

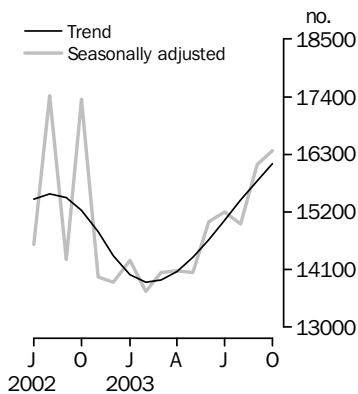
BUILDING APPROVALS

AUSTRALIA

EMBARGO: 11.30AM (CANBERRA TIME) TUES 2 DEC 2003

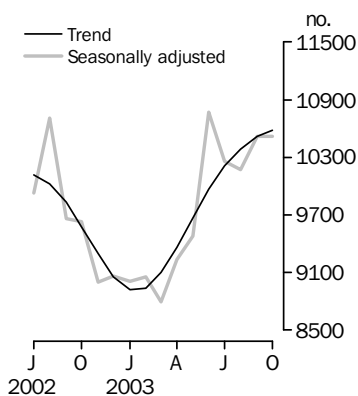
Dwelling units approved

Total number



Private sector houses approved

Total number



INQUIRIES

- For further information about these and related statistics, contact the National Information and Referral Service on 1300 135 070 or Jeff Allen on Adelaide (08) 8237 7302.

KEY FIGURES

	Oct 03 no.	Sep 03 to Oct 03 % change	Oct 02 to Oct 03 % change
TREND			
Dwelling units approved			
Private sector houses	10 584	0.6	10.6
Total dwelling units	16 121	2.1	5.9
SEASONALLY ADJUSTED			
Dwelling units approved			
Private sector houses	10 521	—	9.2
Total dwelling units	16 364	1.6	-5.7

— nil or rounded to zero (including null cells)

KEY POINTS

TREND ESTIMATES

- The trend estimate for total dwelling units approved rose 2.1% in October 2003, the eighth consecutive monthly rise.
- The trend estimate for private sector houses approved rose 0.6% in October 2003, the ninth consecutive monthly rise.
- The trend estimate for other dwellings approved rose 5.2% in October 2003, the fifth consecutive monthly rise.
- The trend estimate for the value of total building approved rose 1.9% in October 2003, the eighth consecutive monthly rise.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units approved rose 1.6% in October 2003, to 16,364.
- The seasonally adjusted estimate for private sector houses approved in October 2003 was 10,521, unchanged from the previous month.
- The seasonally adjusted estimate for other dwellings approved in October 2003 was 5,732, a rise of 5.1%. This is the highest level since October 2002. There were rises in Victoria, South Australia, Western Australia and the Australian Capital Territory.

NOTES

FORTHCOMING ISSUES

ISSUE	RELEASE DATE
November 2003	7 January 2004
December 2003	3 February 2004
January 2004	4 March 2004
February 2004	30 March 2004
March 2004	5 May 2004
April 2004	4 June 2004

CHANGES IN THIS ISSUE

As advised in the previous issue, extensive changes have been made to the format and content of this publication. Please refer to the List of Tables on page 7. This issue also includes the first release of data using the new 2000 Functional Classification of Buildings (FCB) which has replaced the 1986 FCB. The revised FCB has resulted in changes to the classification of data within the non-residential sector (see tables 21, 22 and 23), whereas the residential sector is unchanged. Historical data is available on the new basis, commencing with July 2000. For more details, see the Explanatory Notes, paragraph 10 .

REVISIONS THIS MONTH

There have been significant revisions to data for two municipalities in Queensland (Pine Rivers and Ipswich) following advice to the ABS about problems. The effect of these revisions is :

- Pine Rivers - additional 1,481 dwellings in the period from July 2000 to September 2003
- Ipswich - additional 836 dwellings in the period from December 2001 to August 2003.

The total effect of these and other revisions to total dwelling units in this issue:

	2000-01	2001-02	2002-03	2003-04	TOTAL
New South Wales	—	—	226	-9	217
Victoria	—	—	—	-2	-2
Queensland	101	654	1 531	207	2 493
South Australia	—	—	2	11	13
Western Australia	—	—	15	11	26
Tasmania	—	—	7	3	10
TOTAL	101	654	1 781	221	2 757

— nil or rounded to zero (including null cells)

DATA NOTES

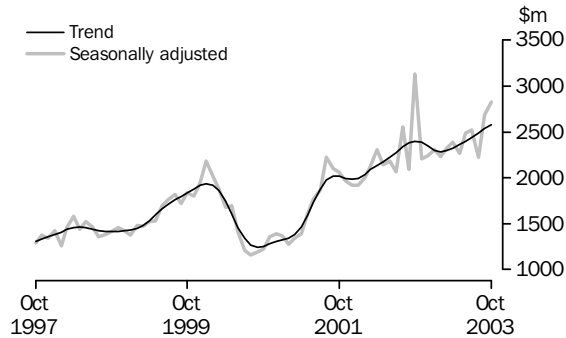
Estimates have been included for the following councils that were unable to report all building work approved in their municipality this month: Hurstville (New South Wales), Toowoomba (Queensland) and Port Adelaide Enfield (South Australia).

Dennis Trewin
Australian Statistician

VALUE OF BUILDING APPROVED

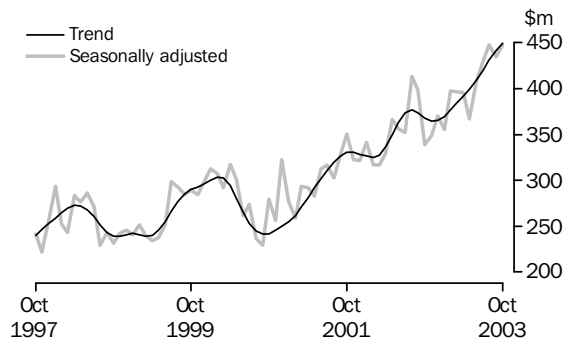
NEW RESIDENTIAL BUILDING

The trend estimate for the value of new residential building has risen for the last eight months, following four months of decline. The trend rose 1.7% in October 2003.



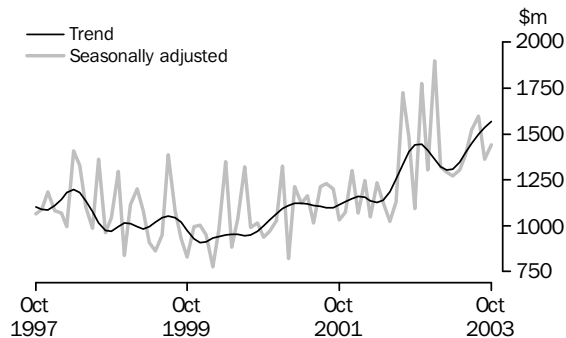
ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING

The trend estimate for the value of alterations and additions to residential building has risen for the last eleven months, following three months of decline. The trend rose 1.9% in October 2003.



NON-RESIDENTIAL BUILDING

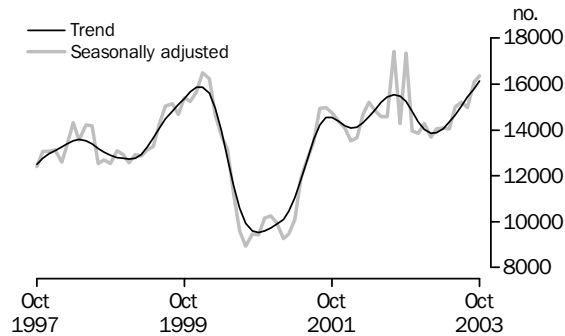
The trend estimate for the value of non-residential building approved has risen for the last seven months, following four months of decline. The trend rose 2.1% in October 2003.



DWELLINGS APPROVED

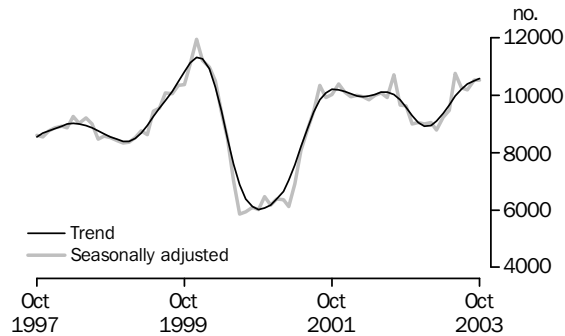
TOTAL DWELLING UNITS

The trend estimate of total dwelling units approved has risen for the last eight months, following six months of decline. The trend estimate rose 2.1% in October 2003.



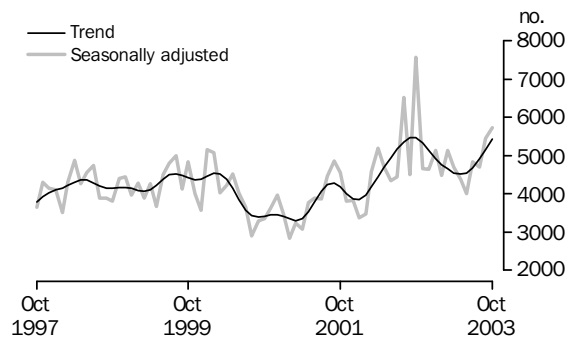
PRIVATE SECTOR HOUSES

The trend estimate for private sector houses approved has risen for the last nine months, following six months of decline. The trend estimate rose 0.6% in October 2003.



OTHER DWELLINGS

The trend estimate for other dwellings approved has risen for the last five months, following seven months of decline. The trend estimate rose 5.2% in October 2003.



DWELLING UNITS APPROVED STATES AND TERRITORIES

SUMMARY COMMENTS

The trend estimate for the total number of dwelling units approved in October 2003 was 16,121, a 2.1% rise from the previous month. Total dwelling units approved rose in all states and territories except Tasmania.

The trend estimate for private sector houses approved in October 2003 was 10,584, a rise of 0.6% from the previous month. Private sector houses increased in New South Wales, Queensland, South Australia and Western Australia, but fell in Victoria.

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
ORIGINAL									
Dwelling units approved									
Private sector houses (no.)	2 111	3 275	2 559	787	1 970	219	40	182	11 143
Total dwelling units (no.)	4 149	5 227	3 862	1 247	2 403	238	105	485	17 716
Percentage change from previous month									
Private sector houses (%)	-5.8	9.3	-1.3	-1.0	20.4	-2.7	-4.8	14.5	4.3
Total dwelling units (%)	-3.8	19.2	-3.9	28.2	24.4	0.4	-54.9	31.8	7.6
SEASONALLY ADJUSTED									
Dwelling units approved									
Private sector houses (no.)	1 997	3 039	2 475	786	1 805	na	na	na	10 521
Total dwelling units (no.)	3 930	4 724	3 585	1 161	2 240	223	na	na	16 364
Percentage change from previous month									
Private sector houses (%)	-8.5	3.7	-5.9	5.4	14.1	na	na	na	—
Total dwelling units (%)	-7.7	7.4	-5.9	22.0	15.5	7.1	na	na	1.6
TREND									
Dwelling units approved									
Private sector houses (no.)	2 055	3 057	2 598	770	1 679	na	na	na	10 584
Total dwelling units (no.)	4 148	4 118	3 882	984	2 096	233	103	166	16 121
Percentage change from previous month									
Private sector houses (%)	0.1	-0.8	1.7	1.0	3.2	na	na	na	0.6
Total dwelling units (%)	1.0	0.6	1.8	2.6	3.8	-1.3	9.8	0.2	2.1

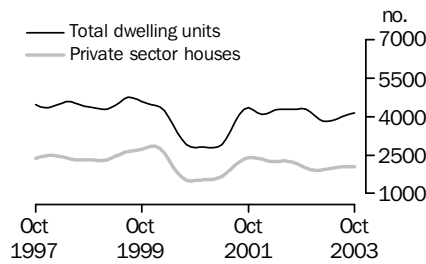
na not available

— nil or rounded to zero (including null cells)

DWELLING UNITS APPROVED

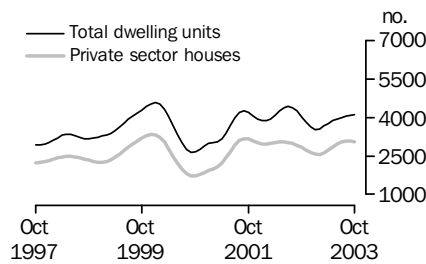
STATE TRENDS

NEW SOUTH WALES



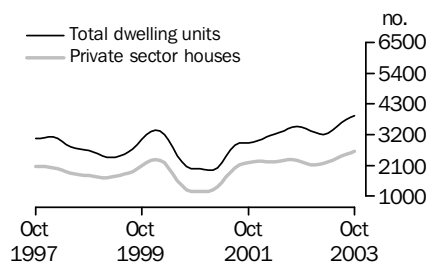
The trend estimate for total dwelling units approved in New South Wales has risen for the last six months. The trend for private sector houses has risen for the last eight months.

VICTORIA



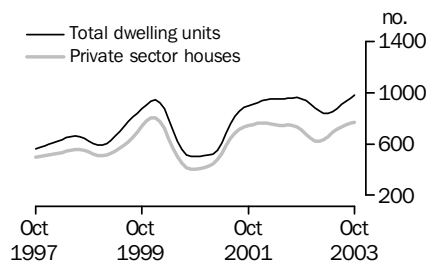
The trend estimate for total dwelling units approved in Victoria has risen for the last nine months. The trend for private sector houses fell in October 2003, after increasing over the previous seven months.

QUEENSLAND



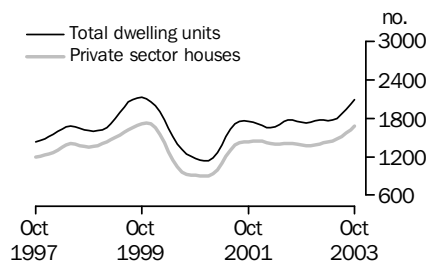
The trend estimate for total dwelling units approved in Queensland has risen for the last seven months. The trend for private sector houses has risen for the last nine months.

SOUTH AUSTRALIA



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

WESTERN AUSTRALIA



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

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DWELLING UNITS APPROVED

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

ORIGINAL

2002							
August	11 054	11 207	6 951	6 985	18 005	187	18 192
September	9 561	9 687	4 110	4 215	13 671	231	13 902
October	10 335	10 524	8 763	8 941	19 098	367	19 465
November	9 091	9 369	4 733	4 798	13 824	343	14 167
December	8 346	8 484	4 436	4 497	12 782	199	12 981
2003							
January	7 740	7 841	4 703	4 752	12 443	150	12 593
February	8 970	9 125	3 639	3 847	12 609	363	12 972
March	9 107	9 198	4 858	5 035	13 965	268	14 233
April	8 631	8 767	4 749	4 876	13 380	263	13 643
May	10 137	10 306	4 414	4 727	14 551	482	15 033
June	10 620	10 916	3 181	3 628	13 801	743	14 544
July	11 206	11 315	4 681	4 843	15 887	271	16 158
August	10 090	10 167	4 422	4 531	14 512	186	14 698
September	10 688	10 848	5 577	5 616	16 265	199	16 464
October	11 143	11 263	6 312	6 453	17 455	261	17 716

SEASONALLY ADJUSTED

2002							
August	10 710	10 898	6 475	6 522	17 185	235	17 420
September	9 660	9 784	4 345	4 507	14 005	286	14 291
October	9 634	9 784	7 343	7 563	16 977	370	17 347
November	9 001	9 297	4 554	4 657	13 555	399	13 954
December	9 063	9 215	4 555	4 637	13 618	234	13 852
2003							
January	9 010	9 135	5 073	5 142	14 083	194	14 277
February	9 053	9 211	4 294	4 479	13 347	343	13 690
March	8 794	8 905	4 940	5 138	13 734	309	14 043
April	9 236	9 370	4 578	4 702	13 814	258	14 072
May	9 483	9 652	4 179	4 388	13 662	378	14 040
June	10 770	11 003	3 821	4 010	14 591	422	15 013
July	10 260	10 356	4 651	4 840	14 911	285	15 196
August	10 174	10 272	4 532	4 701	14 706	267	14 973
September	10 519	10 652	5 390	5 452	15 909	195	16 104
October	10 521	10 632	5 559	5 732	16 080	284	16 364

TREND

2002							
August	10 023	10 195	5 188	5 353	15 212	336	15 548
September	9 833	10 015	5 311	5 465	15 144	336	15 480
October	9 573	9 759	5 326	5 465	14 900	324	15 224
November	9 298	9 480	5 214	5 339	14 513	306	14 819
December	9 057	9 227	5 018	5 137	14 075	289	14 364
2003							
January	8 919	9 077	4 803	4 928	13 723	282	14 005
February	8 937	9 087	4 631	4 769	13 568	288	13 856
March	9 103	9 249	4 494	4 651	13 597	303	13 900
April	9 362	9 509	4 369	4 546	13 731	324	14 055
May	9 672	9 823	4 329	4 514	14 001	336	14 337
June	9 969	10 120	4 362	4 541	14 331	330	14 661
July	10 212	10 354	4 523	4 690	14 735	309	15 044
August	10 388	10 519	4 757	4 913	15 146	286	15 432
September	10 516	10 636	5 013	5 158	15 529	265	15 794
October	10 584	10 694	5 290	5 427	15 874	247	16 121

DWELLING UNITS APPROVED, Percentage change

Month	HOUSES		OTHER DWELLINGS		TOTAL DWELLING UNITS		
	Private	Total	Private	Total	Private	Public	Total
	%	%	%	%	%	%	%
ORIGINAL							
2002							
August	3.7	2.9	71.4	62.3	22.4	-61.0	19.8
September	-13.5	-13.6	-40.9	-39.7	-24.1	23.5	-23.6
October	8.1	8.6	113.2	112.1	39.7	58.9	40.0
November	-12.0	-11.0	-46.0	-46.3	-27.6	-6.5	-27.2
December	-8.2	-9.4	-6.3	-6.3	-7.5	-42.0	-8.4
2003							
January	-7.3	-7.6	6.0	5.7	-2.7	-24.6	-3.0
February	15.9	16.4	-22.6	-19.0	1.3	142.0	3.0
March	1.5	0.8	33.5	30.9	10.8	-26.2	9.7
April	-5.2	-4.7	-2.2	-3.2	-4.2	-1.9	-4.1
May	17.4	17.6	-7.1	-3.1	8.8	83.3	10.2
June	4.8	5.9	-27.9	-23.2	-5.2	54.1	-3.3
July	5.5	3.7	47.2	33.5	15.1	-63.5	11.1
August	-10.0	-10.1	-5.5	-6.4	-8.7	-31.4	-9.0
September	5.9	6.7	26.1	23.9	12.1	7.0	12.0
October	4.3	3.8	13.2	14.9	7.3	31.2	7.6
SEASONALLY ADJUSTED							
2002							
August	7.9	7.6	55.9	46.5	22.0	-53.3	19.4
September	-9.8	-10.2	-32.9	-30.9	-18.5	21.7	-18.0
October	-0.3	—	69.0	67.8	21.2	29.4	21.4
November	-6.6	-5.0	-38.0	-38.4	-20.2	7.8	-19.6
December	0.7	-0.9	—	-0.4	0.5	-41.4	-0.7
2003							
January	-0.6	-0.9	11.4	10.9	3.4	-17.1	3.1
February	0.5	0.8	-15.4	-12.9	-5.2	76.8	-4.1
March	-2.9	-3.3	15.0	14.7	2.9	-9.9	2.6
April	5.0	5.2	-7.3	-8.5	0.6	-16.5	0.2
May	2.7	3.0	-8.7	-6.7	-1.1	46.5	-0.2
June	13.6	14.0	-8.6	-8.6	6.8	11.6	6.9
July	-4.7	-5.9	21.7	20.7	2.2	-32.5	1.2
August	-0.8	-0.8	-2.6	-2.9	-1.4	-6.3	-1.5
September	3.4	3.7	18.9	16.0	8.2	-27.0	7.6
October	—	-0.2	3.1	5.1	1.1	45.6	1.6
TREND							
2002							
August	-0.9	-0.8	3.8	3.6	0.6	2.8	0.7
September	-1.9	-1.8	2.4	2.1	-0.4	—	-0.4
October	-2.6	-2.6	0.3	—	-1.6	-3.6	-1.6
November	-2.9	-2.9	-2.1	-2.3	-2.6	-5.6	-2.7
December	-2.6	-2.7	-3.8	-3.8	-3.0	-5.6	-3.1
2003							
January	-1.5	-1.6	-4.3	-4.1	-2.5	-2.4	-2.5
February	0.2	0.1	-3.6	-3.2	-1.1	2.1	-1.1
March	1.9	1.8	-3.0	-2.5	0.2	5.2	0.3
April	2.8	2.8	-2.8	-2.3	1.0	6.9	1.1
May	3.3	3.3	-0.9	-0.7	2.0	3.7	2.0
June	3.1	3.0	0.8	0.6	2.4	-1.8	2.3
July	2.4	2.3	3.7	3.3	2.8	-6.4	2.6
August	1.7	1.6	5.2	4.8	2.8	-7.4	2.6
September	1.2	1.1	5.4	5.0	2.5	-7.3	2.3
October	0.6	0.5	5.5	5.2	2.2	-6.8	2.1

— nil or rounded to zero (including null cells)

DWELLING UNITS APPROVED, States and territories

<i>Month</i>	<i>NSW</i> no.	<i>Vic.</i> no.	<i>Qld</i> no.	<i>SA</i> no.	<i>WA</i> no.	<i>Tas.</i> no.	<i>NT</i> no.	<i>ACT</i> no.	<i>Aust.</i> no.
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ORIGINAL

2002

August	4 730	5 782	4 314	1 072	1 841	177	84	192	18 192
September	3 794	3 851	2 902	860	1 641	179	108	567	13 902
October	6 154	4 739	5 098	1 125	1 758	172	101	318	19 465
November	4 500	3 311	3 128	933	1 795	148	60	292	14 167
December	3 596	3 527	2 854	882	1 528	198	80	316	12 981

2003

January	3 767	3 226	2 849	783	1 657	142	30	139	12 593
February	3 565	3 475	2 919	745	1 809	152	83	224	12 972
March	3 772	3 399	3 899	1 051	1 639	185	69	219	14 233
April	3 600	4 561	2 835	706	1 504	173	43	221	13 643
May	4 155	4 042	3 419	824	2 053	251	97	192	15 033
June	3 546	4 022	3 213	907	2 438	189	67	162	14 544
July	4 367	3 912	4 424	1 004	1 932	260	73	186	16 158
August	4 057	3 671	3 806	872	1 861	247	58	126	14 698
September	4 315	4 386	4 020	973	1 932	237	233	368	16 464
October	4 149	5 227	3 862	1 247	2 403	238	105	485	17 716

SEASONALLY ADJUSTED

2002

August	4 928	4 979	4 037	1 110	1 838	184	na	na	17 420
September	3 918	3 931	2 938	876	1 714	171	na	na	14 291
October	5 709	4 153	4 388	997	1 638	152	na	na	17 347
November	4 007	3 560	3 218	950	1 714	138	na	na	13 954
December	3 825	3 651	3 278	875	1 657	184	na	na	13 852

2003

January	4 111	3 676	3 307	952	1 845	152	na	na	14 277
February	3 926	3 496	3 114	771	1 924	166	na	na	13 690
March	3 930	3 243	3 695	895	1 773	192	na	na	14 043
April	3 702	4 627	2 858	811	1 622	187	na	na	14 072
May	3 804	3 968	3 150	818	1 793	231	na	na	14 040
June	3 855	4 239	3 391	913	2 191	220	na	na	15 013
July	3 956	3 944	4 047	894	1 849	264	na	na	15 196
August	4 225	3 448	3 884	961	1 960	254	na	na	14 973
September	4 257	4 398	3 809	952	1 939	209	na	na	16 104
October	3 930	4 724	3 585	1 161	2 240	223	na	na	16 364

TREND

2002

August	4 288	4 391	3 482	961	1 771	174	98	325	15 548
September	4 305	4 250	3 502	962	1 752	169	96	348	15 480
October	4 320	4 039	3 473	955	1 736	163	91	345	15 224
November	4 280	3 811	3 410	940	1 732	158	81	318	14 819
December	4 162	3 626	3 343	912	1 742	157	73	279	14 364

2003

January	4 014	3 534	3 275	881	1 762	162	68	243	14 005
February	3 890	3 565	3 222	856	1 777	172	66	221	13 856
March	3 827	3 663	3 208	842	1 777	186	64	210	13 900
April	3 815	3 768	3 253	839	1 767	203	62	202	14 055
May	3 857	3 868	3 368	854	1 770	219	64	190	14 337
June	3 912	3 943	3 504	879	1 802	231	68	182	14 661
July	3 988	3 998	3 642	909	1 865	237	75	174	15 044
August	4 057	4 042	3 750	936	1 942	238	84	169	15 432
September	4 108	4 094	3 814	960	2 020	237	94	166	15 794
October	4 148	4 118	3 882	984	2 096	233	103	166	16 121

na not available

DWELLING UNITS APPROVED, States and territories—Percentage change

Month	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	%	%	%	%	%	%	%	%	%
ORIGINAL									
2002									
August	22.1	38.4	25.1	14.5	-13.1	-1.1	-34.4	-41.5	19.8
September	-19.8	-33.4	-32.7	-19.8	-10.9	1.1	28.6	195.3	-23.6
October	62.2	23.1	75.7	30.8	7.1	-3.9	-6.5	-43.9	40.0
November	-26.9	-30.1	-38.6	-17.1	2.1	-14.0	-40.6	-8.2	-27.2
December	-20.1	6.5	-8.8	-5.5	-14.9	33.8	33.3	8.2	-8.4
2003									
January	4.8	-8.5	-0.2	-11.2	8.4	-28.3	-62.5	-56.0	-3.0
February	-5.4	7.7	2.5	-4.9	9.2	7.0	176.7	61.2	3.0
March	5.8	-2.2	33.6	41.1	-9.4	21.7	-16.9	-2.2	9.7
April	-4.6	34.2	-27.3	-32.8	-8.2	-6.5	-37.7	0.9	-4.1
May	15.4	-11.4	20.6	16.7	36.5	45.1	125.6	-13.1	10.2
June	-14.7	-0.5	-6.0	10.1	18.8	-24.7	-30.9	-15.6	-3.3
July	23.2	-2.7	37.7	10.7	-20.8	37.6	9.0	14.8	11.1
August	-7.1	-6.2	-14.0	-13.1	-3.7	-5.0	-20.5	-32.3	-9.0
September	6.4	19.5	5.6	11.6	3.8	-4.0	301.7	192.1	12.0
October	-3.8	19.2	-3.9	28.2	24.4	0.4	-54.9	31.8	7.6
SEASONALLY ADJUSTED									
2002									
August	47.5	12.5	18.7	35.6	-8.0	1.2	na	na	19.4
September	-20.5	-21.0	-27.2	-21.0	-6.8	-7.1	na	na	-18.0
October	45.7	5.6	49.3	13.7	-4.4	-11.1	na	na	21.4
November	-29.8	-14.3	-26.7	-4.7	4.7	-8.9	na	na	-19.6
December	-4.5	2.6	1.9	-7.9	-3.4	32.9	na	na	-0.7
2003									
January	7.5	0.7	0.9	8.8	11.4	-17.3	na	na	3.1
February	-4.5	-4.9	-5.8	-19.0	4.3	9.1	na	na	-4.1
March	0.1	-7.2	18.7	16.1	-7.8	16.0	na	na	2.6
April	-5.8	42.7	-22.7	-9.4	-8.5	-3.0	na	na	0.2
May	2.8	-14.2	10.2	0.8	10.5	23.9	na	na	-0.2
June	1.3	6.8	7.6	11.6	22.2	-4.7	na	na	6.9
July	2.6	-7.0	19.4	-2.0	-15.6	20.0	na	na	1.2
August	6.8	-12.6	-4.0	7.4	6.0	-3.9	na	na	-1.5
September	0.8	27.5	-1.9	-0.9	-1.1	-18.0	na	na	7.6
October	-7.7	7.4	-5.9	22.0	15.5	7.1	na	na	1.6
TREND									
2002									
August	0.1	-1.1	1.8	0.3	-0.1	-1.2	2.0	15.1	0.7
September	0.4	-3.2	0.6	0.1	-1.1	-3.1	-1.9	7.2	-0.4
October	0.3	-4.9	-0.8	-0.7	-0.9	-3.8	-5.7	-0.9	-1.6
November	-0.9	-5.6	-1.8	-1.6	-0.2	-3.1	-10.2	-8.0	-2.7
December	-2.8	-4.9	-2.0	-3.0	0.6	-0.1	-10.2	-12.2	-3.1
2003									
January	-3.5	-2.5	-2.0	-3.4	1.2	3.2	-6.6	-12.9	-2.5
February	-3.1	0.9	-1.6	-2.8	0.9	5.8	-3.8	-9.0	-1.1
March	-1.6	2.7	-0.4	-1.6	—	8.3	-3.4	-5.2	0.3
April	-0.3	2.9	1.4	-0.3	-0.6	9.1	-1.8	-3.5	1.1
May	1.1	2.7	3.5	1.8	0.2	7.8	2.1	-5.9	2.0
June	1.4	1.9	4.1	2.9	1.8	5.5	7.3	-4.6	2.3
July	1.9	1.4	3.9	3.4	3.5	2.7	10.4	-4.4	2.6
August	1.7	1.1	3.0	3.0	4.1	0.6	11.9	-2.8	2.6
September	1.2	1.3	1.7	2.5	4.1	-0.7	11.2	-1.5	2.3
October	1.0	0.6	1.8	2.6	3.8	-1.3	9.8	0.2	2.1

na not available

— nil or rounded to zero (including null cells)

PRIVATE SECTOR HOUSES APPROVED, States and territories

<i>Month</i>	<i>NSW</i>	<i>Vic.</i>	<i>Qld</i>	<i>SA</i>	<i>WA</i>	<i>Tas.</i>	<i>NT</i>	<i>ACT</i>	<i>Aust.</i>
	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL									
2002									
August	2 332	3 144	2 926	807	1 474	172	39	160	11 054
September	2 066	2 898	2 097	762	1 430	173	36	99	9 561
October	2 245	3 146	2 407	729	1 441	150	24	193	10 335
November	2 253	2 405	1 849	720	1 456	145	41	222	9 091
December	1 698	2 685	1 844	570	1 195	189	34	131	8 346
2003									
January	1 725	2 059	1 861	493	1 354	138	23	87	7 740
February	1 789	2 762	2 187	633	1 266	147	30	156	8 970
March	1 906	2 467	2 422	667	1 362	156	31	96	9 107
April	1 802	2 701	1 980	591	1 219	149	19	170	8 631
May	2 163	2 929	2 388	705	1 588	189	26	149	10 137
June	2 124	3 119	2 364	770	1 881	167	35	160	10 620
July	2 028	3 372	2 916	870	1 635	223	35	127	11 206
August	1 961	2 900	2 575	676	1 590	232	33	123	10 090
September	2 240	2 997	2 594	795	1 636	225	42	159	10 688
October	2 111	3 275	2 559	787	1 970	219	40	182	11 143
SEASONALLY ADJUSTED									
2002									
August	2 291	3 100	2 770	805	1 403	na	na	na	10 710
September	2 110	2 898	2 116	752	1 451	na	na	na	9 660
October	2 099	2 949	2 225	686	1 347	na	na	na	9 634
November	2 076	2 493	2 004	714	1 320	na	na	na	9 001
December	1 802	2 805	2 179	611	1 316	na	na	na	9 063
2003									
January	1 927	2 564	2 137	611	1 471	na	na	na	9 010
February	1 897	2 628	2 158	633	1 410	na	na	na	9 053
March	1 894	2 318	2 283	614	1 397	na	na	na	8 794
April	1 985	2 754	2 108	647	1 398	na	na	na	9 236
May	1 997	2 789	2 209	688	1 455	na	na	na	9 483
June	2 141	3 097	2 378	759	1 936	na	na	na	10 770
July	1 929	3 291	2 475	760	1 445	na	na	na	10 260
August	1 993	2 976	2 556	717	1 564	na	na	na	10 174
September	2 181	2 931	2 631	745	1 582	na	na	na	10 519
October	1 997	3 039	2 475	786	1 805	na	na	na	10 521
TREND									
2002									
August	2 220	2 982	2 316	748	1 410	na	na	na	10 023
September	2 156	2 914	2 280	733	1 398	na	na	na	9 833
October	2 077	2 830	2 223	709	1 381	na	na	na	9 573
November	2 000	2 736	2 168	678	1 370	na	na	na	9 298
December	1 937	2 642	2 133	646	1 368	na	na	na	9 057
2003									
January	1 904	2 569	2 124	624	1 379	na	na	na	8 919
February	1 904	2 553	2 142	620	1 397	na	na	na	8 937
March	1 926	2 608	2 176	635	1 415	na	na	na	9 103
April	1 960	2 716	2 219	660	1 428	na	na	na	9 362
May	1 996	2 845	2 283	690	1 445	na	na	na	9 672
June	2 020	2 960	2 359	716	1 473	na	na	na	9 969
July	2 036	3 037	2 437	736	1 518	na	na	na	10 212
August	2 046	3 070	2 505	750	1 571	na	na	na	10 388
September	2 054	3 081	2 555	762	1 626	na	na	na	10 516
October	2 055	3 057	2 598	770	1 679	na	na	na	10 584

na not available

PRIVATE SECTOR HOUSES APPROVED, Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
2002									
August	-2.5	5.7	20.4	1.4	-12.1	-1.7	-20.4	-2.4	3.7
September	-11.4	-7.8	-28.3	-5.6	-3.0	0.6	-7.7	-38.1	-13.5
October	8.7	8.6	14.8	-4.3	0.8	-13.3	-33.3	94.9	8.1
November	0.4	-23.6	-23.2	-1.2	1.0	-3.3	70.8	15.0	-12.0
December	-24.6	11.6	-0.3	-20.8	-17.9	30.3	-17.1	-41.0	-8.2
2003									
January	1.6	-23.3	0.9	-13.5	13.3	-27.0	-32.4	-33.6	-7.3
February	3.7	34.1	17.5	28.4	-6.5	6.5	30.4	79.3	15.9
March	6.5	-10.7	10.7	5.4	7.6	6.1	3.3	-38.5	1.5
April	-5.5	9.5	-18.2	-11.4	-10.5	-4.5	-38.7	77.1	-5.2
May	20.0	8.4	20.6	19.3	30.3	26.8	36.8	-12.4	17.4
June	-1.8	6.5	-1.0	9.2	18.5	-11.6	34.6	7.4	4.8
July	-4.5	8.1	23.4	13.0	-13.1	33.5	—	-20.6	5.5
August	-3.3	-14.0	-11.7	-22.3	-2.8	4.0	-5.7	-3.1	-10.0
September	14.2	3.3	0.7	17.6	2.9	-3.0	27.3	29.3	5.9
October	-5.8	9.3	-1.3	-1.0	20.4	-2.7	-4.8	14.5	4.3
SEASONALLY ADJUSTED									
2002									
August	3.8	5.4	25.0	13.1	-5.2	na	na	na	7.9
September	-7.9	-6.5	-23.6	-6.6	3.4	na	na	na	-9.8
October	-0.5	1.8	5.2	-8.8	-7.2	na	na	na	-0.3
November	-1.1	-15.5	-9.9	4.1	-2.0	na	na	na	-6.6
December	-13.2	12.5	8.8	-14.5	-0.3	na	na	na	0.7
2003									
January	7.0	-8.6	-1.9	—	11.8	na	na	na	-0.6
February	-1.6	2.5	1.0	3.7	-4.1	na	na	na	0.5
March	-0.1	-11.8	5.8	-3.0	-0.9	na	na	na	-2.9
April	4.8	18.8	-7.7	5.4	—	na	na	na	5.0
May	0.6	1.3	4.8	6.2	4.1	na	na	na	2.7
June	7.3	11.0	7.7	10.3	33.1	na	na	na	13.6
July	-9.9	6.3	4.0	0.1	-25.3	na	na	na	-4.7
August	3.3	-9.6	3.3	-5.6	8.2	na	na	na	-0.8
September	9.5	-1.5	2.9	3.9	1.1	na	na	na	3.4
October	-8.5	3.7	-5.9	5.4	14.1	na	na	na	—
TREND									
2002									
August	-1.8	-1.7	-0.1	-0.5	-0.2	na	na	na	-0.9
September	-2.9	-2.3	-1.6	-1.9	-0.9	na	na	na	-1.9
October	-3.7	-2.9	-2.5	-3.4	-1.2	na	na	na	-2.6
November	-3.7	-3.3	-2.5	-4.4	-0.8	na	na	na	-2.9
December	-3.1	-3.4	-1.6	-4.6	-0.1	na	na	na	-2.6
2003									
January	-1.7	-2.8	-0.4	-3.4	0.8	na	na	na	-1.5
February	—	-0.7	0.9	-0.6	1.3	na	na	na	0.2
March	1.2	2.2	1.6	2.4	1.3	na	na	na	1.9
April	1.8	4.2	2.0	4.0	1.0	na	na	na	2.8
May	1.8	4.8	2.9	4.5	1.1	na	na	na	3.3
June	1.2	4.0	3.3	3.8	2.0	na	na	na	3.1
July	0.8	2.6	3.3	2.7	3.0	na	na	na	2.4
August	0.5	1.1	2.8	2.0	3.5	na	na	na	1.7
September	0.4	0.4	2.0	1.6	3.5	na	na	na	1.2
October	0.1	-0.8	1.7	1.0	3.2	na	na	na	0.6

— nil or rounded to zero (including null cells)

na not available

DWELLING UNITS APPROVED, States and territories: **Original**

<i>Period</i>	<i>NSW</i> no.	<i>Vic.</i> no.	<i>Qld</i> no.	<i>SA</i> no.	<i>WA</i> no.	<i>Tas.</i> no.	<i>NT</i> no.	<i>ACT</i> no.	<i>Aust.</i> no.
HOUSES									
2000-01	19 127	24 564	16 027	5 644	12 123	1 116	611	967	80 179
2001-02	27 605	37 071	26 519	9 177	17 376	1 881	643	1 214	121 486
2002-03	24 652	33 528	27 117	8 604	18 029	1 973	518	1 889	116 310
2002									
November	2 284	2 428	1 935	760	1 516	145	52	249	9 369
December	1 714	2 712	1 859	614	1 229	189	36	131	8 484
2003									
January	1 727	2 071	1 886	514	1 389	138	26	90	7 841
February	1 811	2 789	2 229	651	1 305	148	35	157	9 125
March	1 914	2 481	2 431	678	1 389	177	32	96	9 198
April	1 803	2 709	1 994	614	1 292	149	23	183	8 767
May	2 199	2 945	2 408	721	1 644	189	49	151	10 306
June	2 131	3 129	2 412	808	2 050	167	59	160	10 916
July	2 033	3 385	2 939	893	1 658	223	57	127	11 315
August	1 978	2 902	2 585	705	1 603	232	38	124	10 167
September	2 272	3 008	2 621	823	1 659	225	78	162	10 848
October	2 141	3 290	2 581	820	1 975	219	51	186	11 263
OTHER DWELLINGS									
2000-01	15 371	11 014	8 985	1 131	3 142	82	491	781	40 997
2001-02	22 726	12 468	9 726	1 726	2 899	151	307	1 018	51 021
2002-03	24 402	14 586	13 761	2 220	3 752	172	432	1 281	60 606
2002									
November	2 216	883	1 193	173	279	3	8	43	4 798
December	1 882	815	995	268	299	9	44	185	4 497
2003									
January	2 040	1 155	963	269	268	4	4	49	4 752
February	1 754	686	690	94	504	4	48	67	3 847
March	1 858	918	1 468	373	250	8	37	123	5 035
April	1 797	1 852	841	92	212	24	20	38	4 876
May	1 956	1 097	1 011	103	409	62	48	41	4 727
June	1 415	893	801	99	388	22	8	2	3 628
July	2 334	527	1 485	111	274	37	16	59	4 843
August	2 079	769	1 221	167	258	15	20	2	4 531
September	2 043	1 378	1 399	150	273	12	155	206	5 616
October	2 008	1 937	1 281	427	428	19	54	299	6 453
TOTAL DWELLING UNITS									
2000-01	34 498	35 578	25 012	6 775	15 265	1 198	1 102	1 748	121 176
2001-02	50 331	49 539	36 245	10 903	20 275	2 032	950	2 232	172 507
2002-03	49 054	48 114	40 878	10 824	21 781	2 145	950	3 170	176 916
2002									
November	4 500	3 311	3 128	933	1 795	148	60	292	14 167
December	3 596	3 527	2 854	882	1 528	198	80	316	12 981
2003									
January	3 767	3 226	2 849	783	1 657	142	30	139	12 593
February	3 565	3 475	2 919	745	1 809	152	83	224	12 972
March	3 772	3 399	3 899	1 051	1 639	185	69	219	14 233
April	3 600	4 561	2 835	706	1 504	173	43	221	13 643
May	4 155	4 042	3 419	824	2 053	251	97	192	15 033
June	3 546	4 022	3 213	907	2 438	189	67	162	14 544
July	4 367	3 912	4 424	1 004	1 932	260	73	186	16 158
August	4 057	3 671	3 806	872	1 861	247	58	126	14 698
September	4 315	4 386	4 020	973	1 932	237	233	368	16 464
October	4 149	5 227	3 862	1 247	2 403	238	105	485	17 716

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

Period	Sydney	Melbourne	Brisbane	Adelaide	Perth	Greater Hobart	Darwin	Canberra
	no.	no.	no.	no.	no.	no.	no.	no.
HOUSES								
2000-01	9 818	17 492	7 832	3 826	8 710	448	290	966
2001-02	13 235	25 652	12 165	5 817	12 719	813	395	1 212
2002-03	10 652	22 660	12 860	5 500	13 281	918	316	1 888
2002								
November	1 041	1 590	863	496	1 077	71	34	249
December	742	1 874	933	416	920	97	28	131
2003								
January	852	1 358	982	320	1 054	64	12	90
February	872	1 874	1 094	397	965	68	24	157
March	722	1 648	1 131	439	988	76	27	96
April	750	1 782	899	401	911	57	15	183
May	940	1 952	1 107	464	1 237	83	20	150
June	886	2 149	1 116	517	1 495	70	36	160
July	806	2 194	1 378	555	1 182	95	34	127
August	756	1 980	1 212	447	1 159	102	29	124
September	1 016	1 917	1 168	503	1 209	105	29	162
October	859	2 200	1 149	505	1 476	80	30	186
OTHER DWELLINGS								
2000-01	12 776	10 410	4 683	1 041	2 679	58	374	781
2001-02	18 885	11 714	5 161	1 405	2 353	54	232	1 018
2002-03	20 250	13 692	6 274	2 023	2 904	60	361	1 281
2002								
November	1 781	857	708	153	160	—	8	43
December	1 574	728	592	259	198	6	44	185
2003								
January	1 748	1 103	282	262	223	2	—	49
February	1 461	615	466	87	422	2	42	67
March	1 564	873	848	336	220	—	37	123
April	1 445	1 775	328	86	180	21	10	38
May	1 568	949	284	94	348	4	36	41
June	1 132	829	349	89	312	2	6	2
July	1 825	458	680	103	163	32	14	59
August	1 680	705	491	150	205	—	17	2
September	1 603	1 304	799	142	273	8	150	206
October	1 565	1 864	626	403	350	8	52	299
TOTAL DWELLING UNITS								
2000-01	22 594	27 902	12 515	4 867	11 389	506	664	1 747
2001-02	32 120	37 366	17 326	7 222	15 072	867	627	2 230
2002-03	30 902	36 352	19 134	7 523	16 185	978	677	3 169
2002								
November	2 822	2 447	1 571	649	1 237	71	42	292
December	2 316	2 602	1 525	675	1 118	103	72	316
2003								
January	2 600	2 461	1 264	582	1 277	66	12	139
February	2 333	2 489	1 560	484	1 387	70	66	224
March	2 286	2 521	1 979	775	1 208	76	64	219
April	2 195	3 557	1 227	487	1 091	78	25	221
May	2 508	2 901	1 391	558	1 585	87	56	191
June	2 018	2 978	1 465	606	1 807	72	42	162
July	2 631	2 652	2 058	658	1 345	127	48	186
August	2 436	2 685	1 703	597	1 364	102	46	126
September	2 619	3 221	1 967	645	1 482	113	179	368
October	2 424	4 064	1 775	908	1 826	88	82	485

— nil or rounded to zero (including null cells)

(a) Refer to Explanatory Notes paragraph 24.

DWELLING UNITS APPROVED, By sector: **Original**

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
PRIVATE SECTOR						
2000-01	78 926	35 388	763	2 120	155	117 352
2001-02	119 403	46 491	592	1 903	258	168 647
2002-03	114 089	55 733	817	1 817	385	172 841
2002						
November	9 074	4 579	80	87	4	13 824
December	8 334	4 237	47	93	71	12 782
2003						
January	7 733	4 611	47	41	11	12 443
February	8 959	3 464	29	125	32	12 609
March	9 097	4 533	49	277	9	13 965
April	8 614	4 503	107	99	57	13 380
May	10 120	4 013	134	200	84	14 551
June	10 601	3 047	61	70	22	13 801
July	11 198	4 608	30	23	28	15 887
August	10 073	4 058	105	252	24	14 512
September	10 675	5 260	102	136	92	16 265
October	11 130	6 016	43	240	26	17 455
PUBLIC SECTOR						
2000-01	1 110	2 502	105	105	2	3 824
2001-02	1 932	1 917	7	1	3	3 860
2002-03	2 061	2 001	12	—	1	4 075
2002						
November	278	64	—	—	1	343
December	138	61	—	—	—	199
2003						
January	101	49	—	—	—	150
February	155	208	—	—	—	363
March	91	177	—	—	—	268
April	136	127	—	—	—	263
May	169	301	12	—	—	482
June	296	447	—	—	—	743
July	109	160	—	2	—	271
August	77	109	—	—	—	186
September	160	39	—	—	—	199
October	120	116	25	—	—	261
TOTAL						
2000-01	80 036	37 890	868	2 225	157	121 176
2001-02	121 335	48 408	599	1 904	261	172 507
2002-03	116 150	57 734	829	1 817	386	176 916
2002						
November	9 352	4 643	80	87	5	14 167
December	8 472	4 298	47	93	71	12 981
2003						
January	7 834	4 660	47	41	11	12 593
February	9 114	3 672	29	125	32	12 972
March	9 188	4 710	49	277	9	14 233
April	8 750	4 630	107	99	57	13 643
May	10 289	4 314	146	200	84	15 033
June	10 897	3 494	61	70	22	14 544
July	11 307	4 768	30	25	28	16 158
August	10 150	4 167	105	252	24	14 698
September	10 835	5 299	102	136	92	16 464
October	11 250	6 132	68	240	26	17 716

— nil or rounded to zero (including null cells)

(a) See Glossary for definition.

DWELLING UNITS APPROVED, States and territories—By sector: **Original**

<i>States and territories</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversions(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
	no.	no.	no.	no.	no.	no.
.....						
PRIVATE SECTOR						
NSW	2 106	1 723	16	227	13	4 085
Vic.	3 270	1 903	22	5	8	5 208
Qld	2 558	1 254	3	1	1	3 817
SA	787	417	1	—	1	1 206
WA	1 970	379	1	—	—	2 350
Tas.	218	12	—	6	2	238
NT	39	42	—	1	—	82
ACT	182	286	—	—	1	469
Aust.	11 130	6 016	43	240	26	17 455
.....						
PUBLIC SECTOR						
NSW	30	34	—	—	—	64
Vic.	15	4	—	—	—	19
Qld	22	23	—	—	—	45
SA	33	8	—	—	—	41
WA	5	23	25	—	—	53
Tas.	—	—	—	—	—	—
NT	11	12	—	—	—	23
ACT	4	12	—	—	—	16
Aust.	120	116	25	—	—	261
.....						
TOTAL						
NSW	2 136	1 757	16	227	13	4 149
Vic.	3 285	1 907	22	5	8	5 227
Qld	2 580	1 277	3	1	1	3 862
SA	820	425	1	—	1	1 247
WA	1 975	402	26	—	—	2 403
Tas.	218	12	—	6	2	238
NT	50	54	—	1	—	105
ACT	186	298	—	—	1	485
Aust.	11 250	6 132	68	240	26	17 716
.....						
— nil or rounded to zero (including null cells)			(a) See Glossary for definition.			

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

Original

Period	NEW SEMI-DETACHED, ROW OR TERRACE HOUSES, TOWNHOUSES, ETC. OF				NEW FLATS, UNITS OR APARTMENTS IN A BUILDING OF				Total new other residential building	Total new residential building
	New houses	One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
DWELLING UNITS (no.)										
2000-01	80 036	7 420	8 509	15 929	2 876	4 188	14 897	21 961	37 890	117 926
2001-02	121 335	9 038	10 546	19 584	3 402	4 974	20 448	28 824	48 408	169 743
2002-03	116 150	9 460	11 822	21 282	3 501	5 244	27 707	36 452	57 734	173 884
2002										
August	11 196	797	970	1 767	300	733	3 609	4 642	6 409	17 605
September	9 677	766	809	1 575	232	273	1 805	2 310	3 885	13 562
October	10 511	1 069	1 070	2 139	536	705	5 462	6 703	8 842	19 353
November	9 352	626	869	1 495	257	350	2 541	3 148	4 643	13 995
December	8 472	682	880	1 562	190	194	2 352	2 736	4 298	12 770
2003										
January	7 834	593	956	1 549	306	355	2 450	3 111	4 660	12 494
February	9 114	630	864	1 494	176	428	1 574	2 178	3 672	12 786
March	9 188	694	889	1 583	274	527	2 326	3 127	4 710	13 898
April	8 750	890	942	1 832	269	351	2 178	2 798	4 630	13 380
May	10 289	974	995	1 969	326	547	1 472	2 345	4 314	14 603
June	10 897	740	1 254	1 994	266	379	855	1 500	3 494	14 391
July	11 307	749	902	1 651	369	435	2 313	3 117	4 768	16 075
August	10 150	776	1 362	2 138	353	319	1 357	2 029	4 167	14 317
September	10 835	763	1 012	1 775	414	498	2 612	3 524	5 299	16 134
October	11 250	1 138	1 257	2 395	305	631	2 801	3 737	6 132	17 382
VALUE (\$m)										
2000-01	11 120.4	642.4	1 003.4	1 645.9	302.4	510.4	2 648.8	3 461.7	5 107.5	16 227.9
2001-02	17 644.7	864.5	1 389.5	2 254.0	358.7	699.1	3 761.7	4 819.5	7 073.6	24 718.3
2002-03	18 592.3	969.2	1 679.4	2 648.6	430.4	736.1	5 885.2	7 051.7	9 700.3	28 292.6
2002										
August	1 717.4	76.0	128.7	204.7	28.5	116.9	682.2	827.6	1 032.3	2 749.7
September	1 504.9	72.3	109.7	182.1	33.9	35.5	311.6	381.0	563.1	2 068.0
October	1 649.0	117.9	158.0	275.9	44.4	103.3	1 335.6	1 483.3	1 759.2	3 408.2
November	1 473.2	62.3	123.6	185.9	30.0	52.0	570.9	652.9	838.8	2 312.0
December	1 363.9	76.2	131.8	208.0	20.3	24.7	486.8	531.8	739.8	2 103.7
2003										
January	1 255.6	61.1	127.7	188.8	43.5	54.6	499.7	597.8	786.6	2 042.2
February	1 479.5	68.1	124.2	192.2	20.7	58.0	361.9	440.6	632.9	2 112.3
March	1 498.1	68.8	134.9	203.8	33.7	71.7	437.7	543.0	746.8	2 244.9
April	1 433.6	92.2	141.0	233.1	30.5	42.2	583.8	656.5	889.7	2 323.3
May	1 724.1	99.1	144.2	243.3	50.6	74.8	294.4	419.8	663.1	2 387.2
June	1 820.3	77.2	187.0	264.3	50.8	46.1	154.1	251.0	515.3	2 335.6
July	1 905.9	79.4	140.5	219.9	54.0	77.4	472.4	603.8	823.8	2 729.6
August	1 707.3	78.5	177.2	255.7	45.7	42.6	240.1	328.3	584.0	2 291.3
September	1 856.1	84.0	158.3	242.3	52.7	71.1	589.1	712.9	955.2	2 811.4
October	1 942.5	122.3	164.8	287.1	39.2	75.5	654.8	769.5	1 056.6	2 999.1

(a) See Glossary for definition.

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

States and territories	NEW SEMI-DETACHED, ROW OR TERRACE HOUSES, TOWNHOUSES, ETC. OF				NEW FLATS, UNITS OR APARTMENTS IN A BUILDING OF				Total new other residential building	Total new residential building
	New houses	One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
DWELLING UNITS (no.)										
NSW	2 136	279	456	735	65	360	597	1 022	1 757	3 893
Vic.	3 285	205	201	406	47	152	1 302	1 501	1 907	5 192
Qld	2 580	213	467	680	103	95	399	597	1 277	3 857
SA	820	354	69	423	2	—	—	2	425	1 245
WA	1 975	72	27	99	62	10	231	303	402	2 377
Tas.	218	7	5	12	—	—	—	—	12	230
NT	50	2	14	16	14	—	24	38	54	104
ACT	186	6	18	24	12	14	248	274	298	484
Aust.	11 250	1 138	1 257	2 395	305	631	2 801	3 737	6 132	17 382
VALUE (\$m)										
NSW	414.0	36.5	60.9	97.3	9.6	49.6	118.4	177.6	274.9	688.8
Vic.	602.9	21.9	35.3	57.2	5.5	9.3	342.9	357.6	414.8	1 017.7
Qld	445.3	19.8	46.9	66.7	11.6	11.6	101.7	124.9	191.6	636.9
SA	107.8	34.4	10.5	44.9	0.3	—	—	0.3	45.1	152.9
WA	297.1	8.4	4.9	13.3	8.3	1.7	44.7	54.8	68.1	365.1
Tas.	30.0	0.7	0.8	1.6	—	—	—	—	1.6	31.5
NT	9.4	0.1	2.7	2.8	1.6	—	4.8	6.4	9.2	18.6
ACT	36.2	0.5	2.8	3.3	2.4	3.4	42.3	48.0	51.3	87.5
Aust.	1 942.5	122.3	164.8	287.1	39.2	75.5	654.8	769.5	1 056.6	2 999.1

— nil or rounded to zero (including null cells)

VALUE OF BUILDING APPROVED

Month	New residential building	Alterations and additions to residential buildings (a)	Total residential building	Non-residential building	Total building
	\$m	\$m	\$m	\$m	\$m
ORIGINAL					
2002					
August	2 749.7	455.3	3 205.0	1 535.1	4 740.0
September	2 068.0	405.2	2 473.3	1 392.5	3 865.7
October	3 408.2	378.6	3 786.8	1 373.3	5 160.2
November	2 312.0	342.7	2 654.7	1 884.1	4 538.8
December	2 103.7	314.8	2 418.6	1 224.3	3 642.8
2003					
January	2 042.2	294.4	2 336.7	1 593.5	3 930.1
February	2 112.3	384.4	2 496.7	1 491.4	3 988.1
March	2 244.9	410.9	2 655.8	1 372.4	4 028.1
April	2 323.3	374.5	2 697.8	1 296.0	3 993.8
May	2 387.2	423.5	2 810.7	1 521.1	4 331.8
June	2 335.6	387.3	2 722.9	1 165.7	3 888.6
July	2 729.6	438.7	3 168.3	1 477.9	4 646.2
August	2 291.3	482.0	2 773.4	1 287.9	4 061.3
September	2 811.4	464.8	3 276.1	1 398.2	4 674.3
October	2 999.1	488.9	3 488.0	1 656.2	5 144.1
SEASONALLY ADJUSTED					
2002					
August	2 552.5	412.9	2 965.4	1 724.8	4 690.2
September	2 091.0	398.6	2 489.6	1 482.8	3 972.3
October	3 130.9	339.1	3 470.0	1 092.9	4 562.8
November	2 205.7	348.4	2 554.1	1 775.1	4 329.1
December	2 239.9	370.3	2 610.2	1 303.4	3 913.6
2003					
January	2 310.4	355.7	2 666.1	1 899.8	4 565.9
February	2 233.7	397.6	2 631.3	1 319.2	3 950.5
March	2 320.4	396.3	2 716.8	1 291.8	4 008.6
April	2 388.8	396.0	2 784.8	1 271.0	4 055.8
May	2 266.1	366.6	2 632.7	1 302.8	3 935.5
June	2 484.8	407.5	2 892.3	1 386.3	4 278.6
July	2 523.8	429.6	2 953.4	1 524.3	4 477.7
August	2 221.4	447.6	2 669.0	1 598.0	4 267.0
September	2 688.7	434.4	3 123.1	1 362.9	4 486.0
October	2 825.6	447.7	3 273.3	1 440.3	4 713.6
TREND					
2002					
August	2 336.0	376.8	2 712.7	1 333.4	4 046.2
September	2 383.2	373.7	2 756.9	1 401.9	4 158.7
October	2 401.5	368.0	2 769.5	1 440.3	4 209.8
November	2 386.6	364.8	2 751.3	1 442.8	4 194.2
December	2 344.1	365.6	2 709.8	1 410.5	4 120.3
2003					
January	2 299.5	369.9	2 669.3	1 362.8	4 032.1
February	2 282.7	376.7	2 659.4	1 321.7	3 981.1
March	2 295.6	384.6	2 680.2	1 304.6	3 984.8
April	2 324.6	391.6	2 716.2	1 308.8	4 025.0
May	2 365.9	399.0	2 764.9	1 343.5	4 108.4
June	2 400.0	408.7	2 808.7	1 398.3	4 207.0
July	2 441.6	419.9	2 861.5	1 450.3	4 311.8
August	2 487.4	431.4	2 918.8	1 497.2	4 416.0
September	2 533.9	441.5	2 975.4	1 536.5	4 511.9
October	2 578.1	449.8	3 027.9	1 568.6	4 596.5

(a) Refer to Explanatory Notes, paragraph 13.

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					
2002					
August	24.7	27.8	25.1	45.4	31.0
September	-24.8	-11.0	-22.8	-9.3	-18.4
October	64.8	-6.6	53.1	-1.4	33.5
November	-32.2	-9.5	-29.9	37.2	-12.0
December	-9.0	-8.1	-8.9	-35.0	-19.7
2003					
January	-2.9	-6.5	-3.4	30.2	7.9
February	3.4	30.6	6.8	-6.4	1.5
March	6.3	6.9	6.4	-8.0	1.0
April	3.5	-8.8	1.6	-5.6	-0.9
May	2.8	13.1	4.2	17.4	8.5
June	-2.2	-8.5	-3.1	-23.4	-10.2
July	16.9	13.3	16.4	26.8	19.5
August	-16.1	9.9	-12.5	-12.9	-12.6
September	22.7	-3.6	18.1	8.6	15.1
October	6.7	5.2	6.5	18.4	10.1
SEASONALLY ADJUSTED					
2002					
August	23.5	17.1	22.6	52.7	32.2
September	-18.1	-3.5	-16.0	-14.0	-15.3
October	49.7	-14.9	39.4	-26.3	14.9
November	-29.5	2.7	-26.4	62.4	-5.1
December	1.5	6.3	2.2	-26.6	-9.6
2003					
January	3.1	-3.9	2.1	45.8	16.7
February	-3.3	11.8	-1.3	-30.6	-13.5
March	3.9	-0.3	3.2	-2.1	1.5
April	2.9	-0.1	2.5	-1.6	1.2
May	-5.1	-7.4	-5.5	2.5	-3.0
June	9.7	11.2	9.9	6.4	8.7
July	1.6	5.4	2.1	10.0	4.7
August	-12.0	4.2	-9.6	4.8	-4.7
September	21.0	-3.0	17.0	-14.7	5.1
October	5.1	3.1	4.8	5.7	5.1
TREND					
2002					
August	2.6	0.9	2.4	6.2	3.6
September	2.0	-0.8	1.6	5.1	2.8
October	0.8	-1.5	0.5	2.7	1.2
November	-0.6	-0.9	-0.7	0.2	-0.4
December	-1.8	0.2	-1.5	-2.2	-1.8
2003					
January	-1.9	1.2	-1.5	-3.4	-2.1
February	-0.7	1.8	-0.4	-3.0	-1.3
March	0.6	2.1	0.8	-1.3	0.1
April	1.3	1.8	1.3	0.3	1.0
May	1.8	1.9	1.8	2.7	2.1
June	1.4	2.4	1.6	4.1	2.4
July	1.7	2.7	1.9	3.7	2.5
August	1.9	2.7	2.0	3.2	2.4
September	1.9	2.3	1.9	2.6	2.2
October	1.7	1.9	1.8	2.1	1.9

(a) Refer to Explanatory Notes, paragraph 13.

VALUE OF TOTAL BUILDING APPROVED, States and territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
2002									
August	1 256.9	1 524.2	936.3	253.2	624.2	36.1	44.7	64.4	4 740.0
September	1 217.5	1 208.6	712.4	195.1	319.0	34.5	51.6	127.0	3 865.7
October	1 727.2	1 283.3	1 364.5	274.7	357.2	36.1	34.5	82.7	5 160.2
November	1 874.1	1 135.6	772.7	300.0	335.4	33.2	20.7	67.1	4 538.8
December	1 237.8	1 064.4	674.4	195.8	302.9	39.8	21.8	105.9	3 642.8
2003									
January	1 127.1	1 353.6	706.2	162.7	482.6	48.1	9.2	40.7	3 930.1
February	1 371.8	1 224.0	705.6	181.8	352.5	40.4	20.5	91.6	3 988.1
March	1 185.8	1 118.5	1 043.6	218.9	343.1	46.3	27.2	44.7	4 028.1
April	1 088.3	1 441.8	747.8	204.7	373.8	46.8	27.7	62.8	3 993.8
May	1 401.2	1 274.1	870.0	233.8	404.4	49.2	25.5	73.5	4 331.8
June	1 014.0	1 195.3	791.5	246.5	501.3	60.8	25.3	53.8	3 888.6
July	1 648.2	1 097.0	1 072.9	248.0	421.5	78.3	27.6	52.7	4 646.2
August	1 202.3	1 285.8	848.9	225.0	368.4	52.9	27.5	50.4	4 061.3
September	1 361.4	1 180.1	1 273.1	190.8	458.8	45.8	53.7	110.6	4 674.3
October	1 369.3	1 504.0	1 084.5	489.6	452.6	57.5	39.1	147.6	5 144.1
SEASONALLY ADJUSTED									
2002									
August	1 276.4	1 474.7	955.3	221.2	599.5	na	na	na	4 690.2
September	1 208.5	1 269.5	724.4	213.1	339.9	na	na	na	3 972.3
October	1 471.5	1 144.3	1 272.8	249.0	304.4	na	na	na	4 562.8
November	1 770.1	1 162.8	668.1	294.9	312.5	na	na	na	4 329.1
December	1 345.8	1 065.2	779.3	210.7	356.5	na	na	na	3 913.6
2003									
January	1 253.7	1 613.9	797.8	212.6	555.1	na	na	na	4 565.9
February	1 352.9	1 072.7	779.3	194.0	395.6	na	na	na	3 950.5
March	1 315.9	1 010.8	980.6	198.9	374.9	na	na	na	4 008.6
April	1 227.2	1 411.7	693.1	206.8	371.4	na	na	na	4 055.8
May	1 284.7	1 172.6	786.1	216.1	325.2	na	na	na	3 935.5
June	1 119.5	1 355.8	872.3	268.4	530.5	na	na	na	4 278.6
July	1 435.4	1 223.4	1 057.7	232.4	387.3	na	na	na	4 477.7
August	1 279.2	1 365.5	906.2	193.7	371.1	na	na	na	4 267.0
September	1 263.6	1 212.0	1 172.7	203.9	442.8	na	na	na	4 486.0
October	1 198.3	1 359.4	1 087.8	463.0	403.8	na	na	na	4 713.6
TREND									
2002									
August	1 148.7	1 282.4	822.7	201.4	384.6	na	na	na	4 046.2
September	1 211.4	1 264.4	837.4	212.8	376.1	na	na	na	4 158.7
October	1 284.3	1 217.1	836.0	221.2	370.3	na	na	na	4 209.8
November	1 339.4	1 155.4	825.4	224.2	374.2	na	na	na	4 194.2
December	1 357.2	1 095.1	811.5	220.5	383.8	na	na	na	4 120.3
2003									
January	1 339.7	1 060.0	798.1	213.8	395.8	na	na	na	4 032.1
February	1 308.5	1 064.7	794.8	209.3	405.8	na	na	na	3 981.1
March	1 283.7	1 098.5	800.9	210.0	406.9	na	na	na	3 984.8
April	1 268.7	1 140.2	817.0	214.3	400.7	na	na	na	4 025.0
May	1 267.2	1 178.2	848.8	220.8	396.7	na	na	na	4 108.4
June	1 270.6	1 202.4	891.9	225.4	400.4	na	na	na	4 207.0
July	1 272.5	1 210.2	949.2	224.8	410.0	na	na	na	4 311.8
August	1 271.9	1 207.7	1 009.6	221.4	415.9	na	na	na	4 416.0
September	1 267.0	1 202.8	1 063.3	217.3	418.0	na	na	na	4 511.9
October	1 260.9	1 191.8	1 121.1	213.3	418.6	na	na	na	4 596.5

na not available

VALUE OF TOTAL BUILDING APPROVED, Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
2002									
August	29.2	41.8	27.9	35.1	34.8	-34.0	23.5	-33.5	31.0
September	-3.1	-20.7	-23.9	-23.0	-48.9	-4.6	15.4	97.2	-18.4
October	41.9	6.2	91.5	40.8	12.0	4.6	-33.1	-34.9	33.5
November	8.5	-11.5	-43.4	9.2	-6.1	-8.1	-40.0	-18.8	-12.0
December	-34.0	-6.3	-12.7	-34.7	-9.7	19.9	5.5	57.8	-19.7
2003									
January	-8.9	27.2	4.7	-16.9	59.3	20.8	-57.6	-61.6	7.9
February	21.7	-9.6	-0.1	11.7	-27.0	-15.9	121.9	125.1	1.5
March	-13.6	-8.6	47.9	20.4	-2.7	14.5	32.5	-51.2	1.0
April	-8.2	28.9	-28.3	-6.5	8.9	1.2	1.7	40.7	-0.9
May	28.8	-11.6	16.3	14.2	8.2	5.0	-7.7	17.1	8.5
June	-27.6	-6.2	-9.0	5.4	24.0	23.6	-0.9	-26.9	-10.2
July	62.5	-8.2	35.5	0.6	-15.9	28.8	9.3	-2.0	19.5
August	-27.1	17.2	-20.9	-9.3	-12.6	-32.4	-0.6	-4.3	-12.6
September	13.2	-8.2	50.0	-15.2	24.5	-13.5	95.5	119.3	15.1
October	0.6	27.4	-14.8	156.6	-1.4	25.6	-27.2	33.4	10.1
SEASONALLY ADJUSTED									
2002									
August	57.1	19.2	30.2	27.1	37.9	na	na	na	32.2
September	-5.3	-13.9	-24.2	-3.7	-43.3	na	na	na	-15.3
October	21.8	-9.9	75.7	16.9	-10.5	na	na	na	14.9
November	20.3	1.6	-47.5	18.4	2.7	na	na	na	-5.1
December	-24.0	-8.4	16.6	-28.6	14.1	na	na	na	-9.6
2003									
January	-6.8	51.5	2.4	0.9	55.7	na	na	na	16.7
February	7.9	-33.5	-2.3	-8.7	-28.7	na	na	na	-13.5
March	-2.7	-5.8	25.8	2.5	-5.2	na	na	na	1.5
April	-6.7	39.7	-29.3	4.0	-0.9	na	na	na	1.2
May	4.7	-16.9	13.4	4.5	-12.4	na	na	na	-3.0
June	-12.9	15.6	11.0	24.2	63.1	na	na	na	8.7
July	28.2	-9.8	21.3	-13.4	-27.0	na	na	na	4.7
August	-10.9	11.6	-14.3	-16.6	-4.2	na	na	na	-4.7
September	-1.2	-11.2	29.4	5.3	19.3	na	na	na	5.1
October	-5.2	12.2	-7.2	127.0	-8.8	na	na	na	5.1
TREND									
2002									
August	3.4	1.0	3.8	6.1	-0.6	na	na	na	3.6
September	5.5	-1.4	1.8	5.7	-2.2	na	na	na	2.8
October	6.0	-3.7	-0.2	4.0	-1.5	na	na	na	1.2
November	4.3	-5.1	-1.3	1.3	1.1	na	na	na	-0.4
December	1.3	-5.2	-1.7	-1.6	2.5	na	na	na	-1.8
2003									
January	-1.3	-3.2	-1.6	-3.0	3.1	na	na	na	-2.1
February	-2.3	0.4	-0.4	-2.1	2.5	na	na	na	-1.3
March	-1.9	3.2	0.8	0.3	0.3	na	na	na	0.1
April	-1.2	3.8	2.0	2.1	-1.5	na	na	na	1.0
May	-0.1	3.3	3.9	3.0	-1.0	na	na	na	2.1
June	0.3	2.1	5.1	2.1	0.9	na	na	na	2.4
July	0.1	0.6	6.4	-0.3	2.4	na	na	na	2.5
August	—	-0.2	6.4	-1.5	1.4	na	na	na	2.4
September	-0.4	-0.4	5.3	-1.9	0.5	na	na	na	2.2
October	-0.5	-0.9	5.4	-1.8	0.2	na	na	na	1.9

na not available

— nil or rounded to zero (including null cells)

VALUE OF RESIDENTIAL BUILDING APPROVED, States and territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
2002									
August	874.4	1 141.5	703.3	132.2	277.3	27.1	15.6	33.7	3 205.0
September	712.5	802.4	465.3	120.0	247.4	25.3	22.7	77.7	2 473.3
October	1 292.3	949.8	963.9	218.6	262.6	25.8	18.5	55.2	3 786.8
November	908.7	733.2	532.0	137.2	260.0	20.7	13.0	49.9	2 654.7
December	757.5	690.9	501.8	131.2	231.7	29.8	16.7	58.9	2 418.6
2003									
January	739.2	661.1	500.9	120.2	262.1	23.9	6.3	22.9	2 336.7
February	787.3	709.4	502.3	116.6	302.6	23.4	15.5	39.6	2 496.7
March	738.9	683.1	723.9	170.6	254.6	28.9	15.6	40.2	2 655.8
April	685.3	1 088.7	508.9	109.1	229.6	26.3	10.7	39.1	2 697.8
May	814.4	797.4	670.9	128.5	309.6	33.2	20.1	36.6	2 810.7
June	722.3	814.6	599.6	135.0	368.4	33.2	17.4	32.6	2 722.9
July	956.4	821.9	811.5	161.5	315.4	47.0	16.2	38.4	3 168.3
August	858.4	754.3	656.8	132.6	284.8	39.9	13.8	32.7	2 773.4
September	932.7	882.3	847.9	152.5	290.5	39.2	45.1	85.9	3 276.1
October	883.7	1 163.2	710.2	178.3	395.2	39.4	21.8	96.1	3 488.0
SEASONALLY ADJUSTED									
2002									
August	843.9	990.2	655.6	130.4	266.3	na	na	na	2 965.4
September	716.8	810.4	442.6	120.1	264.0	na	na	na	2 489.6
October	1 147.2	836.6	929.9	220.2	255.2	na	na	na	3 470.0
November	818.1	768.1	508.8	131.4	245.3	na	na	na	2 554.1
December	827.0	726.1	558.5	133.6	260.4	na	na	na	2 610.2
2003									
January	843.6	746.7	561.6	151.1	296.2	na	na	na	2 666.1
February	857.2	714.6	548.8	124.3	301.0	na	na	na	2 631.3
March	797.4	666.2	727.2	158.2	281.5	na	na	na	2 716.8
April	726.0	1 118.9	483.7	121.6	248.5	na	na	na	2 784.8
May	740.3	782.2	632.3	122.4	272.6	na	na	na	2 632.7
June	779.6	850.5	685.8	135.2	361.6	na	na	na	2 892.3
July	879.9	813.9	745.8	137.2	276.3	na	na	na	2 953.4
August	819.2	714.1	634.4	134.3	274.2	na	na	na	2 669.0
September	901.9	858.9	758.8	149.8	296.0	na	na	na	3 123.1
October	792.2	1 046.5	726.9	179.9	388.8	na	na	na	3 273.3
TREND									
2002									
August	775.2	855.2	567.1	122.0	257.4	na	na	na	2 712.7
September	795.7	850.3	571.7	125.3	257.9	na	na	na	2 756.9
October	827.6	824.3	571.7	129.7	260.9	na	na	na	2 769.5
November	853.4	786.3	569.9	134.0	265.8	na	na	na	2 751.3
December	857.0	748.4	569.5	136.0	269.9	na	na	na	2 709.8
2003									
January	839.0	724.5	570.9	135.2	274.1	na	na	na	2 669.3
February	811.7	723.9	578.2	132.8	278.9	na	na	na	2 659.4
March	788.0	739.6	592.5	130.0	283.0	na	na	na	2 680.2
April	775.8	755.8	611.9	127.3	284.3	na	na	na	2 716.2
May	780.5	773.5	636.8	127.1	285.4	na	na	na	2 764.9
June	795.0	792.3	660.0	130.4	289.7	na	na	na	2 808.7
July	815.9	814.8	683.5	136.8	298.6	na	na	na	2 861.5
August	834.5	842.5	705.2	144.5	309.9	na	na	na	2 918.8
September	847.6	876.0	722.0	152.7	322.5	na	na	na	2 975.4
October	857.0	906.1	745.2	161.2	336.1	na	na	na	3 027.9

na not available

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

<i>Month</i>	<i>NSW</i>	<i>Vic.</i>	<i>Qld</i>	<i>SA</i>	<i>WA</i>	<i>Tas.</i>	<i>NT</i>	<i>ACT</i>	<i>Aust.</i>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m

ORIGINAL

2002

August	382.5	382.7	233.0	121.1	346.9	9.1	29.1	30.7	1 535.1
September	505.0	406.2	247.1	75.1	71.7	9.2	28.9	49.3	1 392.5
October	434.8	333.5	400.6	56.1	94.6	10.3	16.0	27.4	1 373.3
November	965.4	402.4	240.7	162.8	75.4	12.5	7.7	17.2	1 884.1
December	480.3	373.4	172.6	64.6	71.2	9.9	5.1	47.0	1 224.3

2003

January	387.9	692.5	205.3	42.4	220.5	24.1	2.9	17.8	1 593.5
February	584.5	514.6	203.3	65.2	49.9	17.0	5.0	52.0	1 491.4
March	447.0	435.4	319.7	48.4	88.5	17.4	11.6	4.4	1 372.4
April	403.0	353.2	238.8	95.6	144.2	20.5	16.9	23.7	1 296.0
May	586.8	476.7	199.1	105.4	94.8	16.0	5.4	36.9	1 521.1
June	291.8	380.7	192.0	111.5	132.9	27.6	7.9	21.2	1 165.7
July	691.8	275.1	261.3	86.5	106.1	31.3	11.5	14.3	1 477.9
August	343.9	531.5	192.1	92.4	83.6	13.0	13.7	17.7	1 287.9
September	428.7	297.8	425.2	38.4	168.3	6.6	8.6	24.7	1 398.2
October	485.6	340.8	374.2	311.3	57.3	18.1	17.3	51.5	1 656.2

TREND

2002

August	373.4	427.2	255.6	79.4	127.2	na	na	na	1 333.4
September	415.6	414.2	265.8	87.5	118.1	na	na	na	1 401.9
October	456.8	392.8	264.3	91.5	109.4	na	na	na	1 440.3
November	486.0	369.1	255.5	90.1	108.4	na	na	na	1 442.8
December	500.3	346.7	241.9	84.5	113.8	na	na	na	1 410.5

2003

January	500.7	335.5	227.2	78.7	121.7	na	na	na	1 362.8
February	496.7	340.8	216.6	76.5	126.9	na	na	na	1 321.7
March	495.7	359.0	208.4	80.0	123.9	na	na	na	1 304.6
April	492.9	381.7	205.1	82.4	116.4	na	na	na	1 308.8
May	486.7	399.8	212.0	85.6	111.3	na	na	na	1 343.5
June	475.6	407.7	232.0	91.0	110.7	na	na	na	1 398.3
July	456.6	401.7	265.7	98.7	111.4	na	na	na	1 450.3
August	437.3	386.2	304.5	112.2	106.0	na	na	na	1 497.2
September	419.4	366.4	341.3	131.2	95.5	na	na	na	1 536.5
October	403.9	345.4	375.9	152.5	82.6	na	na	na	1 568.6

na not available

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

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions creating dwellings</i>	<i>Alterations and additions not creating dwellings</i>	<i>Conversions</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
<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								
2000-01	10 973.1	4 825.3	77.1	2 758.0	277.9	18 911.3	9 507.7	28 419.1
2001-02	17 390.9	6 860.1	66.1	3 461.8	275.7	28 054.5	9 927.2	37 981.8
2002-03	18 301.8	9 444.2	106.5	3 968.4	273.1	32 094.1	13 461.4	45 555.5
2002								
November	1 437.8	831.0	10.5	298.9	12.5	2 590.7	1 457.8	4 048.5
December	1 346.0	732.6	5.6	278.4	14.8	2 377.4	881.5	3 258.9
2003								
January	1 241.9	780.9	5.4	274.9	3.6	2 306.7	1 266.3	3 573.0
February	1 456.4	598.5	3.0	335.5	25.7	2 419.0	1 189.6	3 608.6
March	1 487.8	722.6	8.7	333.2	55.1	2 607.3	1 074.2	3 681.5
April	1 414.1	875.3	13.7	333.7	14.8	2 651.6	1 011.6	3 663.2
May	1 697.1	625.0	20.7	366.2	17.2	2 726.2	1 253.0	3 979.2
June	1 776.8	458.9	6.1	361.8	11.1	2 614.6	934.2	3 548.8
July	1 888.4	805.5	4.0	416.0	2.5	3 116.4	1 219.7	4 336.2
August	1 695.4	573.3	14.3	387.8	69.0	2 739.8	1 103.1	3 842.9
September	1 831.4	950.4	14.4	423.3	20.1	3 239.6	1 103.1	4 342.7
October	1 923.4	1 039.6	4.4	426.8	43.0	3 437.3	1 082.4	4 519.6
PUBLIC SECTOR								
2000-01	147.3	282.2	7.5	157.6	13.7	608.3	3 376.4	3 984.7
2001-02	253.9	213.4	0.4	156.6	0.1	624.4	3 793.1	4 417.5
2002-03	290.5	256.1	1.8	177.9	—	726.2	3 443.6	4 169.9
2002								
November	35.4	7.8	—	20.8	—	63.9	426.4	490.3
December	17.9	7.2	—	16.0	—	41.1	342.8	383.9
2003								
January	13.7	5.8	—	10.5	—	30.0	327.2	357.2
February	23.1	34.4	—	20.2	—	77.7	301.8	379.5
March	10.3	24.2	—	13.9	—	48.4	298.2	346.6
April	19.5	14.3	—	12.4	—	46.2	284.4	330.6
May	27.0	38.1	1.8	17.7	—	84.5	268.1	352.7
June	43.5	56.4	—	8.4	—	108.3	231.5	339.8
July	17.5	18.3	—	15.8	0.4	51.9	258.2	310.0
August	12.0	10.7	—	10.9	—	33.6	184.8	218.3
September	24.7	4.8	—	7.0	—	36.5	295.1	331.6
October	19.1	17.0	0.8	13.8	—	50.7	573.8	624.5
TOTAL								
2000-01	11 120.4	5 107.5	84.5	2 915.7	291.6	19 519.6	12 884.2	32 403.8
2001-02	17 644.7	7 073.6	66.5	3 618.4	275.8	28 678.9	13 720.4	42 399.3
2002-03	18 592.3	9 700.3	108.3	4 146.3	273.1	32 820.4	16 905.0	49 725.4
2002								
November	1 473.2	838.8	10.5	319.7	12.5	2 654.7	1 884.1	4 538.8
December	1 363.9	739.8	5.6	294.4	14.8	2 418.6	1 224.3	3 642.8
2003								
January	1 255.6	786.6	5.4	285.5	3.6	2 336.7	1 593.5	3 930.1
February	1 479.5	632.9	3.0	355.6	25.7	2 496.7	1 491.4	3 988.1
March	1 498.1	746.8	8.7	347.1	55.1	2 655.8	1 372.4	4 028.1
April	1 433.6	889.7	13.7	346.1	14.8	2 697.8	1 296.0	3 993.8
May	1 724.1	663.1	22.5	383.9	17.2	2 810.7	1 521.1	4 331.8
June	1 820.3	515.3	6.1	370.2	11.1	2 722.9	1 165.7	3 888.6
July	1 905.9	823.8	4.0	431.8	2.9	3 168.3	1 477.9	4 646.2
August	1 707.3	584.0	14.3	398.7	69.0	2 773.4	1 287.9	4 061.3
September	1 856.1	955.2	14.4	430.3	20.1	3 276.1	1 398.2	4 674.3
October	1 942.5	1 056.6	5.3	440.6	43.0	3 488.0	1 656.2	5 144.1

— nil or rounded to zero (including null cells)

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

States and territories	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversions	Total residential building	Non-residential building	Total building
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR								
NSW	408.4	269.8	1.6	151.3	41.8	872.9	321.3	1 194.2
Vic.	600.8	414.3	1.9	134.1	0.6	1 151.8	237.3	1 389.1
Qld	441.4	188.7	0.7	69.7	0.1	700.6	164.2	864.8
SA	104.1	44.4	—	25.3	—	173.8	261.3	435.1
WA	296.4	64.6	0.2	28.6	—	389.7	46.9	436.6
Tas.	30.0	1.6	—	7.3	0.5	39.4	13.1	52.5
NT	6.9	7.2	—	2.0	0.1	16.0	14.7	30.7
ACT	35.6	49.0	—	8.5	—	93.1	23.6	116.6
Aust.	1 923.4	1 039.6	4.4	426.8	43.0	3 437.3	1 082.4	4 519.6
PUBLIC SECTOR								
NSW	5.6	5.1	—	0.2	—	10.8	164.3	175.1
Vic.	2.0	0.5	—	8.8	—	11.4	103.5	114.9
Qld	3.9	2.9	—	2.9	—	9.6	210.0	219.6
SA	3.7	0.7	—	0.1	—	4.5	50.0	54.5
WA	0.7	3.5	0.8	0.5	—	5.5	10.4	16.0
Tas.	—	—	—	—	—	—	5.0	5.0
NT	2.6	2.0	—	1.2	—	5.8	2.6	8.3
ACT	0.6	2.4	—	—	—	3.0	27.9	31.0
Aust.	19.1	17.0	0.8	13.8	—	50.7	573.8	624.5
TOTAL								
NSW	414.0	274.9	1.6	151.5	41.8	883.7	485.6	1 369.3
Vic.	602.9	414.8	1.9	143.0	0.6	1 163.2	340.8	1 504.0
Qld	445.3	191.6	0.7	72.6	0.1	710.2	374.2	1 084.5
SA	107.8	45.1	—	25.4	—	178.3	311.3	489.6
WA	297.1	68.1	1.0	29.1	—	395.2	57.3	452.6
Tas.	30.0	1.6	—	7.3	0.5	39.4	18.1	57.5
NT	9.4	9.2	—	3.2	0.1	21.8	17.3	39.1
ACT	36.2	51.3	—	8.5	—	96.1	51.5	147.6
Aust.	1 942.5	1 056.6	5.3	440.6	43.0	3 488.0	1 656.2	5 144.1

— nil or rounded to zero (including null cells)

VALUE OF NON-RESIDENTIAL BUILDING APPROVED, States and territories: **Original**

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
Commercial									
Retail/wholesale trade	60.7	60.5	31.8	11.9	22.6	2.1	5.4	0.7	195.7
Transport	0.3	0.6	2.7	220.0	—	—	—	—	223.6
Offices	137.2	55.2	26.6	4.4	6.1	1.1	2.2	39.1	271.8
Other commercial n.e.c.	1.1	1.1	2.5	1.0	0.2	—	—	—	5.8
<i>Total commercial</i>	<i>199.3</i>	<i>117.3</i>	<i>63.6</i>	<i>237.3</i>	<i>28.8</i>	<i>3.2</i>	<i>7.6</i>	<i>39.8</i>	<i>697.0</i>
Industrial									
Factories	14.4	13.4	9.5	5.6	4.2	6.3	—	0.3	53.8
Warehouses	16.9	38.3	12.8	3.1	6.5	0.4	5.8	1.5	85.4
Agricultural/aquacultural	1.1	1.4	1.4	1.2	1.0	—	—	—	6.1
Other industrial n.e.c.	5.3	1.5	2.3	0.3	0.6	—	0.3	—	10.3
<i>Total industrial</i>	<i>37.7</i>	<i>54.6</i>	<i>26.0</i>	<i>10.3</i>	<i>12.4</i>	<i>6.8</i>	<i>6.1</i>	<i>1.8</i>	<i>155.6</i>
Other non-residential									
Educational	96.2	74.3	47.8	56.4	8.8	6.6	0.4	1.9	292.5
Religious	0.3	2.7	10.0	0.3	0.1	—	—	—	13.3
Aged care facilities	44.2	4.8	1.2	1.2	0.6	0.1	—	—	52.0
Health	20.6	6.0	18.7	0.5	1.9	—	0.4	3.4	51.6
Entertainment and recreation	31.6	12.6	163.4	2.7	2.5	0.4	0.4	4.4	218.0
Accommodation	47.1	40.3	32.6	1.3	0.6	0.8	1.1	0.1	123.9
Other non-residential n.e.c.	8.7	28.1	11.0	1.3	1.6	0.1	1.3	0.1	52.2
<i>Total other non-residential</i>	<i>248.6</i>	<i>168.9</i>	<i>284.7</i>	<i>63.7</i>	<i>16.1</i>	<i>8.1</i>	<i>3.6</i>	<i>9.9</i>	<i>803.5</i>
Total non-residential	485.6	340.8	374.2	311.3	57.3	18.1	17.3	51.5	1 656.2

— nil or rounded to zero (including null cells)

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR									
Commercial									
Retail/wholesale trade	60.1	58.8	31.7	11.9	22.6	2.1	5.3	0.7	193.1
Transport	0.1	0.1	2.0	220.0	—	—	—	—	222.1
Offices	89.4	51.6	24.5	3.0	4.7	0.3	2.2	18.0	193.7
Other commercial n.e.c.	1.1	1.1	1.9	0.8	0.2	—	—	—	5.0
<i>Total commercial</i>	<i>150.6</i>	<i>111.4</i>	<i>60.1</i>	<i>235.6</i>	<i>27.5</i>	<i>2.4</i>	<i>7.5</i>	<i>18.7</i>	<i>613.9</i>
Industrial									
Factories	14.4	13.2	9.5	5.6	4.1	5.0	—	0.3	52.2
Warehouses	16.7	38.2	12.5	3.1	6.5	0.4	5.8	1.3	84.6
Agricultural/aquacultural	1.1	1.4	1.4	1.2	1.0	—	—	—	6.1
Other industrial n.e.c.	5.3	1.4	2.3	0.3	0.6	—	0.3	—	10.1
<i>Total industrial</i>	<i>37.5</i>	<i>54.2</i>	<i>25.7</i>	<i>10.3</i>	<i>12.2</i>	<i>5.4</i>	<i>6.1</i>	<i>1.7</i>	<i>153.1</i>
Other non-residential									
Educational	43.3	10.5	16.4	9.1	3.3	4.2	—	0.2	86.9
Religious	0.3	2.7	10.0	0.3	0.1	—	—	—	13.3
Aged care facilities	12.5	3.7	1.2	1.2	0.6	0.1	—	—	19.3
Health	1.2	1.7	4.3	0.5	0.5	—	—	—	8.1
Entertainment and recreation	26.0	11.0	8.2	2.4	0.5	0.4	0.4	2.8	51.8
Accommodation	47.1	40.3	32.6	1.2	0.6	0.5	—	0.1	122.4
Other non-residential n.e.c.	3.0	1.7	5.8	0.6	1.6	—	0.8	0.1	13.6
<i>Total other non-residential</i>	<i>133.2</i>	<i>71.7</i>	<i>78.5</i>	<i>15.4</i>	<i>7.1</i>	<i>5.2</i>	<i>1.2</i>	<i>3.2</i>	<i>315.4</i>
Total non-residential	321.3	237.3	164.2	261.3	46.9	13.1	14.7	23.6	1 082.4
PUBLIC SECTOR									
Commercial									
Retail/wholesale trade	0.6	1.7	0.1	—	—	—	0.2	—	2.6
Transport	0.3	0.5	0.7	—	—	—	—	—	1.5
Offices	47.8	3.7	2.1	1.3	1.3	0.8	—	21.1	78.1
Other commercial n.e.c.	—	—	0.6	0.3	—	—	—	—	0.9
<i>Total commercial</i>	<i>48.7</i>	<i>5.9</i>	<i>3.5</i>	<i>1.6</i>	<i>1.3</i>	<i>0.8</i>	<i>0.2</i>	<i>21.1</i>	<i>83.1</i>
Industrial									
Factories	—	0.2	—	—	0.1	1.4	—	—	1.6
Warehouses	0.2	0.1	0.3	—	—	—	—	0.1	0.8
Agricultural/aquacultural	—	—	—	—	—	—	—	—	—
Other industrial n.e.c.	—	0.1	—	—	0.1	—	—	—	0.2
<i>Total industrial</i>	<i>0.2</i>	<i>0.4</i>	<i>0.3</i>	<i>—</i>	<i>0.1</i>	<i>1.4</i>	<i>—</i>	<i>0.1</i>	<i>2.6</i>
Other non-residential									
Educational	52.9	63.8	31.4	47.3	5.6	2.4	0.4	1.7	205.6
Religious	—	—	—	—	—	—	—	—	—
Aged care facilities	31.7	1.0	—	—	—	—	—	—	32.7
Health	19.5	4.4	14.5	—	1.4	—	0.4	3.4	43.5
Entertainment and recreation	5.6	1.6	155.1	0.2	2.0	—	—	1.6	166.2
Accommodation	—	—	—	0.1	—	0.3	1.1	—	1.5
Other non-residential n.e.c.	5.6	26.4	5.3	0.7	—	0.1	0.5	—	38.6
<i>Total other non-residential</i>	<i>115.4</i>	<i>97.2</i>	<i>206.2</i>	<i>48.3</i>	<i>9.0</i>	<i>2.9</i>	<i>2.4</i>	<i>6.7</i>	<i>488.2</i>
Total non-residential	164.3	103.5	210.0	50.0	10.4	5.0	2.6	27.9	573.8

— nil or rounded to zero (including null cells)

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

	\$50,000 to less than \$1m	\$1m to less than \$5m	\$5m and over	Total
BUILDING JOBS (no.)				
Commercial				
Retail/wholesale trade	608	32	5	645
Transport	10	1	1	12
Offices	307	32	10	349
Other commercial n.e.c.	25	—	—	25
<i>Total commercial</i>	950	65	16	1 031
Industrial				
Factories	95	18	—	113
Warehouses	131	19	3	153
Agricultural/aquacultural	43	—	—	43
Other industrial n.e.c.	43	1	—	44
<i>Total industrial</i>	312	38	3	353
Other non-residential				
Educational	123	34	8	165
Religious	20	—	1	21
Aged care facilities	10	7	2	19
Health	53	8	2	63
Entertainment and recreation	82	15	3	100
Accommodation	43	5	4	52
Other non-residential n.e.c.	81	6	1	88
<i>Total other non-residential</i>	412	75	21	508
Total non-residential	1 674	178	40	1 892

	VALUE (\$m)			
Commercial				
Retail/wholesale trade	93.1	69.7	32.9	195.7
Transport	2.0	1.6	220.0	223.6
Offices	65.6	69.0	137.2	271.8
Other commercial n.e.c.	5.8	—	—	5.8
<i>Total commercial</i>	166.6	140.3	390.1	697.0
Industrial				
Factories	22.1	31.7	—	53.8
Warehouses	37.1	30.6	17.7	85.4
Agricultural/aquacultural	6.1	—	—	6.1
Other industrial n.e.c.	9.0	1.3	—	10.3
<i>Total industrial</i>	74.3	63.6	17.7	155.6
Other non-residential				
Educational	35.8	74.9	181.8	292.5
Religious	5.3	—	8.0	13.3
Aged care facilities	4.2	11.6	36.2	52.0
Health	14.5	20.7	16.4	51.6
Entertainment and recreation	18.1	28.5	171.3	218.0
Accommodation	9.9	11.7	102.3	123.9
Other non-residential n.e.c.	22.0	15.5	14.7	52.2
<i>Total other non-residential</i>	110.0	162.9	530.6	803.5
Total non-residential	350.9	366.9	938.4	1 656.2

— nil or rounded to zero (including null cells)

VALUE OF BUILDING APPROVED, Chain volume measures(a)

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$m)							
2000-01	11 408.0	5 223.1	16 632.6	3 381.8	20 012.9	13 192.9	33 208.9
2001-02	17 644.8	7 073.6	24 718.3	3 960.6	28 678.9	13 720.3	42 399.3
2002-03	17 818.3	9 210.1	27 028.4	4 353.9	31 382.3	16 040.3	47 422.6
2002							
June	4 647.1	1 937.4	6 586.2	1 078.3	7 664.3	3 511.8	11 182.1
September	4 787.5	2 078.1	6 865.5	1 192.1	8 057.7	3 875.2	11 932.8
December	4 351.2	3 194.9	7 546.0	1 007.4	8 553.5	4 281.2	12 834.7
2003							
March	4 037.1	2 029.8	6 066.9	1 041.8	7 108.7	4 192.6	11 301.3
June	4 642.5	1 907.4	6 549.9	1 112.6	7 662.5	3 691.3	11 353.8
September	4 990.1	2 140.6	7 130.6	1 279.2	8 409.8	3 804.2	12 214.0
SEASONALLY ADJUSTED (\$m)							
2002							
June	4 535.8	1 989.6	6 526.8	1 037.8	7 564.6	3 320.2	10 889.6
September	4 580.5	1 973.3	6 553.8	1 138.5	7 692.3	4 197.3	11 889.6
December	4 321.0	2 993.5	7 314.5	1 025.7	8 340.3	3 965.4	12 305.7
2003							
March	4 266.6	2 248.0	6 514.6	1 095.4	7 610.0	4 223.6	11 833.6
June	4 650.1	1 995.4	6 645.5	1 094.2	7 739.7	3 654.0	11 393.7
September	4 745.7	1 999.4	6 745.1	1 209.5	7 954.6	4 073.5	12 028.2
TREND (\$m)							
2002							
June	4 524.7	1 884.5	6 410.5	1 046.1	7 456.6	3 550.1	11 010.5
September	4 472.6	2 292.3	6 765.4	1 074.6	7 839.9	3 901.2	11 742.8
December	4 381.7	2 499.2	6 881.0	1 076.4	7 957.4	4 084.0	12 041.4
2003							
March	4 404.4	2 383.2	6 788.0	1 082.5	7 870.7	4 032.2	11 901.1
June	4 546.6	2 134.9	6 682.6	1 120.7	7 803.2	3 932.7	11 736.5
September	4 742.8	1 911.2	6 589.6	1 179.7	7 779.2	3 931.4	11 720.8
TREND (% CHANGE FROM PREVIOUS QUARTER)							
2002							
June	0.3	13.2	3.8	3.8	3.8	5.0	4.2
September	-1.2	21.6	5.5	2.7	5.1	9.9	6.7
December	-2.0	9.0	1.7	0.2	1.5	4.7	2.5
2003							
March	0.5	-4.6	-1.4	0.6	-1.1	-1.3	-1.2
June	3.2	-10.4	-1.6	3.5	-0.9	-2.5	-1.4
September	4.3	-10.5	-1.4	5.3	-0.3	—	-0.1

— nil or rounded to zero (including null cells)

(b) Refer to Explanatory Notes, paragraph 13.

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

Original

<i>Period</i>	<i>NSW</i>	<i>Vic.</i>	<i>Qld</i>	<i>SA</i>	<i>WA</i>	<i>Tas.</i>	<i>NT</i>	<i>ACT</i>	<i>Aust.</i>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
TOTAL RESIDENTIAL BUILDING									
2000-01	6 159.5	6 524.0	3 547.8	932.9	2 184.3	175.7	179.6	313.5	20 012.9
2001-02	8 963.8	8 999.7	5 636.4	1 393.9	2 861.6	272.7	161.7	389.1	28 678.9
2002-03	9 342.6	9 508.2	6 747.2	1 581.9	3 201.4	297.9	185.8	517.4	31 382.3
2002									
June	2 509.8	2 282.3	1 531.9	370.2	774.3	62.9	43.8	88.3	7 664.3
September	2 230.4	2 689.9	1 640.3	373.6	823.6	75.7	58.1	166.1	8 057.7
December	2 858.3	2 321.0	1 893.3	469.0	736.4	71.8	46.7	157.0	8 553.5
2003									
March	2 155.4	1 967.1	1 609.7	388.2	787.9	68.7	35.5	96.1	7 108.7
June	2 098.5	2 530.3	1 603.9	351.1	853.4	81.8	45.5	98.2	7 662.5
September	2 552.0	2 290.5	2 018.4	414.6	814.2	110.4	71.2	138.6	8 409.8
NON-RESIDENTIAL BUILDING									
2000-01	3 707.3	4 145.4	2 753.9	744.8	1 316.6	155.5	199.1	179.8	13 192.9
2001-02	4 385.6	4 519.0	2 462.4	804.8	976.5	168.0	159.4	244.7	13 720.3
2002-03	5 398.7	4 843.3	2 668.2	975.2	1 465.6	193.6	148.2	347.7	16 040.3
2002									
June	1 046.1	1 254.8	638.9	177.8	295.8	32.0	26.3	39.6	3 511.8
September	1 136.9	1 059.9	646.7	246.2	555.4	44.8	71.4	113.8	3 875.2
December	1 783.7	1 073.9	768.2	277.5	230.2	31.7	28.2	87.7	4 281.2
2003									
March	1 315.4	1 567.8	676.6	151.2	336.3	56.1	19.1	70.0	4 192.6
June	1 162.6	1 141.7	576.7	300.2	343.6	61.1	29.4	76.2	3 691.3
September	1 308.8	1 034.6	793.6	207.0	327.3	48.0	32.7	52.2	3 804.2
TOTAL BUILDING									
2000-01	9 868.1	10 677.4	6 283.1	1 678.7	3 498.7	331.4	378.7	493.2	33 208.9
2001-02	13 349.4	13 518.7	8 098.8	2 198.7	3 838.1	440.7	321.1	633.8	42 399.3
2002-03	14 741.3	14 351.5	9 415.4	2 557.1	4 666.9	491.5	333.9	865.1	47 422.6
2002									
June	3 561.0	3 538.1	2 173.6	548.3	1 068.5	94.8	70.3	127.8	11 182.1
September	3 367.3	3 749.8	2 287.0	619.8	1 379.0	120.4	129.5	279.9	11 932.8
December	4 642.0	3 394.9	2 661.5	746.6	966.6	103.4	74.9	244.7	12 834.7
2003									
March	3 470.8	3 535.0	2 286.3	539.4	1 124.3	124.8	54.6	166.1	11 301.3
June	3 261.0	3 671.9	2 180.5	651.3	1 197.0	142.8	74.8	174.4	11 353.8
September	3 860.7	3 325.0	2 812.0	621.6	1 141.5	158.4	103.9	190.8	12 214.0

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

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

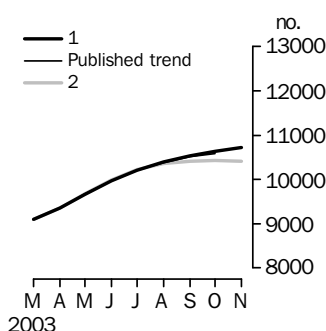
TREND REVISIONS

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

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

The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the June seasonally adjusted estimate is higher than the May estimate by 4% for the number of private sector houses approved and 13% for other dwelling units approved; and that the June seasonally adjusted estimate is lower than the May 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.

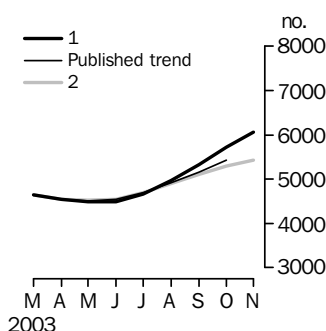
PRIVATE SECTOR HOUSES APPROVED



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	(1) rises by 4% on Oct 2003		(2) falls by 4% on Oct 2003	
	no.	% change	no.	% change	no.	% change
2003						
June	9 969	3.1	9 964	3.1	9 989	3.2
July	10 212	2.4	10 210	2.5	10 223	2.3
August	10 388	1.7	10 391	1.8	10 357	1.3
September	10 516	1.2	10 526	1.3	10 414	0.6
October	10 584	0.6	10 640	1.1	10 429	0.1
November	—	—	10 725	0.8	10 406	-0.2

— nil or rounded to zero (including null cells)

OTHER DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	(1) rises by 13% on Oct 2003		(2) falls by 13% on Oct 2003	
	no.	% change	no.	% change	no.	% change
2003						
June	4 541	0.6	4 497	0.2	4 548	0.7
July	4 690	3.3	4 668	3.8	4 693	3.2
August	4 913	4.8	4 967	6.4	4 900	4.4
September	5 158	5.0	5 333	7.4	5 113	4.3
October	5 427	5.2	5 711	7.1	5 295	3.6
November	—	—	6 067	6.2	5 439	2.7

— nil or rounded to zero (including null cells)

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following:

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

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

5 From July 1990, the statistics include:

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

VALUE DATA

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

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

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

OWNERSHIP

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

EXPLANATORY NOTES *continued*

BUILDING CLASSIFICATION

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

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

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

13 The TYPE OF WORK classification refers to the building activity carried out. Conversion jobs are shown separately in tables 9, 10, 19 and 20. However, in other tables they are included within existing categories, as follows: in tables 1 and 2 they are included in the appropriate TYPE OF BUILDING category, and in tables 13, 14 and 24 they are included in the 'Alterations and additions to residential buildings' category.

SEASONAL ADJUSTMENT

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

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

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

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

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

EXPLANATORY NOTES *continued*

SEASONAL ADJUSTMENT

continued

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

20 Smoothing seasonally adjusted series and creates trend estimates. For monthly series, these trend estimates are derived by applying a 13-term Henderson-weighted moving average to all months of the seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted series. For the quarterly chain volume measures (table 24), the trend estimates are derived by applying a 7-term Henderson-weighted moving average to all quarters of the respective seasonally adjusted series except the last three quarters. Trend series are created for these last three quarters by applying surrogates of the Henderson moving average seasonally adjusted series. For further information, see *Information Paper: A Guide to Interpreting Time Series—Monitoring 'Trends': an Overview* (cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on Canberra 02 6252 6540 or email <timeseries@abs.gov.au>.

21 While the smoothing techniques described in paragraph 20 enable trend estimates to be produced for the latest few periods, they do result in revisions to the trend estimates as new data becomes available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data may also lead to revisions to the trend.

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

CHAIN VOLUME MEASURES

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

AUSTRALIAN STANDARD GEOGRAPHIC CLASSIFICATION (ASGC)

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

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

EXPLANATORY NOTES *continued*

ABS DATA AVAILABLE ON REQUEST

26 As well as the statistics included in this and related publications, the ABS may have other relevant data available on request. Inquiries should be made to the National Information and Referral Service on 1300 135 070.

RELATED PUBLICATIONS

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

Building Activity, Australia, cat. no. 8752.0–8752.7

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

Construction Work Done, Australia, Preliminary, cat. no. 8755.0

Engineering Construction Activity, Australia, cat. no. 8762.0

House Price Indexes: Eight Capital Cities, cat. no. 6416.0

Housing Finance for Owner Occupation, Australia, cat. no. 5609.0

Producer Price Indexes, Australia, cat. no. 6427.0

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

ROUNDING

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

ABBREVIATIONS

\$m million dollars

ABS Australian Bureau of Statistics

ACT Australian Capital Territory

Aust. Australia

FCB functional classification of buildings

GST Goods and Services Tax

NSW New South Wales

NT Northern Territory

Qld Queensland

SA South Australia

Tas. Tasmania

Vic. Victoria

WA Western Australia

GLOSSARY

Accommodation	Buildings primarily providing short-term or temporary accommodation, and includes the following categories: <ul style="list-style-type: none">■ Self contained, short term apartments (e.g. serviced apartments)■ Hotels (predominantly accommodation), motels, boarding houses, cabins■ Other short term accommodation n.e.c. (e.g. migrant hostels, youth hostels, lodges)
Aged care facilities	Building used in the provision or support of aged care facilities, excluding dwellings (e.g. retirement villages). Includes aged care facilities with and without medical care.
Agriculture/aquaculture	Buildings housing, or associated with, agriculture and aquaculture activities, including bulk storage of produce (e.g. shearing shed, grain silo, shearers' quarters).
Alterations and additions	Building activity carried out on existing buildings. Includes adding to or diminishing floor area, altering the structural design of a building and affixing rigid components which are integral to the functioning of the building.
Alterations and additions to residential buildings	Alterations and additions carried out on existing residential buildings, which may result in the creation of new dwelling units. See also Explanatory Notes, paragraph 13.
Building	A building is a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design is the provision for regular access by persons in order to satisfy its intended use.
Commercial	Buildings primarily occupied with or engaged in commercial trade or work intended for commercial trade, including buildings used primarily in wholesale and retail trades, office and transport activities.
Conversion	Building activity which converts a non-residential building to a residential building, e.g. conversion of a warehouse to residential apartments. Conversion is considered to be a special type of alteration, and these jobs have been separately identified as such from the July 1996 reference month, though they have only appeared separately in this publication from the January 1998 issue. Prior to that issue, conversions were published as part of the 'Conversions, etc.' category or included elsewhere within a table. See also Explanatory Notes, paragraph 13.
Dwelling unit	A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Regardless of whether they are self-contained or not, units within buildings offering institutional care (e.g. hospitals) or temporary accommodation (e.g. motels, hostels and holiday apartments) are not defined as dwelling units. Such units are included in the appropriate category of non-residential building approvals. Dwelling units can be created in one of four ways: through new work to create a residential building; through alteration/addition work to an existing residential building; through either new or alteration/addition work on non-residential building or through conversion of a non-residential building to a residential building.
Educational	Buildings used in the provision or support of educational services, including group accommodation buildings (e.g. classrooms, school canteens, dormitories).
Entertainment and recreation	Buildings used in the provision of entertainment and recreational facilities or services (e.g. libraries, museums, casinos, sporting facilities).
Factories	Buildings housing, or associated with, production and assembly processes of intermediate and final goods.
Flats, units or apartments	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
Health	Buildings used in the provision of non-aged care medical services (e.g. nursing quarters, laboratories, clinics).

GLOSSARY *continued*

House	A house is a detached building primarily used for long term residential purposes. It consists of one dwelling unit. For instance, detached 'granny flats' and detached dwelling units (e.g. caretaker's residences) associated with a non-residential building are defined as houses. Also includes 'cottages', 'bungalows' and rectories.
Industrial	Buildings used for warehousing and the production and assembly activities of industrial establishments, including factories and plants.
New building work	Building activity which will result in the creation of a building which previously did not exist.
New other residential buildings	Building activity which will result in the creation of a residential building other than a house, which previously did not exist.
New residential	Building activity which will result in the creation of any residential building (house or other residential) which previously did not exist.
Non-residential building	A non-residential building is primarily intended for purposes other than long term residential purposes. Note that, on occasions, one or more dwelling units may be created through non-residential building activity. Prior to the January 1998 issue of this publication, they have been included in the 'Conversions, etc.' column in tables showing dwelling units approved. They are now identified separately (e.g. see table 9). However, the value of these dwelling units cannot be separated out from that of the non-residential building which they are part of, therefore the value associated with these remain in the appropriate non-residential category.
Offices	Buildings primarily used in the provision of professional services or public administration (e.g. offices, insurance or finance buildings).
Other business premises	Includes warehouses, service stations, transport depots and terminals, electricity substation buildings, telephone exchanges, broadcasting and film studios.
Other dwellings	Includes all dwellings other than houses. They can be created by: the creation of new other residential buildings (e.g. flats); alteration/addition work to an existing residential building; either new or alteration/addition work on a non-residential building; conversion of a non-residential building to a residential building creating more than one dwelling unit.
Other residential building	An other residential building is a building other than a house primarily used for long-term residential purposes. An other residential building contains more than one dwelling unit. Other residential buildings are coded to the following categories: semi-detached, row or terrace house or townhouse with one storey; semi-detached, row or terrace house or townhouse with two or more storeys; flat, unit or apartment in a building of one or two storeys; flat, unit or apartment in a building of three storeys; flat, unit or apartment in a building of four or more storeys; flat, unit or apartment attached to a house; other/number of storeys unknown. The latter two categories are included with the semi-detached, row or terrace house or townhouse with one storey category in table 11 and 12 of this publication.
Religious	Buildings used for or associated with worship or in support of programs sponsored by religious bodies (e.g. church, temple, church hall, dormitories).
Residential building	A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.
Retail/wholesale trade	Buildings primarily used in the sale of goods to intermediate and end users.
Semi-detached, row or terrace houses, townhouses	Dwellings having their own private grounds with no other dwellings above or below.
Transport	Buildings primarily used in the provision of transport services, and includes the following categories: <ul style="list-style-type: none">■ Passenger transport buildings (e.g. passenger terminals)

GLOSSARY *continued*

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

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