March 2001, following rises in February and January of 0.6% and 1.3% respectively.
- The trend estimate for other dwellings approved fell by 4.2% in March 2001.

### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units approved rose 6.7% in March 2001, following two months of decline. This has been driven by a strong rise in other dwelling units in the last month.
- The seasonally adjusted estimate for private sector houses approved fell 8.2% in March 2001.
- The seasonally adjusted estimate for other dwellings approved was 3,352 in March 2001. While this is 49.9% higher than the estimate for February, which was the lowest for fourteen years, the March 2001 estimate was still 15.0% below March 2000.

The effects of the increased First Home Owners Grant, announced during March, are unlikely to have impacted on approval series in this reporting period.

# NOTES

## FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
April 2001	31 May 2001
May 2001	3 July 2001
June 2001	31 July 2001



## CHANGES IN THIS ISSUE

The ABS recently conducted a Survey of Tourist Accommodation Developments and an article outlining the results is on Page 36 of this publication.



## DATA NOTES

One council (Cairns in Queensland) has been unable to report on all building approvals within its municipality this month. An estimate has been included for this council.



## REVISIONS THIS MONTH

Minor revisions have been made to total dwelling units in Tasmania for February 2001 (+7).



## SYMBOLS AND OTHER USAGES

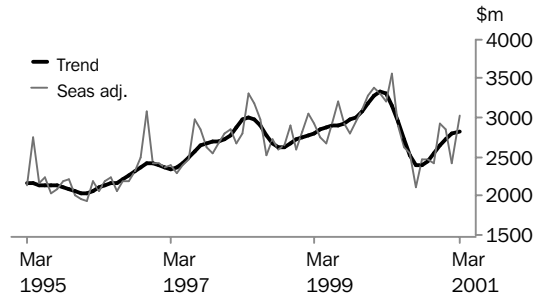
n.a. not available  
n.y.a. not yet available

Dennis Trewin  
Australian Statistician

# VALUE OF BUILDING APPROVED

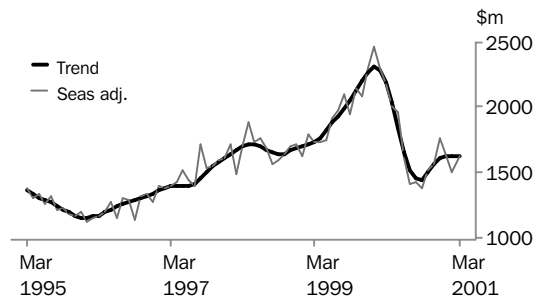
## VALUE OF TOTAL BUILDING

The trend estimate of the value of total building approved has risen in the last six months, although the rate of growth has eased. The trend estimate rose 1.3% in March 2001.



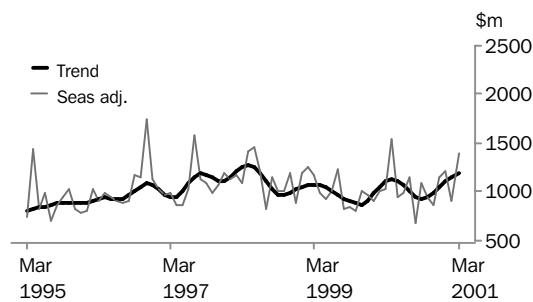
## VALUE OF RESIDENTIAL BUILDING

The trend estimate of the value of residential building approved flattened in March 2001 (0.0%), after five months of growth.



## VALUE OF NON-RESIDENTIAL

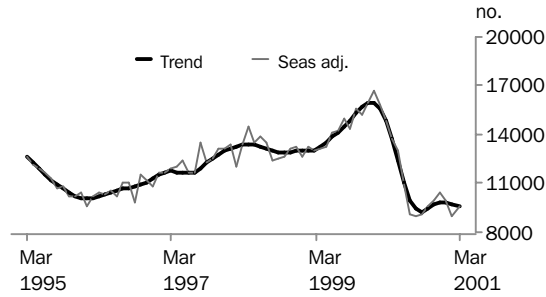
The trend estimate of the value of non-residential building approved has risen over the last six months. The trend estimate rose 3.1% in March 2001.



# DWELLINGS APPROVED

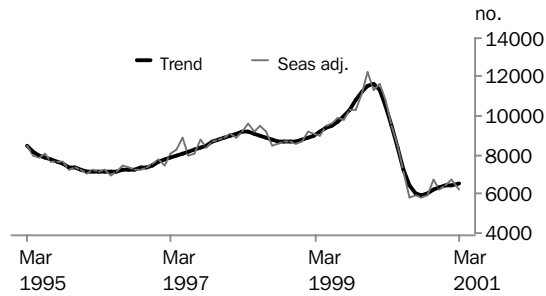
## TOTAL DWELLING UNITS

The trend estimate for total dwelling units approved fell 1.2% in March 2001. This was the third successive monthly fall after three months of growth.



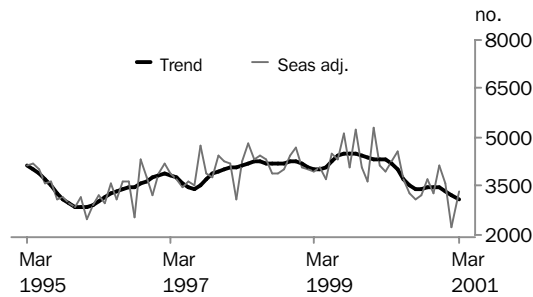
## PRIVATE SECTOR HOUSES

The trend estimate for private sector houses approved rose 0.2% in March 2001, the sixth successive month of growth.



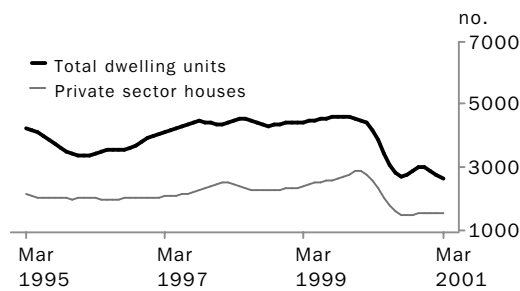
## OTHER DWELLINGS

The trend estimate for other dwellings approved fell 4.2% in March 2001. This was the fourth successive monthly fall.



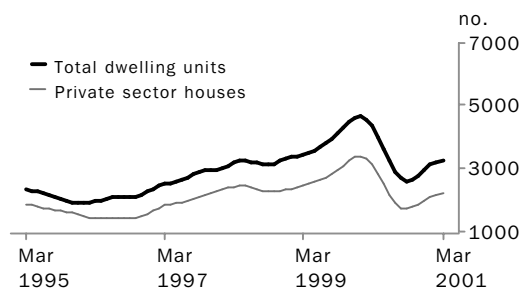
# DWELLING UNITS APPROVED: State Trends

## NEW SOUTH WALES



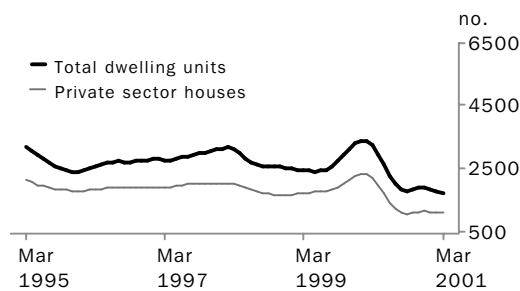
The trend estimate for total dwelling units approved has fallen over the last four months, following three months of growth.

## VICTORIA



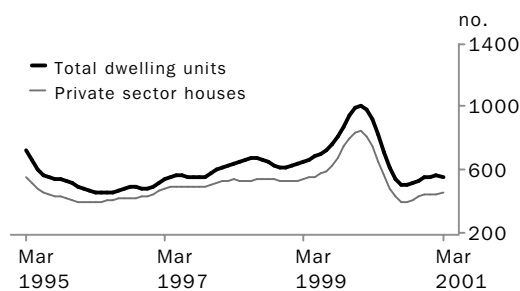
The trend estimate for total dwelling units approved has risen over the last six months, after eight months of decline.

## QUEENSLAND



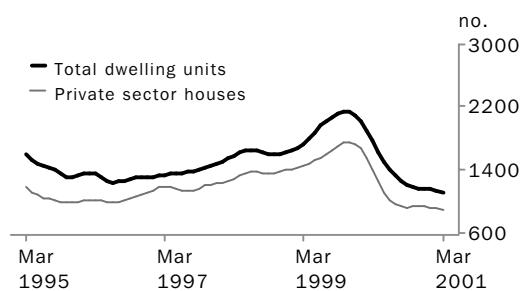
The trend estimate for total dwelling units approved has fallen over the last four months, following two months of growth.

## SOUTH AUSTRALIA



The trend estimate for total dwelling units approved fell in March 2001 after five months of growth.

## WESTERN AUSTRALIA



The trend estimate for total dwelling units approved has fallen since December 1999.

# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

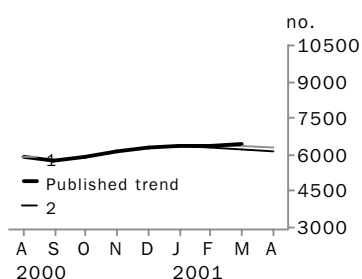
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

### 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.

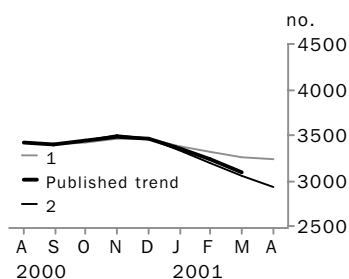
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the April seasonally adjusted estimate is higher than the March estimate by 3% for the number of private sector houses approved and 11% for other dwelling units approved; and that the April seasonally adjusted estimate is lower than the March 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	<b>1</b> <i>rises by 3% on Mar 2001</i>	% change	<b>2</b> <i>falls by 3% on Mar 2001</i>	% change
November 2000	6 123	3.5	6 111	3.6	6 124	3.6
December 2000	6 277	2.5	6 277	2.7	6 284	2.6
January 2001	6 357	1.3	6 348	1.1	6 331	0.7
February 2001	6 392	0.6	6 364	0.3	6 308	-0.4
March 2001	6 408	0.2	6 358	-0.1	6 252	-0.9
April 2001	n.y.a.	n.y.a.	6 327	-0.5	6 168	-1.4

### OTHER DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b> <i>rises by 11% on Mar 2001</i>	% change	<b>2</b> <i>falls by 11% on Mar 2001</i>	% change
November 2000	3 489	1.4	3 465	1.1	3 490	1.5
December 2000	3 460	-0.8	3 450	-0.4	3 463	-0.8
January 2001	3 357	-3.0	3 378	-2.1	3 345	-3.4
February 2001	3 232	-3.7	3 307	-2.1	3 197	-4.4
March 2001	3 095	-4.2	3 265	-1.3	3 059	-4.3
April 2001	n.y.a.	n.y.a.	3 244	-0.6	2 933	-4.1

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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							
<b>2000</b>							
January	8 966	9 060	4 452	4 596	13 418	238	13 656
February	11 243	11 410	4 592	4 786	15 835	361	16 196
March	11 607	11 696	3 655	3 760	15 262	194	15 456
April	8 228	8 316	3 726	3 953	11 954	315	12 269
May	9 576	9 745	4 784	4 966	14 360	351	14 711
June	6 984	7 241	3 234	3 915	10 218	938	11 156
July	5 711	5 791	3 248	3 388	8 959	220	9 179
August	6 434	6 541	3 141	3 312	9 575	278	9 853
September	5 988	6 079	2 820	2 965	8 808	236	9 044
October	6 059	6 174	3 248	3 354	9 307	221	9 528
November	6 969	7 039	3 702	3 832	10 671	200	10 871
December	5 415	5 495	3 463	3 607	8 878	224	9 102
<b>2001</b>							
January	5 391	5 490	3 108	3 340	8 499	331	8 830
February	6 157	6 224	2 328	2 525	8 485	264	8 749
March	6 434	6 536	2 895	3 118	9 329	325	9 654
SEASONALLY ADJUSTED							
<b>2000</b>							
January	11 250	11 380	5 157	5 313	16 407	286	16 693
February	11 505	11 659	3 970	4 150	15 475	334	15 809
March	10 782	10 865	3 843	3 946	14 625	186	14 811
April	9 386	9 470	4 068	4 262	13 454	278	13 732
May	8 306	8 463	4 427	4 576	12 733	306	13 039
June	6 964	7 154	3 237	3 740	10 201	693	10 894
July	5 734	5 828	3 100	3 266	8 834	260	9 094
August	5 843	5 960	2 865	3 077	8 708	329	9 037
September	5 709	5 804	3 042	3 251	8 751	304	9 055
October	5 817	5 929	3 609	3 720	9 426	223	9 649
November	6 652	6 716	3 126	3 270	9 778	208	9 986
December	6 178	6 284	3 974	4 125	10 152	257	10 409
<b>2001</b>							
January	6 311	6 429	3 366	3 591	9 677	343	10 020
February	6 638	6 706	2 039	2 236	8 677	265	8 942
March	6 094	6 194	3 118	3 352	9 212	334	9 546
TREND ESTIMATES							
<b>2000</b>							
January	11 486	11 618	4 201	4 356	15 686	288	15 974
February	11 174	11 296	4 199	4 355	15 372	279	15 651
March	10 446	10 566	4 148	4 322	14 594	294	14 888
April	9 404	9 529	3 992	4 197	13 396	330	13 726
May	8 227	8 356	3 767	4 003	11 994	365	12 359
June	7 152	7 283	3 489	3 742	10 641	384	11 025
July	6 350	6 476	3 269	3 518	9 618	376	9 994
August	5 891	6 009	3 190	3 414	9 081	342	9 423
September	5 782	5 889	3 203	3 393	8 985	297	9 282
October	5 916	6 013	3 277	3 440	9 192	261	9 453
November	6 123	6 217	3 332	3 489	9 455	251	9 706
December	6 277	6 371	3 291	3 460	9 568	263	9 831
<b>2001</b>							
January	6 357	6 451	3 171	3 357	9 528	280	9 808
February	6 392	6 485	3 031	3 232	9 423	294	9 717
March	6 408	6 501	2 878	3 095	9 286	310	9 596



## 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)							
<b>2000</b>							
January	-20.4	-20.4	26.3	23.7	-9.3	-22.2	-9.5
February	25.4	25.9	3.1	4.1	18.0	51.7	18.6
March	3.2	2.5	-20.4	-21.4	-3.6	-46.3	-4.6
April	-29.1	-28.9	1.9	5.1	-21.7	62.4	-20.6
May	16.4	17.2	28.4	25.6	20.1	11.4	19.9
June	-27.1	-25.7	-32.4	-21.2	-28.8	167.2	-24.2
July	-18.2	-20.0	0.4	-13.5	-12.3	-76.5	-17.7
August	12.7	13.0	-3.3	-2.2	6.9	26.4	7.3
September	-6.9	-7.1	-10.2	-10.5	-8.0	-15.1	-8.2
October	1.2	1.6	15.2	13.1	5.7	-6.4	5.4
November	15.0	14.0	14.0	14.3	14.7	-9.5	14.1
December	-22.3	-21.9	-6.5	-5.9	-16.8	12.0	-16.3
<b>2001</b>							
January	-0.4	-0.1	-10.3	-7.4	-4.3	47.8	-3.0
February	14.2	13.4	-25.1	-24.4	-0.2	-20.2	-0.9
March	4.5	5.0	24.4	23.5	9.9	23.1	10.3
SEASONALLY ADJUSTED (% change from preceding month)							
<b>2000</b>							
January	-7.3	-7.3	49.4	46.0	5.3	-12.8	4.9
February	2.3	2.5	-23.0	-21.9	-5.7	16.8	-5.3
March	-6.3	-6.8	-3.2	-4.9	-5.5	-44.3	-6.3
April	-12.9	-12.8	5.9	8.0	-8.0	49.5	-7.3
May	-11.5	-10.6	8.8	7.4	-5.4	10.1	-5.0
June	-16.2	-15.5	-26.9	-18.3	-19.9	126.5	-16.5
July	-17.7	-18.5	-4.2	-12.7	-13.4	-62.5	-16.5
August	1.9	2.3	-7.6	-5.8	-1.4	26.5	-0.6
September	-2.3	-2.6	6.2	5.7	0.5	-7.6	0.2
October	1.9	2.2	18.6	14.4	7.7	-26.6	6.6
November	14.4	13.3	-13.4	-12.1	3.7	-6.7	3.5
December	-7.1	-6.4	27.1	26.1	3.8	23.6	4.2
<b>2001</b>							
January	2.1	2.3	-15.3	-12.9	-4.7	33.5	-3.7
February	5.2	4.3	-39.4	-37.7	-10.3	-22.7	-10.8
March	-8.2	-7.6	52.9	49.9	6.2	26.0	6.7
TREND ESTIMATES (% change from preceding month)							
<b>2000</b>							
January	0.6	0.5	-0.2	-0.5	0.4	-8.3	0.2
February	-2.7	-2.8	0.0	0.0	-2.0	-3.1	-2.0
March	-6.5	-6.5	-1.2	-0.8	-5.1	5.4	-4.9
April	-10.0	-9.8	-3.8	-2.9	-8.2	12.2	-7.8
May	-12.5	-12.3	-5.6	-4.6	-10.5	10.6	-10.0
June	-13.1	-12.8	-7.4	-6.5	-11.3	5.2	-10.8
July	-11.2	-11.1	-6.3	-6.0	-9.6	-2.1	-9.3
August	-7.2	-7.2	-2.4	-3.0	-5.6	-9.0	-5.7
September	-1.8	-2.0	0.4	-0.6	-1.1	-13.2	-1.5
October	2.3	2.1	2.3	1.4	2.3	-12.1	1.8
November	3.5	3.4	1.7	1.4	2.9	-3.8	2.7
December	2.5	2.5	-1.2	-0.8	1.2	4.8	1.3
<b>2001</b>							
January	1.3	1.3	-3.6	-3.0	-0.4	6.5	-0.2
February	0.6	0.5	-4.4	-3.7	-1.1	5.0	-0.9
March	0.2	0.2	-5.0	-4.2	-1.5	5.4	-1.2

## 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					
<b>2000</b>					
January	1 780.7	239.3	2 020.0	895.2	2 915.2
February	1 985.9	312.1	2 298.1	933.2	3 231.3
March	1 933.6	320.1	2 253.7	960.5	3 214.2
April	1 482.2	279.5	1 761.7	1 212.4	2 974.1
May	1 900.3	354.7	2 255.0	1 077.9	3 332.9
June	1 385.0	253.3	1 638.3	998.7	2 637.0
July	1 187.0	254.4	1 441.3	1 201.3	2 642.7
August	1 283.5	258.7	1 542.2	986.6	2 528.8
September	1 164.0	233.9	1 397.9	985.2	2 383.1
October	1 234.0	290.4	1 524.4	1 030.9	2 555.3
November	1 464.2	264.4	1 728.6	963.3	2 691.9
December	1 247.3	273.5	1 520.8	875.8	2 396.5
<b>2001</b>					
January	1 193.2	231.7	1 425.0	1 167.3	2 592.3
February	1 212.4	248.6	1 461.0	864.8	2 325.9
March	1 322.5	310.0	1 632.5	1 256.0	2 888.5
SEASONALLY ADJUSTED					
<b>2000</b>					
January	2 170.1	298.5	2 468.6	909.3	3 377.9
February	1 992.2	316.4	2 308.6	1 002.4	3 311.1
March	1 882.9	292.6	2 175.5	1 031.0	3 206.5
April	1 698.4	305.2	2 003.6	1 550.6	3 554.2
May	1 642.9	321.5	1 964.3	948.1	2 912.4
June	1 355.8	260.7	1 616.4	998.6	2 615.0
July	1 148.4	261.0	1 409.4	1 147.3	2 556.7
August	1 176.6	244.8	1 421.5	687.9	2 109.4
September	1 169.3	213.7	1 383.1	1 096.1	2 479.1
October	1 234.4	285.0	1 519.4	941.0	2 460.4
November	1 322.1	238.3	1 560.4	869.9	2 430.3
December	1 457.3	314.7	1 772.0	1 144.8	2 916.8
<b>2001</b>					
January	1 366.0	270.7	1 636.6	1 207.4	2 844.1
February	1 251.5	257.7	1 509.2	899.3	2 408.5
March	1 332.6	296.4	1 629.0	1 406.3	3 035.3
TREND ESTIMATES					
<b>2000</b>					
January	2 013.5	296.9	2 310.4	981.7	3 292.1
February	1 983.7	303.3	2 287.0	1 058.9	3 346.0
March	1 886.1	306.5	2 192.6	1 112.3	3 304.9
April	1 731.5	301.8	2 033.3	1 133.3	3 166.6
May	1 552.2	290.9	1 843.1	1 118.3	2 961.4
June	1 382.8	275.1	1 657.8	1 069.2	2 727.0
July	1 260.4	259.9	1 520.3	1 000.5	2 520.8
August	1 201.8	250.8	1 452.6	951.7	2 404.3
September	1 201.4	249.0	1 450.4	934.5	2 384.8
October	1 243.6	254.3	1 497.8	955.2	2 453.1
November	1 296.9	263.7	1 560.5	997.4	2 557.9
December	1 333.2	272.0	1 605.2	1 046.6	2 651.8
<b>2001</b>					
January	1 348.3	278.0	1 626.3	1 102.1	2 728.3
February	1 351.1	282.5	1 633.5	1 161.0	2 794.5
March	1 347.6	286.2	1 633.8	1 196.5	2 830.3

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

(b) Refer to Explanatory Notes paragraph 16.

## VALUE OF BUILDING APPROVED, Percentage Change(a)

Month	New residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
ORIGINAL (% change from preceding month)					
<b>2000</b>					
January	-6.2	-8.8	-6.5	6.7	-2.8
February	11.5	30.4	13.8	4.2	10.8
March	-2.6	2.5	-1.9	2.9	-0.5
April	-23.3	-12.7	-21.8	26.2	-7.5
May	28.2	26.9	28.0	-11.1	12.1
June	-27.1	-28.6	-27.3	-7.3	-20.9
July	-14.3	0.4	-12.0	20.3	0.2
August	8.1	1.7	7.0	-17.9	-4.3
September	-9.3	-9.6	-9.4	-0.2	-5.8
October	6.0	24.1	9.0	4.6	7.2
November	18.6	-8.9	13.4	-6.6	5.3
December	-14.8	3.4	-12.0	-9.1	-11.0
<b>2001</b>					
January	-4.3	-15.3	-6.3	33.3	8.2
February	1.6	7.3	2.5	-25.9	-10.3
March	9.1	24.7	11.7	45.2	24.2
SEASONALLY ADJUSTED (% change from preceding month)					
<b>2000</b>					
January	7.6	5.1	7.3	-7.0	3.0
February	-8.2	6.0	-6.5	10.2	-2.0
March	-5.5	-7.5	-5.8	2.8	-3.2
April	-9.8	4.3	-7.9	50.4	10.8
May	-3.3	5.3	-2.0	-38.9	-18.1
June	-17.5	-18.9	-17.7	5.3	-10.2
July	-15.3	0.1	-12.8	14.9	-2.2
August	2.5	-6.2	0.9	-40.0	-17.5
September	-0.6	-12.7	-2.7	59.3	17.5
October	5.6	33.4	9.9	-14.2	-0.8
November	7.1	-16.4	2.7	-7.5	-1.2
December	10.2	32.1	13.6	31.6	20.0
<b>2001</b>					
January	-6.3	-14.0	-7.6	5.5	-2.5
February	-8.4	-4.8	-7.8	-25.5	-15.3
March	6.5	15.0	7.9	56.4	26.0
TREND ESTIMATES (% change from preceding month)					
<b>2000</b>					
January	1.4	2.1	1.5	7.3	3.2
February	-1.5	2.1	-1.0	7.9	1.6
March	-4.9	1.0	-4.1	5.0	-1.2
April	-8.2	-1.5	-7.3	1.9	-4.2
May	-10.4	-3.6	-9.4	-1.3	-6.5
June	-10.9	-5.4	-10.1	-4.4	-7.9
July	-8.8	-5.5	-8.3	-6.4	-7.6
August	-4.6	-3.5	-4.5	-4.9	-4.6
September	0.0	-0.7	-0.2	-1.8	-0.8
October	3.5	2.1	3.3	2.2	2.9
November	4.3	3.7	4.2	4.4	4.3
December	2.8	3.2	2.9	4.9	3.7
<b>2001</b>					
January	1.1	2.2	1.3	5.3	2.9
February	0.2	1.6	0.4	5.3	2.4
March	-0.3	1.3	0.0	3.1	1.3

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

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

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	Total dwelling units
PRIVATE SECTOR (Number)						
<b>1997-1998</b>	104 461	42 517	788	2 587	621	150 974
<b>1998-1999</b>	104 498	42 953	665	2 541	482	151 139
<b>1999-2000</b>	120 834	46 880	816	1 841	519	170 890
<b>2000</b>						
March	11 593	3 521	57	50	41	15 262
April	8 215	3 312	223	177	27	11 954
May	9 564	4 425	79	270	22	14 360
June	6 974	3 110	40	66	28	10 218
July	5 703	2 694	39	508	15	8 959
August	6 420	2 878	53	191	33	9 575
September	5 978	2 648	39	127	16	8 808
October	6 045	3 034	75	143	10	9 307
November	6 967	3 480	132	83	9	10 671
December	5 405	3 091	125	252	5	8 878
<b>2001</b>						
January	5 381	3 038	51	15	14	8 499
February	6 147	2 204	61	66	7	8 485
March	6 424	2 683	88	110	24	9 329
PUBLIC SECTOR (Number)						
<b>1997-1998</b>	2 530	2 989	35	1	13	5 568
<b>1998-1999</b>	2 723	2 986	35	2	4	5 750
<b>1999-2000</b>	1 755	2 547	64	6	9	4 381
<b>2000</b>						
March	88	99	6	1	0	194
April	88	216	11	0	0	315
May	169	180	0	0	2	351
June	257	680	0	0	1	938
July	80	131	6	3	0	220
August	107	154	17	0	0	278
September	91	145	0	0	0	236
October	114	106	1	0	0	221
November	70	127	3	0	0	200
December	80	144	0	0	0	224
<b>2001</b>						
January	97	127	3	101	3	331
February	63	193	8	0	0	264
March	101	175	48	1	0	325
TOTAL (Number)						
<b>1997-1998</b>	106 991	45 506	823	2 588	634	156 542
<b>1998-1999</b>	107 221	45 939	700	2 543	486	156 889
<b>1999-2000</b>	122 589	49 427	880	1 847	528	175 271
<b>2000</b>						
March	11 681	3 620	63	51	41	15 456
April	8 303	3 528	234	177	27	12 269
May	9 733	4 605	79	270	24	14 711
June	7 231	3 790	40	66	29	11 156
July	5 783	2 825	45	511	15	9 179
August	6 527	3 032	70	191	33	9 853
September	6 069	2 793	39	127	16	9 044
October	6 159	3 140	76	143	10	9 528
November	7 037	3 607	135	83	9	10 871
December	5 485	3 235	125	252	5	9 102
<b>2001</b>						
January	5 478	3 165	54	116	17	8 830
February	6 210	2 397	69	66	7	8 749
March	6 525	2 858	136	111	24	9 654

(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)								
<b>1997-1998</b>	11 654.3	4 443.3	87.8	2 573.4	257.3	19 016.3	10 276.7	<b>29 292.6</b>
<b>1998-1999</b>	12 377.2	4 681.5	67.6	2 514.2	245.8	19 886.7	9 016.8	<b>28 903.3</b>
<b>1999-2000</b>	15 425.7	5 678.7	94.5	3 086.7	228.3	24 513.7	8 932.2	<b>33 445.8</b>
<b>2000</b>								
March	1 512.5	402.2	5.5	299.5	6.3	2 225.8	696.5	<b>2 922.3</b>
April	1 057.9	392.7	34.3	217.0	15.6	1 717.5	983.2	<b>2 700.6</b>
May	1 247.7	610.5	9.6	289.0	44.1	2 200.9	779.1	<b>2 980.0</b>
June	925.1	368.2	4.5	232.4	8.1	1 538.3	838.3	<b>2 376.6</b>
July	770.7	392.4	3.1	177.0	69.0	1 412.2	840.4	<b>2 252.6</b>
August	874.7	380.1	5.0	212.7	25.2	1 497.7	757.1	<b>2 254.9</b>
September	806.0	330.4	2.5	220.5	5.8	1 365.3	757.2	<b>2 122.5</b>
October	824.6	384.7	8.1	245.9	22.2	1 485.4	829.1	<b>2 314.5</b>
November	971.9	469.6	9.8	244.0	7.7	1 703.0	699.9	<b>2 402.9</b>
December	770.5	451.1	11.8	211.9	37.6	1 482.9	595.8	<b>2 078.8</b>
<b>2001</b>								
January	752.6	412.7	5.0	197.7	2.4	1 370.3	769.5	<b>2 139.8</b>
February	870.0	312.2	7.2	219.4	2.4	1 411.2	691.9	<b>2 103.1</b>
March	907.7	380.7	8.0	252.6	23.8	1 572.8	758.6	<b>2 331.4</b>
PUBLIC SECTOR (\$ million)								
<b>1997-1998</b>	249.2	224.6	2.7	101.7	0.1	578.3	4 185.6	<b>4 763.6</b>
<b>1998-1999</b>	292.7	240.1	4.3	88.2	0.1	625.0	3 563.7	<b>4 188.6</b>
<b>1999-2000</b>	201.1	243.4	4.1	102.5	0.9	552.2	3 139.8	<b>3 691.9</b>
<b>2000</b>								
March	10.0	9.0	0.2	8.7	0.0	27.8	264.1	<b>291.9</b>
April	10.6	21.0	0.4	12.2	0.0	44.3	229.2	<b>273.5</b>
May	24.9	17.3	0.0	11.9	0.0	54.1	298.8	<b>352.9</b>
June	27.8	63.9	0.0	8.3	0.0	100.0	160.4	<b>260.4</b>
July	9.9	14.0	0.2	4.9	0.1	29.1	360.9	<b>390.0</b>
August	13.8	14.9	1.3	14.4	0.0	44.4	229.5	<b>273.9</b>
September	11.8	15.8	0.0	5.1	0.0	32.7	227.9	<b>260.6</b>
October	13.8	10.9	0.4	13.9	0.0	39.0	201.8	<b>240.8</b>
November	9.4	13.3	0.6	2.2	0.0	25.6	263.4	<b>289.0</b>
December	10.1	15.6	0.0	12.1	0.0	37.8	279.9	<b>317.8</b>
<b>2001</b>								
January	13.7	14.2	0.3	12.9	13.6	54.7	397.8	<b>452.5</b>
February	8.6	21.7	0.9	18.7	0.0	49.8	172.9	<b>222.7</b>
March	14.1	19.9	2.2	23.5	0.0	59.7	497.4	<b>557.1</b>
TOTAL (\$ million)								
<b>1997-1998</b>	11 903.5	4 667.9	90.4	2 675.2	257.3	19 594.2	14 461.8	<b>34 056.2</b>
<b>1998-1999</b>	12 669.8	4 921.7	72.1	2 602.3	245.8	20 511.9	12 580.1	<b>33 091.8</b>
<b>1999-2000</b>	15 627.0	5 921.9	98.7	3 189.0	229.2	25 066.0	12 071.9	<b>37 138.0</b>
<b>2000</b>								
March	1 522.4	411.2	5.6	308.2	6.3	2 253.7	960.5	<b>3 214.2</b>
April	1 068.5	413.7	34.7	229.2	15.6	1 761.7	1 212.4	<b>2 974.1</b>
May	1 272.6	627.8	9.6	300.9	44.1	2 255.0	1 077.9	<b>3 332.9</b>
June	953.0	432.0	4.5	240.7	8.1	1 638.3	998.7	<b>2 637.0</b>
July	780.6	406.4	3.3	182.0	69.1	1 441.3	1 201.3	<b>2 642.7</b>
August	888.5	395.0	6.4	227.1	25.2	1 542.2	986.6	<b>2 528.8</b>
September	817.8	346.2	2.5	225.6	5.8	1 397.9	985.2	<b>2 383.1</b>
October	838.4	395.6	8.4	259.8	22.2	1 524.4	1 030.9	<b>2 555.3</b>
November	981.3	482.9	10.5	246.3	7.7	1 728.6	963.3	<b>2 691.9</b>
December	780.7	466.6	11.8	224.1	37.6	1 520.8	875.8	<b>2 396.5</b>
<b>2001</b>								
January	766.3	427.0	5.2	210.5	16.0	1 425.0	1 167.3	<b>2 592.3</b>
February	878.6	333.8	8.2	238.1	2.4	1 461.0	864.8	<b>2 325.9</b>
March	921.9	400.6	10.2	276.1	23.8	1 632.5	1 256.0	<b>2 888.5</b>

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

(b) See Glossary for definition.

## DWELLING UNITS APPROVED, States and Australia

	<i>New South Wales</i>	<i>Victoria</i>	<i>Queensland</i>	<i>South Australia</i>	<i>Western Australia</i>	<i>Tasmania</i>	<i>Northern Territory</i>	<i>Australian Capital Territory</i>	<i>Australia</i>
<i>Month</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL									
<b>2000</b>									
January	3 746	4 225	2 685	783	1 675	180	114	248	13 656
February	4 426	4 774	3 284	1 073	1 972	168	165	334	16 196
March	4 163	4 874	3 252	974	1 768	166	88	171	15 456
April	3 404	3 655	2 843	643	1 375	136	83	130	12 269
May	4 540	3 459	3 552	804	1 810	233	110	203	14 711
June	3 124	3 257	2 024	598	1 717	91	141	204	11 156
July	2 212	3 365	1 515	710	1 124	84	93	76	9 179
August	2 736	2 746	2 211	522	1 291	83	94	170	9 853
September	2 577	2 551	1 988	409	1 207	119	62	131	9 044
October	3 460	2 099	1 866	514	1 213	121	70	185	9 528
November	3 415	3 087	2 178	661	1 228	116	61	125	10 871
December	2 672	3 097	1 619	458	1 065	57	37	97	9 102
<b>2001</b>									
January	2 696	2 607	1 723	432	1 051	93	44	184	8 830
February	2 360	3 212	1 445	469	1 006	106	28	123	8 749
March	2 479	3 394	1 692	635	1 183	88	117	66	9 654
SEASONALLY ADJUSTED									
<b>2000</b>									
January	4 452	5 291	3 540	1 160	2 172	180	n.a.	n.a.	16 693
February	4 419	4 395	3 384	982	1 924	166	n.a.	n.a.	15 809
March	4 310	4 521	3 040	873	1 627	169	n.a.	n.a.	14 811
April	3 747	3 919	2 994	852	1 553	133	n.a.	n.a.	13 732
May	3 955	3 322	3 260	730	1 511	235	n.a.	n.a.	13 039
June	3 285	3 365	1 944	508	1 632	116	n.a.	n.a.	10 894
July	1 916	3 502	1 577	681	1 191	85	n.a.	n.a.	9 094
August	2 439	2 291	1 938	462	1 159	83	n.a.	n.a.	9 037
September	2 783	2 480	1 866	381	1 296	118	n.a.	n.a.	9 055
October	3 573	2 237	1 819	511	1 226	104	n.a.	n.a.	9 649
November	3 064	2 859	1 953	645	1 083	118	n.a.	n.a.	9 986
December	2 940	3 465	1 950	573	1 213	55	n.a.	n.a.	10 409
<b>2001</b>									
January	2 903	3 172	2 088	572	1 197	85	n.a.	n.a.	10 020
February	2 511	3 093	1 587	471	1 078	113	n.a.	n.a.	8 942
March	2 745	3 113	1 619	578	1 138	90	n.a.	n.a.	9 546
TREND ESTIMATES									
<b>2000</b>									
January	4 503	4 654	3 400	1 014	2 015	173	139	220	15 974
February	4 405	4 564	3 379	985	1 903	176	130	215	15 651
March	4 202	4 346	3 226	919	1 770	173	119	201	14 888
April	3 862	4 028	2 960	826	1 631	164	111	180	13 726
May	3 450	3 654	2 627	718	1 507	150	106	160	12 359
June	3 067	3 262	2 294	620	1 407	134	104	148	11 025
July	2 812	2 928	2 024	548	1 327	119	100	146	9 994
August	2 728	2 703	1 860	510	1 265	107	92	151	9 423
September	2 788	2 607	1 811	501	1 217	98	78	159	9 282
October	2 910	2 657	1 846	515	1 186	94	62	162	9 453
November	3 000	2 796	1 900	536	1 173	94	52	160	9 706
December	2 991	2 969	1 899	551	1 166	94	51	149	9 831
<b>2001</b>									
January	2 900	3 114	1 853	559	1 152	92	55	133	9 808
February	2 789	3 221	1 790	562	1 137	91	63	115	9 717
March	2 677	3 269	1 731	561	1 120	90	74	98	9 596

## 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)									
<b>2000</b>									
January	-15.6	0.1	-13.6	-7.0	-16.8	0.0	-26.9	81.0	-9.5
February	18.2	13.0	22.3	37.0	17.7	-6.7	44.7	34.7	18.6
March	-5.9	2.1	-1.0	-9.2	-10.3	-1.2	-46.7	-48.8	-4.6
April	-18.2	-25.0	-12.6	-34.0	-22.2	-18.1	-5.7	-24.0	-20.6
May	33.4	-5.4	24.9	25.0	31.6	71.3	32.5	56.2	19.9
June	-31.2	-5.8	-43.0	-25.6	-5.1	-60.9	28.2	0.5	-24.2
July	-29.2	3.3	-25.1	18.7	-34.5	-7.7	-34.0	-62.7	-17.7
August	23.7	-18.4	45.9	-26.5	14.9	-1.2	1.1	123.7	7.3
September	-5.8	-7.1	-10.1	-21.6	-6.5	43.4	-34.0	-22.9	-8.2
October	34.3	-17.7	-6.1	25.7	0.5	1.7	12.9	41.2	5.4
November	-1.3	47.1	16.7	28.6	1.2	-4.1	-12.9	-32.4	14.1
December	-21.8	0.3	-25.7	-30.7	-13.3	-50.9	-39.3	-22.4	-16.3
<b>2001</b>									
January	0.9	-15.8	6.4	-5.7	-1.3	63.2	18.9	89.7	-3.0
February	-12.5	23.2	-16.1	8.6	-4.3	14.0	-36.4	-33.2	-0.9
March	5.0	5.7	17.1	35.4	17.6	-17.0	317.9	-46.3	10.3
SEASONALLY ADJUSTED (% change from preceding month)									
<b>2000</b>									
January	-4.3	16.8	2.6	18.4	2.5	4.3	n.a.	n.a.	4.9
February	-0.7	-16.9	-4.4	-15.4	-11.4	-7.9	n.a.	n.a.	-5.3
March	-2.5	2.9	-10.2	-11.0	-15.5	1.8	n.a.	n.a.	-6.3
April	-13.1	-13.3	-1.5	-2.4	-4.5	-21.3	n.a.	n.a.	-7.3
May	5.6	-15.2	8.9	-14.4	-2.7	76.6	n.a.	n.a.	-5.0
June	-16.9	1.3	-40.4	-30.5	8.0	-50.4	n.a.	n.a.	-16.5
July	-41.7	4.1	-18.9	34.2	-27.0	-26.7	n.a.	n.a.	-16.5
August	27.3	-34.6	22.9	-32.2	-2.7	-2.2	n.a.	n.a.	-0.6
September	14.1	8.2	-3.7	-17.5	11.8	41.1	n.a.	n.a.	0.2
October	28.4	-9.8	-2.5	34.2	-5.4	-11.6	n.a.	n.a.	6.6
November	-14.2	27.8	7.4	26.2	-11.6	13.7	n.a.	n.a.	3.5
December	-4.0	21.2	-0.1	-11.2	12.0	-53.3	n.a.	n.a.	4.2
<b>2001</b>									
January	-1.3	-8.4	7.1	-0.1	-1.4	54.8	n.a.	n.a.	-3.7
February	-13.5	-2.5	-24.0	-17.6	-9.9	32.9	n.a.	n.a.	-10.8
March	9.3	0.6	2.0	22.5	5.5	-20.6	n.a.	n.a.	6.7
TREND ESTIMATES (% change from preceding month)									
<b>2000</b>									
January	-1.1	0.6	2.8	1.6	-3.8	3.9	-2.7	2.6	0.2
February	-2.2	-1.9	-0.6	-2.8	-5.5	2.1	-6.5	-2.3	-2.0
March	-4.6	-4.8	-4.5	-6.7	-7.0	-1.6	-8.0	-6.5	-4.9
April	-8.1	-7.3	-8.3	-10.2	-7.9	-5.2	-6.8	-10.4	-7.8
May	-10.7	-9.3	-11.2	-13.0	-7.6	-8.7	-4.3	-11.5	-10.0
June	-11.1	-10.7	-12.7	-13.7	-6.6	-10.5	-2.1	-7.3	-10.8
July	-8.3	-10.2	-11.8	-11.7	-5.7	-11.2	-4.1	-1.6	-9.3
August	-3.0	-7.7	-8.1	-6.8	-4.6	-10.7	-8.0	3.9	-5.7
September	2.2	-3.5	-2.7	-1.8	-3.8	-8.3	-15.3	4.9	-1.5
October	4.4	1.9	1.9	2.7	-2.5	-3.7	-20.0	2.3	1.8
November	3.1	5.2	3.0	4.1	-1.1	0.3	-15.8	-1.7	2.7
December	-0.3	6.2	-0.1	2.8	-0.6	-0.7	-3.2	-6.4	1.3
<b>2001</b>									
January	-3.0	4.9	-2.4	1.4	-1.2	-1.9	8.1	-10.8	-0.2
February	-3.8	3.4	-3.4	0.6	-1.3	-0.8	14.4	-13.8	-0.9
March	-4.0	1.5	-3.3	-0.2	-1.5	-1.2	18.2	-14.9	-1.2

## 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									
<b>2000</b>									
January	2 333	2 523	1 768	649	1 385	139	53	116	8 966
February	2 678	3 533	2 374	836	1 459	135	63	165	11 243
March	2 936	3 557	2 467	807	1 477	150	71	142	11 607
April	1 948	2 555	1 796	561	1 072	120	48	128	8 228
May	2 429	2 529	2 290	616	1 363	159	41	149	9 576
June	1 769	2 382	1 073	517	1 044	83	46	70	6 984
July	1 373	1 842	977	443	906	83	35	52	5 711
August	1 590	1 809	1 344	450	1 005	76	31	129	6 434
September	1 471	1 843	1 161	353	961	100	33	66	5 988
October	1 720	1 518	1 228	434	911	105	32	111	6 059
November	1 641	2 360	1 268	458	1 027	112	35	68	6 969
December	1 369	1 701	919	381	900	53	21	71	5 415
<b>2001</b>									
January	1 421	1 649	1 007	364	783	89	21	57	5 391
February	1 468	2 282	1 003	380	827	83	23	91	6 157
March	1 502	2 185	1 183	516	895	84	25	44	6 434
SEASONALLY ADJUSTED									
<b>2000</b>									
January	2 755	3 340	2 250	957	1 742	n.a.	n.a.	n.a.	11 250
February	2 914	3 515	2 399	816	1 556	n.a.	n.a.	n.a.	11 505
March	2 810	3 236	2 239	688	1 375	n.a.	n.a.	n.a.	10 782
April	2 191	2 887	1 935	712	1 232	n.a.	n.a.	n.a.	9 386
May	2 048	2 234	2 117	548	1 158	n.a.	n.a.	n.a.	8 306
June	1 876	2 392	1 078	468	982	n.a.	n.a.	n.a.	6 964
July	1 302	1 899	1 009	407	917	n.a.	n.a.	n.a.	5 734
August	1 472	1 584	1 211	413	903	n.a.	n.a.	n.a.	5 843
September	1 402	1 677	1 068	338	1 013	n.a.	n.a.	n.a.	5 709
October	1 725	1 549	1 155	448	888	n.a.	n.a.	n.a.	5 817
November	1 555	2 244	1 139	433	947	n.a.	n.a.	n.a.	6 652
December	1 470	1 908	1 164	452	994	n.a.	n.a.	n.a.	6 178
<b>2001</b>									
January	1 567	2 054	1 229	492	906	n.a.	n.a.	n.a.	6 311
February	1 654	2 391	1 049	392	919	n.a.	n.a.	n.a.	6 638
March	1 503	2 012	1 090	454	874	n.a.	n.a.	n.a.	6 094
TREND ESTIMATES									
<b>2000</b>									
January	2 886	3 403	2 346	846	1 671	n.a.	n.a.	n.a.	11 486
February	2 803	3 328	2 329	812	1 558	n.a.	n.a.	n.a.	11 174
March	2 610	3 138	2 204	747	1 410	n.a.	n.a.	n.a.	10 446
April	2 335	2 855	1 980	659	1 257	n.a.	n.a.	n.a.	9 404
May	2 039	2 512	1 705	567	1 124	n.a.	n.a.	n.a.	8 227
June	1 776	2 181	1 442	487	1 024	n.a.	n.a.	n.a.	7 152
July	1 589	1 919	1 238	430	961	n.a.	n.a.	n.a.	6 350
August	1 489	1 759	1 115	402	932	n.a.	n.a.	n.a.	5 891
September	1 471	1 718	1 079	397	928	n.a.	n.a.	n.a.	5 782
October	1 501	1 775	1 103	410	935	n.a.	n.a.	n.a.	5 916
November	1 540	1 884	1 141	428	942	n.a.	n.a.	n.a.	6 123
December	1 565	2 003	1 150	441	939	n.a.	n.a.	n.a.	6 277
<b>2001</b>									
January	1 570	2 096	1 141	447	928	n.a.	n.a.	n.a.	6 357
February	1 567	2 164	1 126	450	915	n.a.	n.a.	n.a.	6 392
March	1 565	2 204	1 117	452	899	n.a.	n.a.	n.a.	6 408



## 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)									
<b>2000</b>									
January	-23.0	-22.6	-19.8	-11.8	-19.1	-10.9	-18.5	13.7	-20.4
February	14.8	40.0	34.3	28.8	5.3	-2.9	18.9	42.2	25.4
March	9.6	0.7	3.9	-3.5	1.2	11.1	12.7	-13.9	3.2
April	-33.7	-28.2	-27.2	-30.5	-27.4	-20.0	-32.4	-9.9	-29.1
May	24.7	-1.0	27.5	9.8	27.1	32.5	-14.6	16.4	16.4
June	-27.2	-5.8	-53.1	-16.1	-23.4	-47.8	12.2	-53.0	-27.1
July	-22.4	-22.7	-8.9	-14.3	-13.2	0.0	-23.9	-25.7	-18.2
August	15.8	-1.8	37.6	1.6	10.9	-8.4	-11.4	148.1	12.7
September	-7.5	1.9	-13.6	-21.6	-4.4	31.6	6.5	-48.8	-6.9
October	16.9	-17.6	5.8	22.9	-5.2	5.0	-3.0	68.2	1.2
November	-4.6	55.5	3.3	5.5	12.7	6.7	9.4	-38.7	15.0
December	-16.6	-27.9	-27.5	-16.8	-12.4	-52.7	-40.0	4.4	-22.3
<b>2001</b>									
January	3.8	-3.1	9.6	-4.5	-13.0	67.9	0.0	-19.7	-0.4
February	3.3	38.4	-0.4	4.4	5.6	-6.7	9.5	59.6	14.2
March	2.3	-4.3	17.9	35.8	8.2	1.2	8.7	-51.6	4.5
SEASONALLY ADJUSTED (% change from preceding month)									
<b>2000</b>									
January	-9.7	-4.3	-13.1	18.2	0.0	n.a.	n.a.	n.a.	-7.3
February	5.8	5.2	6.6	-14.8	-10.7	n.a.	n.a.	n.a.	2.3
March	-3.5	-8.0	-6.6	-15.7	-11.6	n.a.	n.a.	n.a.	-6.3
April	-22.1	-10.8	-13.6	3.5	-10.4	n.a.	n.a.	n.a.	-12.9
May	-6.5	-22.6	9.4	-23.1	-6.0	n.a.	n.a.	n.a.	-11.5
June	-8.4	7.1	-49.1	-14.5	-15.2	n.a.	n.a.	n.a.	-16.2
July	-30.6	-20.6	-6.4	-13.1	-6.6	n.a.	n.a.	n.a.	-17.7
August	13.0	-16.6	20.0	1.4	-1.6	n.a.	n.a.	n.a.	1.9
September	-4.8	5.9	-11.8	-18.0	12.1	n.a.	n.a.	n.a.	-2.3
October	23.0	-7.6	8.1	32.3	-12.3	n.a.	n.a.	n.a.	1.9
November	-9.8	44.8	-1.4	-3.2	6.7	n.a.	n.a.	n.a.	14.4
December	-5.4	-14.9	2.2	4.4	4.9	n.a.	n.a.	n.a.	-7.1
<b>2001</b>									
January	6.5	7.6	5.6	8.9	-8.9	n.a.	n.a.	n.a.	2.1
February	5.6	16.4	-14.7	-20.3	1.5	n.a.	n.a.	n.a.	5.2
March	-9.1	-15.8	3.9	16.0	-4.9	n.a.	n.a.	n.a.	-8.2
TREND ESTIMATES (% change from preceding month)									
<b>2000</b>									
January	0.5	0.9	3.3	0.5	-3.8	n.a.	n.a.	n.a.	0.6
February	-2.9	-2.2	-0.7	-4.0	-6.8	n.a.	n.a.	n.a.	-2.7
March	-6.9	-5.7	-5.4	-8.1	-9.5	n.a.	n.a.	n.a.	-6.5
April	-10.5	-9.0	-10.1	-11.7	-10.9	n.a.	n.a.	n.a.	-10.0
May	-12.7	-12.0	-13.9	-14.0	-10.6	n.a.	n.a.	n.a.	-12.5
June	-12.9	-13.2	-15.4	-14.1	-8.9	n.a.	n.a.	n.a.	-13.1
July	-10.5	-12.0	-14.1	-11.7	-6.2	n.a.	n.a.	n.a.	-11.2
August	-6.3	-8.4	-9.9	-6.5	-2.9	n.a.	n.a.	n.a.	-7.2
September	-1.2	-2.4	-3.2	-1.2	-0.5	n.a.	n.a.	n.a.	-1.8
October	2.0	3.3	2.2	3.3	0.8	n.a.	n.a.	n.a.	2.3
November	2.6	6.1	3.4	4.5	0.7	n.a.	n.a.	n.a.	3.5
December	1.6	6.3	0.8	2.9	-0.4	n.a.	n.a.	n.a.	2.5
<b>2001</b>									
January	0.3	4.7	-0.8	1.5	-1.1	n.a.	n.a.	n.a.	1.3
February	-0.2	3.3	-1.3	0.6	-1.4	n.a.	n.a.	n.a.	0.6
March	-0.2	1.8	-0.8	0.5	-1.8	n.a.	n.a.	n.a.	0.2

## TOTAL DWELLINGS APPROVED, By Capital City Statistical Division

	Sydney	Melbourne	Brisbane	Adelaide	Perth	Greater Hobart	Darwin	Canberra
Month	no.	no.	no.	no.	no.	no.	no.	no.
PRIVATE SECTOR								
<b>1997-1998</b>	35 102	27 490	16 686	4 627	11 930	617	1 374	1 347
<b>1998-1999</b>	34 676	30 165	13 129	5 349	14 032	549	1 144	1 956
<b>1999-2000</b>	32 547	38 263	14 973	6 847	16 054	813	931	2 317
<b>2000</b>								
March	2 313	3 874	1 378	686	1 199	63	43	170
April	2 068	2 804	1 418	418	982	59	53	130
May	2 986	2 595	1 451	588	1 310	136	49	203
June	2 043	2 513	690	374	852	33	80	204
July	1 171	2 790	649	549	866	32	63	65
August	1 744	2 118	1 120	371	946	17	37	160
September	1 651	1 939	1 046	287	862	48	23	128
October	2 406	1 442	845	347	896	58	38	182
November	2 412	2 409	1 102	493	903	52	21	124
December	1 513	2 505	614	335	791	15	10	97
<b>2001</b>								
January	1 610	2 012	866	287	666	31	14	184
February	1 297	2 540	669	324	736	57	11	119
March	1 512	2 710	789	447	788	42	21	66
PUBLIC SECTOR								
<b>1997-1998</b>	745	752	475	180	882	6	172	49
<b>1998-1999</b>	1 112	666	473	151	549	0	243	117
<b>1999-2000</b>	644	629	271	87	775	21	119	55
<b>2000</b>								
March	28	9	25	0	55	0	5	1
April	96	40	12	4	40	3	0	0
May	41	40	10	7	26	0	23	0
June	94	43	119	5	296	1	24	0
July	70	36	7	3	6	0	0	11
August	52	32	7	13	34	6	0	10
September	71	32	1	0	21	5	20	2
October	20	68	7	0	28	3	12	3
November	75	15	19	7	21	0	0	1
December	66	11	40	18	16	0	8	0
<b>2001</b>								
January	20	51	23	9	130	2	21	0
February	122	25	22	3	0	0	0	4
March	38	19	17	6	130	0	0	0
TOTAL								
<b>1997-1998</b>	35 847	28 242	17 161	4 807	12 812	623	1 546	1 396
<b>1998-1999</b>	35 788	30 831	13 602	5 500	14 581	549	1 387	2 073
<b>1999-2000</b>	33 191	38 892	15 244	6 934	16 829	834	1 050	2 372
<b>2000</b>								
March	2 341	3 883	1 403	686	1 254	63	48	171
April	2 164	2 844	1 430	422	1 022	62	53	130
May	3 027	2 635	1 461	595	1 336	136	72	203
June	2 137	2 556	809	379	1 148	34	104	204
July	1 241	2 826	656	552	872	32	63	76
August	1 796	2 150	1 127	384	980	23	37	170
September	1 722	1 971	1 047	287	883	53	43	130
October	2 426	1 510	852	347	924	61	50	185
November	2 487	2 424	1 121	500	924	52	21	125
December	1 579	2 516	654	353	807	15	18	97
<b>2001</b>								
January	1 630	2 063	889	296	796	33	35	184
February	1 419	2 565	691	327	736	57	11	123
March	1 550	2 729	806	453	918	42	21	66

## 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>
<b>PRIVATE SECTOR</b>						
New South Wales	1 500	861	29	2	1	2 393
Victoria	2 178	1 059	30	96	8	3 371
Queensland	1 182	432	10	12	1	1 637
South Australia	516	110	3	0	0	629
Western Australia	895	117	16	0	14	1 042
Tasmania	84	2	0	0	0	86
Northern Territory	25	80	0	0	0	105
Australian Capital Territory	44	22	0	0	0	66
Australia	6 424	2 683	88	110	24	9 329
<b>PUBLIC SECTOR</b>						
New South Wales	19	67	0	0	0	86
Victoria	21	2	0	0	0	23
Queensland	23	32	0	0	0	55
South Australia	6	0	0	0	0	6
Western Australia	21	72	48	0	0	141
Tasmania	0	2	0	0	0	2
Northern Territory	11	0	0	1	0	12
Australian Capital Territory	0	0	0	0	0	0
Australia	101	175	48	1	0	325
<b>TOTAL</b>						
New South Wales	1 519	928	29	2	1	2 479
Victoria	2 199	1 061	30	96	8	3 394
Queensland	1 205	464	10	12	1	1 692
South Australia	522	110	3	0	0	635
Western Australia	916	189	64	0	14	1 183
Tasmania	84	4	0	0	0	88
Northern Territory	36	80	0	1	0	117
Australian Capital Territory	44	22	0	0	0	66
Australia	6 525	2 858	136	111	24	9 654

(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										
<b>1997-1998</b>	106 991	11 376	10 403	21 779	5 116	6 064	12 547	23 727	45 506	<b>152 497</b>
<b>1998-1999</b>	107 221	10 209	11 975	22 184	4 701	5 069	13 985	23 755	45 939	<b>153 160</b>
<b>1999-2000</b>	122 589	10 436	12 664	23 100	5 205	4 800	16 322	26 327	49 427	<b>172 016</b>
<b>2000</b>										
January	9 053	631	1 115	1 746	297	466	1 782	2 545	4 291	<b>13 344</b>
February	11 397	1 125	1 471	2 596	503	457	957	1 917	4 513	<b>15 910</b>
March	11 681	1 001	939	1 940	388	354	938	1 680	3 620	<b>15 301</b>
April	8 303	818	952	1 770	392	359	1 007	1 758	3 528	<b>11 831</b>
May	9 733	771	1 045	1 816	467	625	1 697	2 789	4 605	<b>14 338</b>
June	7 231	846	789	1 635	945	292	918	2 155	3 790	<b>11 021</b>
July	5 783	609	564	1 173	202	330	1 120	1 652	2 825	<b>8 608</b>
August	6 527	701	507	1 208	215	331	1 278	1 824	3 032	<b>9 559</b>
September	6 069	612	609	1 221	151	403	1 018	1 572	2 793	<b>8 862</b>
October	6 159	661	723	1 384	156	314	1 286	1 756	3 140	<b>9 299</b>
November	7 037	535	622	1 157	138	377	1 935	2 450	3 607	<b>10 644</b>
December	5 485	510	786	1 296	187	340	1 412	1 939	3 235	<b>8 720</b>
<b>2001</b>										
January	5 478	593	773	1 366	178	266	1 355	1 799	3 165	<b>8 643</b>
February	6 210	463	702	1 165	283	170	779	1 232	2 397	<b>8 607</b>
March	6 525	585	632	1 217	321	297	1 023	1 641	2 858	<b>9 383</b>

## VALUE (\$ million)

<b>1997-1998</b>	11 903.5	822.7	958.4	1 780.9	423.2	548.3	1 915.1	2 886.8	4 667.9	<b>16 571.3</b>
<b>1998-1999</b>	12 669.8	797.9	1 192.1	1 990.1	394.9	515.1	2 021.7	2 931.7	4 921.7	<b>17 591.5</b>
<b>1999-2000</b>	15 627.0	871.0	1 328.1	2 199.0	486.0	501.4	2 735.7	3 723.3	5 921.9	<b>21 548.8</b>
<b>2000</b>										
January	1 165.8	55.4	115.8	171.2	24.1	48.0	371.6	443.7	614.9	<b>1 780.7</b>
February	1 468.6	101.5	145.2	246.7	47.2	56.5	167.0	270.7	517.4	<b>1 985.9</b>
March	1 522.4	80.6	103.8	184.4	44.9	41.0	140.8	226.8	411.2	<b>1 933.6</b>
April	1 068.5	64.5	100.1	164.6	42.3	33.1	173.7	249.1	413.7	<b>1 482.2</b>
May	1 272.6	68.6	124.2	192.8	40.6	63.8	330.5	435.0	627.8	<b>1 900.3</b>
June	953.0	66.9	84.0	150.9	83.4	34.0	163.8	281.2	432.0	<b>1 385.0</b>
July	780.6	47.1	69.0	116.1	19.7	49.0	221.5	290.3	406.4	<b>1 187.0</b>
August	888.5	63.3	66.0	129.3	27.7	40.9	197.1	265.7	395.0	<b>1 283.5</b>
September	817.8	52.0	77.5	129.5	12.7	42.5	161.4	216.7	346.2	<b>1 164.0</b>
October	838.4	53.9	81.1	135.0	29.7	35.4	195.5	260.7	395.6	<b>1 234.0</b>
November	981.3	43.8	65.5	109.3	13.5	43.8	316.4	373.6	482.9	<b>1 464.2</b>
December	780.7	41.4	84.6	126.0	18.8	36.9	284.9	340.6	466.6	<b>1 247.3</b>
<b>2001</b>										
January	766.3	53.2	92.7	145.9	14.8	36.5	229.8	281.1	427.0	<b>1 193.2</b>
February	878.6	43.5	82.7	126.2	27.9	26.5	153.2	207.6	333.8	<b>1 212.4</b>
March	921.9	52.1	75.8	127.9	25.1	42.9	204.7	272.7	400.6	<b>1 322.5</b>

(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)							
<b>1997-1998</b>	12 156.8	4 935.0	17 086.5	3 086.4	20 175.0	14 940.5	<b>35 110.2</b>
<b>1998-1999</b>	12 669.9	4 921.7	17 591.6	2 920.2	20 511.7	12 580.2	<b>33 092.0</b>
<b>1999-2000</b>	14 746.9	5 526.6	20 273.5	3 309.4	23 582.9	11 727.1	<b>35 310.0</b>
<b>1999</b>							
September	3 829.4	1 490.3	5 319.7	879.9	6 199.6	3 197.2	<b>9 396.8</b>
December	4 056.9	1 299.2	5 356.1	814.8	6 170.9	2 657.3	<b>8 828.3</b>
<b>2000</b>							
March	3 856.0	1 421.6	5 277.6	807.2	6 084.8	2 701.1	<b>8 786.0</b>
June	3 004.5	1 315.6	4 320.1	807.5	5 127.5	3 171.4	<b>8 299.0</b>
September	2 075.9	986.1	3 062.0	621.1	3 683.1	3 037.3	<b>6 720.3</b>
December	2 162.8	1 151.5	3 314.4	686.9	4 001.2	2 741.2	<b>6 742.4</b>
SEASONALLY ADJUSTED (\$ million)							
<b>1999</b>							
September	3 581.7	1 437.2	5 018.9	851.7	5 870.6	2 825.1	<b>8 695.8</b>
December	4 093.2	1 324.6	5 417.8	808.2	6 226.0	2 713.6	<b>8 939.5</b>
<b>2000</b>							
March	4 091.8	1 496.4	5 588.2	841.5	6 429.7	2 834.7	<b>9 264.4</b>
June	2 980.3	1 268.3	4 248.7	807.9	5 056.6	3 353.7	<b>8 410.4</b>
September	1 966.0	981.3	2 947.2	599.7	3 546.9	2 792.1	<b>6 339.0</b>
December	2 196.0	1 178.7	3 374.8	696.6	4 071.4	2 809.1	<b>6 880.5</b>
TREND ESTIMATES (\$ million)							
<b>1999</b>							
September	3 745.7	1 344.7	5 091.4	805.7	5 897.0	2 811.3	<b>8 708.6</b>
December	4 010.5	1 426.2	5 436.8	843.1	6 279.8	2 771.9	<b>9 051.6</b>
<b>2000</b>							
March	3 764.7	1 380.2	5 144.8	823.4	5 968.2	2 947.0	<b>8 915.1</b>
June	3 034.5	1 251.8	4 318.1	754.9	5 076.2	3 022.2	<b>8 084.5</b>
September	2 382.8	1 137.6	3 502.7	695.2	4 196.6	2 968.6	<b>7 157.0</b>
December	2 109.8	1 063.0	2 878.4	664.5	3 516.8	2 855.9	<b>6 536.3</b>
TREND ESTIMATES (% change from preceding quarter)							
<b>1999</b>							
September	10.5	5.2	9.0	5.9	8.6	-8.8	<b>2.3</b>
December	7.1	6.1	6.8	4.6	6.5	-1.4	<b>3.9</b>
<b>2000</b>							
March	-6.1	-3.2	-5.4	-2.3	-5.0	6.3	<b>-1.5</b>
June	-19.4	-9.3	-16.1	-8.3	-14.9	2.6	<b>-9.3</b>
September	-21.5	-9.1	-18.9	-7.9	-17.3	-1.8	<b>-11.5</b>
December	-11.5	-6.6	-17.8	-4.4	-16.2	-3.8	<b>-8.7</b>

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

(b) Refer to Explanatory Notes paragraph 16.

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

Reference Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL									
<b>2000</b>									
January	961.1	948.3	521.2	113.6	269.2	31.9	28.2	41.6	2 915.2
February	961.5	1 025.5	517.3	173.9	392.5	42.2	33.8	84.8	3 231.3
March	1 124.8	973.4	543.4	174.5	306.7	31.4	28.6	31.4	3 214.2
April	1 064.1	876.1	528.0	135.3	273.8	25.7	25.9	45.1	2 974.1
May	1 098.8	803.8	651.5	162.9	412.9	50.8	22.7	129.5	3 332.9
June	860.9	889.8	376.0	99.7	285.5	31.2	45.5	48.4	2 637.0
July	667.3	1 151.0	355.9	153.4	253.7	17.7	15.4	28.2	2 642.7
August	761.4	742.7	460.4	159.3	264.2	23.7	77.1	40.1	2 528.8
September	765.1	710.5	479.3	84.1	249.3	38.1	28.3	28.5	2 383.1
October	938.8	624.6	514.2	114.0	268.3	30.7	19.1	45.7	2 555.3
November	857.0	826.7	568.3	126.6	235.6	28.8	22.1	26.9	2 691.9
December	676.5	868.4	466.2	114.1	204.4	22.0	16.2	28.7	2 396.5
<b>2001</b>									
January	1 000.6	727.3	451.1	95.3	222.7	29.4	17.8	48.1	2 592.3
February	775.7	802.6	361.7	100.8	218.7	19.5	9.1	37.8	2 325.9
March	651.0	1 156.2	465.1	223.2	305.5	21.7	32.0	33.7	2 888.5
SEASONALLY ADJUSTED									
<b>2000</b>									
January	1 098.8	1 106.9	643.8	159.8	351.7	n.a.	n.a.	n.a.	3 377.9
February	1 067.8	916.1	558.1	164.8	385.7	n.a.	n.a.	n.a.	3 311.1
March	1 203.2	934.1	530.0	150.3	294.2	n.a.	n.a.	n.a.	3 206.5
April	1 195.3	1 057.0	647.0	168.7	323.6	n.a.	n.a.	n.a.	3 554.2
May	972.7	712.4	610.6	153.8	331.8	n.a.	n.a.	n.a.	2 912.4
June	880.2	946.6	334.1	94.8	273.5	n.a.	n.a.	n.a.	2 615.0
July	600.2	1 266.6	344.0	129.8	257.7	n.a.	n.a.	n.a.	2 556.7
August	593.0	623.3	398.0	148.7	236.7	n.a.	n.a.	n.a.	2 109.4
September	831.2	701.8	442.9	80.6	271.5	n.a.	n.a.	n.a.	2 479.1
October	906.4	635.7	532.4	124.8	253.9	n.a.	n.a.	n.a.	2 460.4
November	755.4	766.9	463.5	115.1	213.1	n.a.	n.a.	n.a.	2 430.3
December	823.7	973.8	628.8	133.2	231.0	n.a.	n.a.	n.a.	2 916.8
<b>2001</b>									
January	1 057.5	818.7	527.1	137.5	277.4	n.a.	n.a.	n.a.	2 844.1
February	884.6	719.9	410.4	94.6	234.0	n.a.	n.a.	n.a.	2 408.5
March	752.6	1 144.4	457.1	202.7	284.4	n.a.	n.a.	n.a.	3 035.3
TREND ESTIMATES									
<b>2000</b>									
January	1 088.8	962.5	607.0	158.8	351.6	n.a.	n.a.	n.a.	3 292.1
February	1 134.6	969.0	608.3	160.1	343.3	n.a.	n.a.	n.a.	3 346.0
March	1 130.8	969.2	586.9	157.6	333.1	n.a.	n.a.	n.a.	3 304.9
April	1 066.1	964.7	546.6	151.5	319.3	n.a.	n.a.	n.a.	3 166.6
May	964.7	950.0	496.8	142.5	302.2	n.a.	n.a.	n.a.	2 961.4
June	857.0	916.6	447.9	132.3	284.9	n.a.	n.a.	n.a.	2 727.0
July	768.9	869.9	416.3	123.1	268.6	n.a.	n.a.	n.a.	2 520.8
August	724.8	821.1	414.0	117.7	255.7	n.a.	n.a.	n.a.	2 404.3
September	736.5	774.0	439.2	114.8	246.0	n.a.	n.a.	n.a.	2 384.8
October	788.4	750.8	479.2	115.2	240.8	n.a.	n.a.	n.a.	2 453.1
November	843.3	759.3	511.4	118.6	241.5	n.a.	n.a.	n.a.	2 557.9
December	876.7	800.3	518.9	124.1	244.5	n.a.	n.a.	n.a.	2 651.8
<b>2001</b>									
January	887.5	856.4	510.3	132.5	249.2	n.a.	n.a.	n.a.	2 728.3
February	885.3	916.2	494.9	142.3	255.4	n.a.	n.a.	n.a.	2 794.5
March	866.0	960.3	475.3	155.0	260.6	n.a.	n.a.	n.a.	2 830.3

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

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

Reference Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
<b>2000</b>									
January	-2.3	3.5	8.9	-50.3	-11.8	-6.5	11.7	42.5	-2.8
February	0.0	8.1	-0.8	53.0	45.8	32.3	19.8	103.7	10.8
March	17.0	-5.1	5.0	0.3	-21.9	-25.5	-15.3	-63.0	-0.5
April	-5.4	-10.0	-2.8	-22.4	-10.7	-18.3	-9.5	43.5	-7.5
May	3.3	-8.3	23.4	20.4	50.8	97.9	-12.4	187.4	12.1
June	-21.6	10.7	-42.3	-38.8	-30.9	-38.7	100.3	-62.6	-20.9
July	-22.5	29.4	-5.3	53.8	-11.1	-43.4	-66.0	-41.7	0.2
August	14.1	-35.5	29.4	3.9	4.1	34.0	398.9	42.1	-4.3
September	0.5	-4.3	4.1	-47.2	-5.6	61.2	-63.3	-28.9	-5.8
October	22.7	-12.1	7.3	35.6	7.6	-19.6	-32.5	60.4	7.2
November	-8.7	32.4	10.5	11.0	-12.2	-6.2	16.1	-41.2	5.3
December	-21.1	5.0	-18.0	-9.9	-13.2	-23.6	-26.8	7.0	-11.0
<b>2001</b>									
January	47.9	-16.2	-3.3	-16.5	9.0	33.8	10.0	67.7	8.2
February	-22.5	10.3	-19.8	5.8	-1.8	-33.6	-49.0	-21.5	-10.3
March	-16.1	44.1	28.6	121.4	39.7	11.2	252.2	-10.7	24.2
SEASONALLY ADJUSTED (% change from preceding month)									
<b>2000</b>									
January	3.2	15.7	7.3	-38.6	5.2	n.a.	n.a.	n.a.	3.0
February	-2.8	-17.2	-13.3	3.1	9.7	n.a.	n.a.	n.a.	-2.0
March	12.7	2.0	-5.0	-8.8	-23.7	n.a.	n.a.	n.a.	-3.2
April	-0.7	13.2	22.1	12.2	10.0	n.a.	n.a.	n.a.	10.8
May	-18.6	-32.6	-5.6	-8.8	2.5	n.a.	n.a.	n.a.	-18.1
June	-9.5	32.9	-45.3	-38.3	-17.5	n.a.	n.a.	n.a.	-10.2
July	-31.8	33.8	3.0	36.9	-5.8	n.a.	n.a.	n.a.	-2.2
August	-1.2	-50.8	15.7	14.5	-8.1	n.a.	n.a.	n.a.	-17.5
September	40.2	12.6	11.3	-45.8	14.7	n.a.	n.a.	n.a.	17.5
October	9.1	-9.4	20.2	54.9	-6.5	n.a.	n.a.	n.a.	-0.8
November	-16.7	20.6	-12.9	-7.8	-16.1	n.a.	n.a.	n.a.	-1.2
December	9.0	27.0	35.7	15.7	8.4	n.a.	n.a.	n.a.	20.0
<b>2001</b>									
January	28.4	-15.9	-16.2	3.3	20.1	n.a.	n.a.	n.a.	-2.5
February	-16.4	-12.1	-22.1	-31.2	-15.7	n.a.	n.a.	n.a.	-15.3
March	-14.9	59.0	11.4	114.3	21.6	n.a.	n.a.	n.a.	26.0
TREND ESTIMATES (% change from preceding month)									
<b>2000</b>									
January	5.8	1.6	3.2	3.6	-2.2	n.a.	n.a.	n.a.	3.2
February	4.2	0.7	0.2	0.8	-2.4	n.a.	n.a.	n.a.	1.6
March	-0.3	0.0	-3.5	-1.6	-3.0	n.a.	n.a.	n.a.	-1.2
April	-5.7	-0.5	-6.9	-3.9	-4.2	n.a.	n.a.	n.a.	-4.2
May	-9.5	-1.5	-9.1	-5.9	-5.3	n.a.	n.a.	n.a.	-6.5
June	-11.2	-3.5	-9.8	-7.2	-5.7	n.a.	n.a.	n.a.	-7.9
July	-10.3	-5.1	-7.1	-7.0	-5.7	n.a.	n.a.	n.a.	-7.6
August	-5.7	-5.6	-0.5	-4.3	-4.8	n.a.	n.a.	n.a.	-4.6
September	1.6	-5.7	6.1	-2.5	-3.8	n.a.	n.a.	n.a.	-0.8
October	7.0	-3.0	9.1	0.3	-2.1	n.a.	n.a.	n.a.	2.9
November	7.0	1.1	6.7	3.0	0.3	n.a.	n.a.	n.a.	4.3
December	4.0	5.4	1.5	4.7	1.3	n.a.	n.a.	n.a.	3.7
<b>2001</b>									
January	1.2	7.0	-1.6	6.7	1.9	n.a.	n.a.	n.a.	2.9
February	-0.2	7.0	-3.0	7.4	2.5	n.a.	n.a.	n.a.	2.4
March	-2.2	4.8	-4.0	8.9	2.1	n.a.	n.a.	n.a.	1.3

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

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

Reference Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL									
<b>2000</b>									
January	361.6	235.1	198.9	18.5	57.3	6.4	10.4	7.1	895.2
February	284.0	325.5	113.9	43.3	103.2	21.4	10.8	31.2	933.2
March	452.2	215.8	129.4	59.0	74.0	9.8	15.5	4.9	960.5
April	533.7	327.3	162.7	58.7	87.5	8.0	11.6	22.9	1 212.4
May	311.5	240.2	194.0	66.1	147.7	17.1	5.5	95.7	1 077.9
June	350.0	350.7	136.4	24.3	83.6	16.7	18.2	18.8	998.7
July	286.2	560.1	166.4	60.6	101.4	7.3	4.5	15.0	1 201.3
August	274.5	267.7	177.7	89.6	93.0	10.7	63.2	10.3	986.6
September	309.4	292.9	216.4	29.4	88.5	23.2	17.8	7.5	985.2
October	380.8	225.3	242.1	45.3	105.1	12.6	6.4	13.2	1 030.9
November	269.9	290.4	263.2	48.2	63.0	13.1	10.9	4.6	963.3
December	195.1	311.0	238.9	52.6	43.6	12.4	9.9	12.2	875.8
<b>2001</b>									
January	552.9	266.8	202.9	35.2	63.5	16.5	9.5	20.0	1 167.3
February	370.7	257.8	134.1	36.6	45.1	4.1	3.9	12.4	864.8
March	207.2	501.5	219.3	141.9	140.6	8.1	19.3	18.0	1 256.0
TREND ESTIMATES									
<b>2000</b>									
January	391.5	245.7	178.0	40.2	88.9	n.a.	n.a.	n.a.	981.7
February	439.6	266.0	182.5	42.9	89.4	n.a.	n.a.	n.a.	1 058.9
March	457.8	298.3	181.1	46.4	93.3	n.a.	n.a.	n.a.	1 112.3
April	438.1	337.8	174.8	50.0	96.9	n.a.	n.a.	n.a.	1 133.3
May	392.9	370.9	166.6	52.6	98.2	n.a.	n.a.	n.a.	1 118.3
June	338.5	384.6	158.5	53.3	97.9	n.a.	n.a.	n.a.	1 069.2
July	286.0	375.5	158.7	52.4	95.0	n.a.	n.a.	n.a.	1 000.5
August	253.6	349.7	173.8	51.6	90.6	n.a.	n.a.	n.a.	951.7
September	257.4	310.9	198.9	50.1	83.8	n.a.	n.a.	n.a.	934.5
October	292.2	276.8	226.2	49.2	77.0	n.a.	n.a.	n.a.	955.2
November	333.7	261.3	243.6	50.2	73.1	n.a.	n.a.	n.a.	997.4
December	367.7	271.7	244.9	53.4	72.4	n.a.	n.a.	n.a.	1 046.6
<b>2001</b>									
January	390.4	300.1	237.7	60.0	75.5	n.a.	n.a.	n.a.	1 102.1
February	403.4	338.1	227.4	68.6	81.3	n.a.	n.a.	n.a.	1 161.0
March	398.9	369.4	213.3	80.5	87.5	n.a.	n.a.	n.a.	1 196.5

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



Reference Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
<b>2000</b>									
January	27.8	-11.7	176.2	-85.7	-7.9	-51.5	138.5	-19.4	6.7
February	-21.5	38.5	-42.8	134.0	79.9	236.6	3.9	340.1	4.2
March	59.2	-33.7	13.6	36.1	-28.2	-54.2	43.4	-84.4	2.9
April	18.0	51.7	25.7	-0.5	18.1	-18.4	-24.9	372.5	26.2
May	-41.6	-26.6	19.3	12.7	68.9	113.8	-52.3	317.2	-11.1
June	12.4	46.0	-29.7	-63.2	-43.4	-2.4	227.5	-80.3	-7.3
July	-18.3	59.7	22.0	148.9	21.3	-56.5	-75.4	-20.3	20.3
August	-4.1	-52.2	6.8	48.0	-8.3	47.1	1 311.9	-31.4	-17.9
September	12.7	9.4	21.8	-67.2	-4.8	117.6	-71.8	-27.1	-0.2
October	23.1	-23.1	11.9	54.2	18.8	-45.7	-64.2	76.1	4.6
November	-29.1	28.9	8.7	6.4	-40.0	3.9	70.8	-65.1	-6.6
December	-27.7	7.1	-9.2	9.2	-30.8	-5.3	-9.2	165.2	-9.1
<b>2001</b>									
January	183.5	-14.2	-15.1	-33.1	45.4	33.0	-3.6	63.2	33.3
February	-33.0	-3.4	-33.9	3.8	-28.9	-74.9	-58.6	-37.9	-25.9
March	-44.1	94.5	63.5	288.0	211.5	95.5	391.2	45.5	45.2
TREND ESTIMATES (% change from preceding month)									
<b>2000</b>									
January	16.1	3.4	4.0	6.1	-4.4	n.a.	n.a.	n.a.	7.3
February	12.3	8.2	2.5	6.8	0.6	n.a.	n.a.	n.a.	7.9
March	4.1	12.2	-0.8	8.3	4.3	n.a.	n.a.	n.a.	5.0
April	-4.3	13.2	-3.5	7.6	3.9	n.a.	n.a.	n.a.	1.9
May	-10.3	9.8	-4.7	5.1	1.3	n.a.	n.a.	n.a.	-1.3
June	-13.9	3.7	-4.9	1.4	-0.3	n.a.	n.a.	n.a.	-4.4
July	-15.5	-2.4	0.1	-1.6	-3.0	n.a.	n.a.	n.a.	-6.4
August	-11.3	-6.9	9.5	-1.5	-4.7	n.a.	n.a.	n.a.	-4.9
September	1.5	-11.1	14.4	-2.9	-7.5	n.a.	n.a.	n.a.	-1.8
October	13.5	-11.0	13.7	-1.8	-8.0	n.a.	n.a.	n.a.	2.2
November	14.2	-5.6	7.7	1.9	-5.2	n.a.	n.a.	n.a.	4.4
December	10.2	4.0	0.5	6.5	-0.9	n.a.	n.a.	n.a.	4.9
<b>2001</b>									
January	6.2	10.5	-2.9	12.4	4.2	n.a.	n.a.	n.a.	5.3
February	3.3	12.7	-4.3	14.3	7.8	n.a.	n.a.	n.a.	5.3
March	-1.1	9.2	-6.2	17.3	7.6	n.a.	n.a.	n.a.	3.1

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

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

<i>State/Territory</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions creating dwellings</i>	<i>Alterations and additions not creating dwellings</i>	<i>Conversion(b)</i>	<i>Total residential building</i>	<i>Non-residential building(a)</i>	<i>Total building</i>
<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
<b>PRIVATE SECTOR</b>								
New South Wales	237.4	98.7	2.6	91.4	0.0	430.1	132.5	562.6
Victoria	320.6	204.3	2.3	93.3	21.4	641.9	323.0	964.9
Queensland	156.1	40.5	2.1	27.3	2.2	228.2	116.8	345.0
South Australia	53.7	13.0	0.1	12.8	0.1	79.7	31.6	111.3
Western Australia	119.7	15.6	0.9	17.6	0.0	153.8	123.4	277.2
Tasmania	9.2	0.1	0.0	4.0	0.1	13.4	5.3	18.7
Northern Territory	3.8	5.2	0.0	1.1	0.0	10.0	13.3	23.3
Australian Capital Territory	7.2	3.3	0.0	5.2	0.0	15.7	12.7	28.4
<b>Australia</b>	<b>907.7</b>	<b>380.7</b>	<b>8.0</b>	<b>252.6</b>	<b>23.8</b>	<b>1 572.8</b>	<b>758.6</b>	<b>2 331.4</b>
<b>PUBLIC SECTOR</b>								
New South Wales	2.4	8.7	0.0	2.6	0.0	13.7	74.7	88.5
Victoria	3.5	0.2	0.0	9.1	0.0	12.8	178.5	191.3
Queensland	3.7	4.3	0.0	9.6	0.0	17.6	102.5	120.1
South Australia	0.5	0.0	0.0	1.0	0.0	1.5	110.3	111.8
Western Australia	2.2	6.5	2.2	0.3	0.0	11.2	17.2	28.4
Tasmania	0.0	0.2	0.0	0.0	0.0	0.2	2.8	3.1
Northern Territory	1.9	0.0	0.0	0.8	0.0	2.7	6.0	8.7
Australian Capital Territory	0.0	0.0	0.0	0.0	0.0	0.0	5.4	5.4
<b>Australia</b>	<b>14.1</b>	<b>19.9</b>	<b>2.2</b>	<b>23.5</b>	<b>0.0</b>	<b>59.7</b>	<b>497.4</b>	<b>557.1</b>
<b>TOTAL</b>								
New South Wales	239.8	107.3	2.6	94.0	0.0	443.8	207.2	651.0
Victoria	324.0	204.5	2.3	102.4	21.4	654.6	501.5	1 156.2
Queensland	159.8	44.8	2.1	36.9	2.2	245.8	219.3	465.1
South Australia	54.2	13.0	0.1	13.9	0.1	81.2	141.9	223.2
Western Australia	121.9	22.2	3.1	17.9	0.0	165.0	140.6	305.5
Tasmania	9.2	0.3	0.0	4.0	0.1	13.6	8.1	21.7
Northern Territory	5.7	5.2	0.0	1.8	0.0	12.7	19.3	32.0
Australian Capital Territory	7.2	3.3	0.0	5.2	0.0	15.7	18.0	33.7
<b>Australia</b>	<b>921.9</b>	<b>400.6</b>	<b>10.2</b>	<b>276.1</b>	<b>23.8</b>	<b>1 632.5</b>	<b>1 256.0</b>	<b>2 888.5</b>

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

(b) See Glossary for definition.

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

State/Territory	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscell- aneous	Total non- residential building
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
<b>PRIVATE SECTOR</b>											
New South Wales	2.0	16.7	28.4	35.1	22.7	5.7	2.5	5.1	8.7	5.5	132.5
Victoria	2.1	112.3	22.1	49.1	40.9	17.9	1.6	19.6	35.6	21.8	323.0
Queensland	9.2	31.8	6.1	19.1	20.8	14.6	0.0	4.6	4.5	6.0	116.8
South Australia	5.2	4.9	2.9	1.7	4.0	4.3	0.1	4.8	2.8	0.8	31.6
Western Australia	0.5	21.9	4.3	20.1	7.2	1.8	0.0	11.9	50.8	5.0	123.4
Tasmania	0.2	0.1	2.2	0.5	0.2	0.1	0.3	0.3	0.0	1.3	5.3
Northern Territory	10.8	0.7	0.1	0.6	0.9	0.1	0.0	0.0	0.1	0.1	13.3
Australian Capital Territory	0.0	2.6	0.1	7.1	1.8	0.4	0.5	0.1	0.2	0.0	12.7
Australia	29.9	191.0	66.2	133.4	98.5	44.9	5.0	46.5	102.6	40.5	758.6
<b>PUBLIC SECTOR</b>											
New South Wales	0.1	1.4	0.0	3.6	2.1	24.8	0.0	37.1	3.6	2.0	74.7
Victoria	0.1	0.1	0.0	9.0	1.8	132.4	0.0	5.6	26.8	2.8	178.5
Queensland	3.0	0.0	0.0	4.9	4.9	20.3	0.0	62.7	2.6	4.0	102.5
South Australia	0.0	2.5	0.0	0.3	0.5	24.6	0.0	81.3	0.6	0.6	110.3
Western Australia	0.0	0.0	0.0	15.7	0.0	0.6	0.0	0.1	0.4	0.4	17.2
Tasmania	0.0	0.0	0.1	0.0	0.1	0.9	0.0	1.8	0.0	0.1	2.8
Northern Territory	0.0	0.0	0.0	0.0	0.0	5.6	0.0	0.0	0.0	0.4	6.0
Australian Capital Territory	0.0	0.0	0.0	2.1	0.0	2.3	0.0	0.2	0.8	0.0	5.4
Australia	3.2	3.9	0.1	35.6	9.4	211.4	0.0	188.7	34.8	10.3	497.4
<b>TOTAL</b>											
New South Wales	2.1	18.1	28.4	38.7	24.8	30.6	2.5	42.2	12.2	7.6	207.2
Victoria	2.2	112.3	22.1	58.2	42.7	150.3	1.6	25.2	62.4	24.5	501.5
Queensland	12.2	31.8	6.1	24.0	25.8	34.9	0.0	67.3	7.1	10.0	219.3
South Australia	5.2	7.4	2.9	2.0	4.6	28.9	0.1	86.1	3.3	1.4	141.9
Western Australia	0.5	21.9	4.3	35.7	7.2	2.4	0.0	12.0	51.2	5.4	140.6
Tasmania	0.2	0.1	2.3	0.5	0.3	1.0	0.3	2.1	0.0	1.4	8.1
Northern Territory	10.8	0.7	0.1	0.6	0.9	5.7	0.0	0.0	0.1	0.5	19.3
Australian Capital Territory	0.0	2.6	0.1	9.3	1.8	2.6	0.5	0.3	1.0	0.0	18.0
Australia	33.2	194.9	66.3	169.1	107.9	256.3	5.0	235.2	137.3	50.8	1 256.0

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

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

Period	<i>Hotels, motels and other short term accommodation....</i>		<i>Shops.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<i>Other business premises.....</i>		<i>Educational.....</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999												
<b>2001</b>												
January	23	2.1	165	15.9	67	6.3	142	14.1	116	11.3	58	5.7
February	17	1.8	233	21.0	52	5.3	154	14.7	109	11.3	54	5.9
March	12	1.2	271	25.5	74	7.6	166	16.1	127	11.5	56	5.1
Value—\$200,000–\$499,999												
<b>2001</b>												
January	10	3.3	53	15.1	30	9.0	50	14.4	50	14.5	39	11.8
February	7	2.4	54	15.3	37	11.4	55	17.4	46	13.9	25	7.9
March	11	3.0	48	13.1	49	15.6	65	19.7	63	19.1	25	7.5
Value—\$500,000–\$999,999												
<b>2001</b>												
January	4	2.7	19	12.5	14	9.3	19	13.8	23	15.4	22	14.8
February	4	3.1	26	16.7	19	12.3	30	21.2	17	12.0	10	6.1
March	3	1.7	24	15.2	11	7.9	32	22.3	31	20.5	13	8.9
Value—\$1,000,000–\$4,999,999												
<b>2001</b>												
January	4	8.1	11	27.3	8	21.6	31	69.0	21	46.8	30	72.7
February	4	6.1	18	36.1	10	17.4	22	41.1	25	42.4	20	44.3
March	6	14.6	23	44.1	12	18.7	24	47.0	22	45.6	30	58.6
Value—\$5,000,000 and over												
<b>2001</b>												
January	3	31.8	4	60.5	0	0.0	7	93.0	5	141.7	5	43.9
February	1	8.3	4	120.5	1	10.5	7	126.6	3	18.5	3	20.9
March	2	12.8	5	97.1	2	16.5	6	63.9	2	11.2	9	176.2
Value—Total												
<b>1997-1998</b>	666	1 340.7	4 718	2 025.2	2 221	992.8	3 419	2 518.5	2 980	2 122.2	1 488	1 369.0
<b>1998-1999</b>	637	831.4	4 671	2 455.8	2 062	948.7	3 213	1 778.9	2 956	2 046.2	1 387	1 409.9
<b>1999-2000</b>	764	753.2	5 297	2 333.7	2 133	957.5	3 616	1 929.1	3 358	1 734.7	1 547	1 491.8
<b>2001</b>												
January	44	48.0	252	131.4	119	46.2	249	204.3	215	229.7	154	148.9
February	33	21.7	335	209.6	119	56.8	268	221.1	200	98.0	112	85.1
March	34	33.2	371	194.9	148	66.3	293	169.1	245	107.9	133	256.3

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

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

Period	Religious.....		Health.....		Entertainment and recreational....		Miscellaneous.....		Total non-residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999										
<b>2001</b>										
January	6	0.5	25	2.3	28	2.8	39	3.4	669	64.4
February	5	0.7	29	3.2	37	3.7	56	5.8	746	73.4
March	6	0.6	18	1.8	52	5.3	60	6.0	842	80.6
Value—\$200,000–\$499,999										
<b>2001</b>										
January	7	1.9	7	1.9	20	6.1	15	4.4	281	82.3
February	2	0.5	16	4.8	13	4.1	18	5.0	273	82.8
March	5	1.6	9	2.3	15	4.7	25	7.8	315	94.3
Value—\$500,000–\$999,999										
<b>2001</b>										
January	2	1.2	4	3.0	10	6.8	7	5.0	124	84.5
February	0	0.0	1	0.8	8	5.7	5	3.3	120	81.1
March	2	1.5	8	5.8	11	7.9	9	6.8	144	98.5
Value—\$1,000,000–\$4,999,999										
<b>2001</b>										
January	3	5.2	15	42.9	12	21.7	11	27.9	146	343.3
February	2	3.1	12	23.4	12	21.0	7	12.1	132	247.0
March	1	1.3	16	36.4	13	27.0	4	10.3	151	303.6
Value—\$5,000,000 and over										
<b>2001</b>										
January	0	0.0	4	28.6	4	127.0	2	66.3	34	592.8
February	0	0.0	5	57.8	0	0.0	2	17.5	26	380.6
March	0	0.0	5	188.9	6	92.5	3	19.9	40	679.0
Value—Total										
<b>1997-1998</b>	219	79.5	771	1 773.6	1 034	1 496.3	1 134	744.0	18 650	14 461.8
<b>1998-1999</b>	232	93.5	799	1 313.5	993	1 185.0	1 075	517.4	18 025	12 580.1
<b>1999-2000</b>	240	127.5	795	1 097.8	1 018	800.4	1 106	846.5	19 874	12 071.9
<b>2001</b>										
January	18	8.8	55	78.7	74	164.3	74	107.0	1 254	1 167.3
February	9	4.2	63	90.0	70	34.6	88	43.8	1 297	864.8
March	14	5.0	56	235.2	97	137.3	101	50.8	1 492	1 256.0

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

## EXPLANATORY NOTES

### INTRODUCTION

**1** This publication presents monthly details of building work approved.

### SCOPE AND COVERAGE

**2** Statistics of building work approved are compiled from:

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

**3** The scope of the survey comprises the following:

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

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

**5** From July 1990, the statistics include:

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

### VALUE DATA

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

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

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

## EXPLANATORY NOTES

### VALUE DATA

*continued*

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

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

### OWNERSHIP

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

### BUILDING CLASSIFICATION

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

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

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

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

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

## EXPLANATORY NOTES

### SEASONAL ADJUSTMENT

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

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

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

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

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

### TREND ESTIMATES

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

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

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



## EXPLANATORY NOTES

### CHAIN VOLUME MEASURES

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

### UNPUBLISHED DATA

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

### RELATED PUBLICATIONS

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

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

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

### ROUNDING

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

## G L O S S A R Y

<b>Alterations and additions</b>	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.
<b>Alterations and additions to residential buildings</b>	Alterations and additions carried out on existing residential buildings, which may result in the creation of new dwelling units. See also Explanatory Notes paragraph 16.
<b>Building</b>	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.
<b>Conversion</b>	Building activity which converts a non-residential building to a residential building, e.g. conversion of a warehouse to residential apartments. Conversion is considered to be a special type of alteration, and these jobs have been separately identified as such from the July 1996 reference month, though they have only appeared separately in this publication from the January 1998 issue. Prior to that issue, conversions were published as part of the 'Conversions, etc.' category or included elsewhere within a table. See also Explanatory Notes paragraph 16.
<b>Dwelling unit</b>	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.
<b>Educational</b>	Includes schools, colleges, kindergartens, libraries, museums and universities.
<b>Entertainment and recreational</b>	Includes clubs, cinemas, sport and recreation centres.
<b>Factories</b>	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
<b>Flats, units or apartments</b>	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
<b>Health</b>	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
<b>Hotels, motels and other short term accommodation</b>	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
<b>House</b>	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.
<b>Miscellaneous</b>	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

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<b>New building work</b>	Building activity which will result in the creation of a building which previously did not exist.
<b>New other residential buildings</b>	Building activity which will result in the creation of a residential building other than a house, which previously did not exist.
<b>New residential</b>	Building activity which will result in the creation of any residential building (house or other residential) which previously did not exist.
<b>Non-residential building</b>	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.
<b>Offices</b>	Includes banks, post offices and council chambers.
<b>Other business premises</b>	Includes warehouses, service stations, transport depots and terminals, electricity substation buildings, telephone exchanges, broadcasting and film studios.
<b>Other dwellings</b>	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.
<b>Other residential building</b>	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.
<b>Religious</b>	Includes convents, churches, temples, mosques, monasteries and noviciates.
<b>Residential building</b>	A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.
<b>Semi-detached, row or terrace houses, townhouses</b>	Dwellings having their own private grounds with no other dwellings above or below.
<b>Shops</b>	Includes retail shops, restaurants, taverns and shopping arcades.

# TOURIST ACCOMMODATION

## SURVEY OF TOURIST ACCOMMODATION DEVELOPMENTS

### KEY POINTS

The ABS recently collected information on tourist accommodation development projects with an approved building value of \$2 million or more. The scope of this collection are projects that were completed during the 2000 calendar year or were still under construction at the end of 2000 and those that were approved by 30 November 2000 and were expected to be completed during the years shown in the table below.

Results from the survey show that:

- projects completed in the 12 months ended 31 December 2000 had a total value of \$1,997 million. They included a total of 7,475 hotel, motel rooms and serviced apartments, of which 2,267 (30%) were star grade 5.
- projects that were approved by 30 November 2000 and are expected to be completed in the ensuing three years have a total value of \$633 million. These projects include a total of 3,274 hotel, motel rooms and serviced apartments, of which 464 (14%) are expected to be star grade 5.

The following table shows details at 31 December 2000 of new accommodation:

<i>Type of accommodation</i>	COMPLETED BY		EXPECTED TO BE COMPLETED BY	
	<i>31 Dec 2000</i>	<i>31 Dec 2001</i>	<i>31 Dec 2003(a)</i>	
<b>Hotels, motels, serviced apartments</b>				
(number of rooms, units—excl. refurbishments)	7 475	1 980	1 294	
Star grade 2	80	71	—	
Star grade 3	1 564	176	138	
Star grade 4	3 484	1 128	880	
Star grade 5	2 267	262	202	
Unknown(b)	80	343	74	
<b>Holiday flats and units</b>	230	—	—	
<b>Other tourist accommodation</b>				
Caravan parks—powered sites	123	—	—	
Visitor/backpacker hostels—bed spaces	340	500	—	
<b>Total value of all projects (\$m)(c)</b>				
(incl. refurbishments)	1 997	388	245	

(a) Covers the two-year period ending 31 December 2003.

(b) These projects were either not to be graded or their grading was withheld due to confidentiality.

(c) Excludes the Goods and Services Tax.

### SURVEY NOTES

The Tourist Accommodation Developments Survey is an annual survey conducted by the Australian Bureau of Statistics primarily for the Tourism Forecasting Council in order to improve the quality of information available on, and forecasts of, tourist accommodation developments.

A tourist accommodation development includes new work and/or alterations and additions to establishments which provide short-term accommodation (i.e. for periods of less than two months) to the general public.

### INQUIRIES AND UNPUBLISHED DATA

For more details and information about the availability of other data from the survey, contact Tony Bammann on (08) 8237 7316.







## 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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