



# BUILDING APPROVALS

AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) THURS 31 OCT 2002

## SEPTEMBER KEY FIGURES

### TREND ESTIMATES

	Sep 2002	% change Aug 2002 to Sep 2002	% change Sep 2001 to Sep 2002
Dwelling units approved			
Private sector houses	10 244	0.3	0.6
Total dwelling units	15 360	0.3	5.0

### SEASONALLY ADJUSTED

	Sep 2002	% change Aug 2002 to Sep 2002	% change Sep 2001 to Sep 2002
Dwelling units approved			
Private sector houses	9 477	-14.0	-3.9
Total dwelling units	14 135	-19.4	-6.5

## SEPTEMBER KEY POINTS

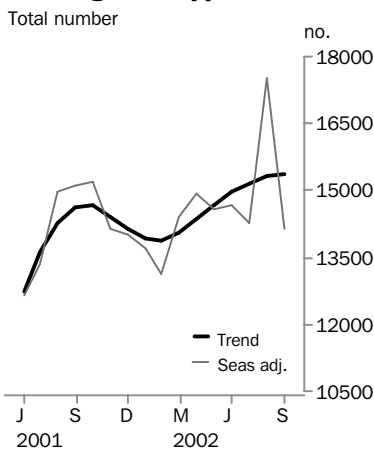
### TREND ESTIMATES

- The trend estimate for total dwelling units approved rose 0.3% in September 2002. This is the seventh consecutive month of growth.
- The trend estimate for private sector houses approved rose 0.3% in September 2002, following a 0.6% rise in August.
- The trend estimate for other dwellings approved rose by 0.1% in September 2002.

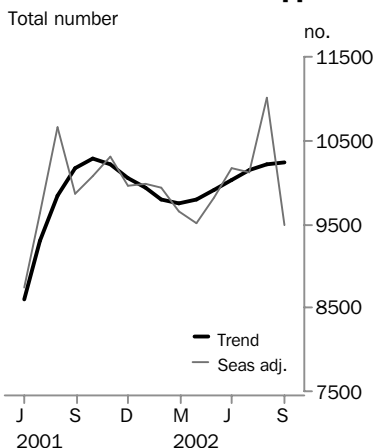
### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units approved fell 19.4% to 14,135 in September 2002. This followed a 22.9% rise in August.
- The seasonally adjusted estimate for private sector houses approved fell 14.0% to 9,477 in September 2002, following a rise of 8.9% in the previous month.
- The seasonally adjusted estimate for other dwellings approved fell 28.4% to 4,544 in September 2002, following a 60.5% rise in August.
- Note that the fall in seasonally adjusted estimates for September follows significant increases in August. The estimates for September remain at relatively high levels in historical terms.

### Dwelling units approved



### Private sector houses approved



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

# NOTES

## FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
October 2002	3 December 2002
November 2002	7 January 2003
December 2002	3 February 2003

## CHANGES IN THIS ISSUE

There are no changes in this issue.

## DATA NOTES

There are no notes about the data.

## REVISIONS THIS MONTH

Revisions have been made to total dwelling units in this issue.

	2001-2002	2002-2003
Victoria		-45
Queensland	+65	+20
Western Australia		-2
TOTAL	+65	-27

There has also been a revision to the value of non-residential building in Queensland (+\$260.0m in September 2001).

## SYMBOLS AND OTHER USAGES

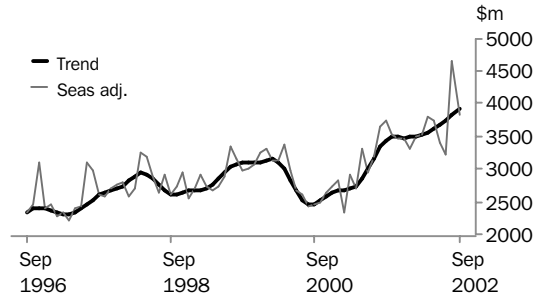
n.a. not available  
n.y.a. not yet available

Dennis Trewin  
Australian Statistician

# VALUE OF BUILDING APPROVED

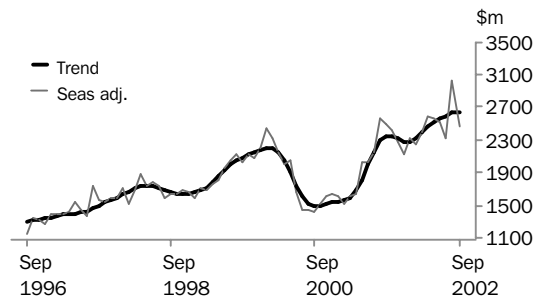
## VALUE OF TOTAL BUILDING

The trend estimate of the value of total building approved has risen for the last nine months. The trend estimate rose 2.1% in September 2002.



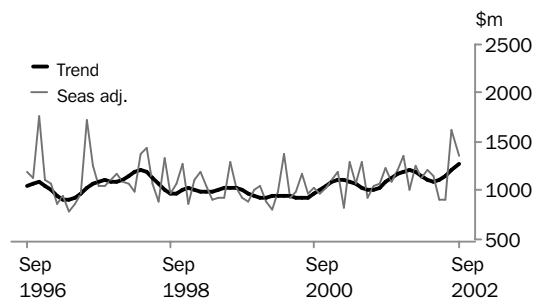
## VALUE OF RESIDENTIAL BUILDING

The trend estimate of the value of residential building approved has risen for the last nine months, following three months of decline. The trend estimate rose 0.6% in September 2002.



## VALUE OF NON-RESIDENTIAL BUILDING

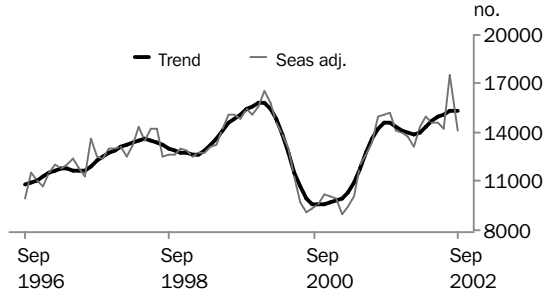
The trend estimate of the value of non residential building approved has risen for the last four months, following four months of decline. The trend estimate rose 5.5% in September 2002.



# DWELLINGS APPROVED

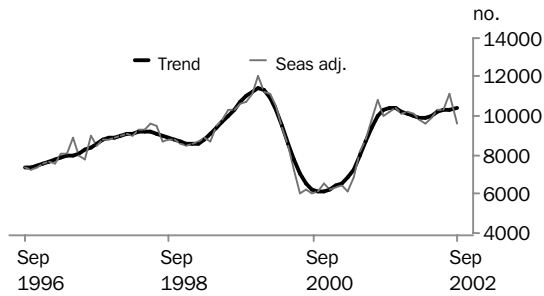
## TOTAL DWELLING UNITS

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



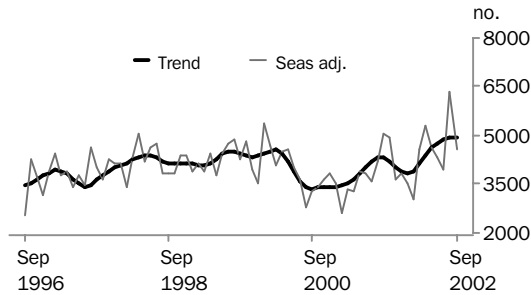
## PRIVATE SECTOR HOUSES

The trend estimate for private sector houses approved has risen for the last six months, following five months of decline.



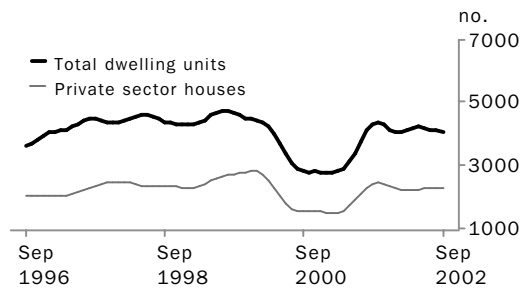
## OTHER DWELLINGS

The trend estimate for other dwellings approved has risen for the last eight months, following five months of decline.



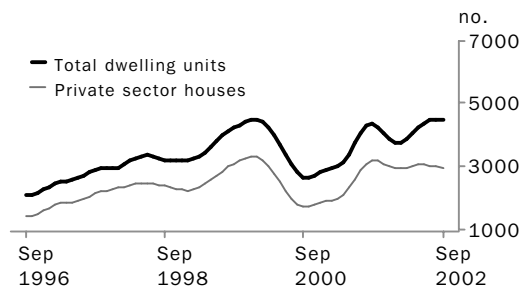
# DWELLING UNITS APPROVED: State Trends

## NEW SOUTH WALES



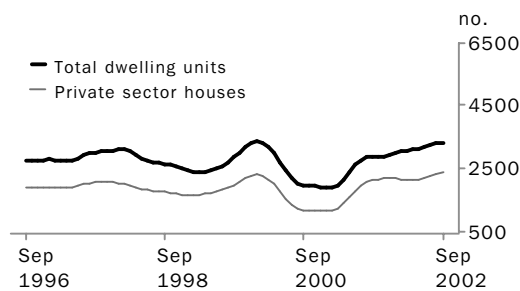
The trend estimate for total dwelling units approved in New South Wales has fallen in the last four months, following three months of growth.

## VICTORIA



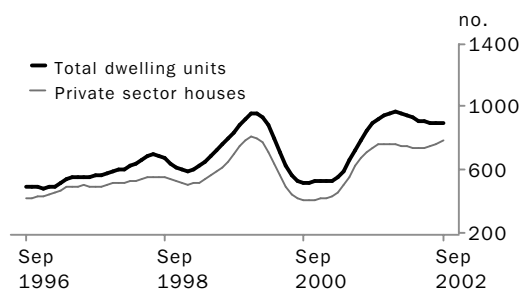
The trend estimate for total dwelling units approved in Victoria fell in September 2002, following six months of growth.

## QUEENSLAND



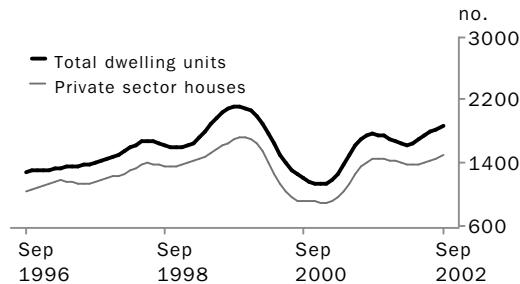
The trend estimate for total dwelling units approved in Queensland has risen for the last eleven months.

## SOUTH AUSTRALIA



The trend estimate for total dwelling units approved in South Australia has fallen for the last eight months, following sixteen months of growth.

## WESTERN AUSTRALIA



The trend estimate for total dwelling units approved in Western Australia has risen for the last six months, following six months of decline.

# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

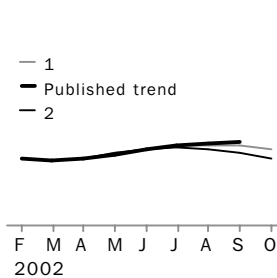
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

### TREND REVISIONS

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

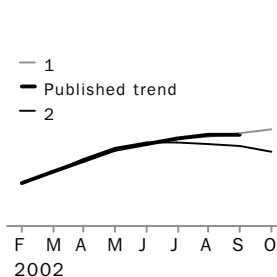
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the October seasonally adjusted estimate is higher than the September estimate by 4% for the number of private sector houses approved and 13% for other dwelling units approved; and that the October seasonally adjusted estimate is lower than the September 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	<b>1</b> <i>rises by 4% on Sep 2002</i>		<b>2</b> <i>falls by 4% on Sep 2002</i>	
	no.	% change	no.	% change	no.	% change
May 2002	9 906	1.2	9 914	1.2	9 937	1.3
June 2002	10 038	1.3	10 043	1.3	10 054	1.2
July 2002	10 144	1.1	10 129	0.9	10 098	0.4
August 2002	10 209	0.6	10 150	0.2	10 049	-0.5
September 2002	10 244	0.3	10 120	-0.3	9 930	-1.2
October 2002	n.y.a.	n.y.a.	10 058	-0.6	9 770	-1.6

### OTHER DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b> <i>rises by 13% on Sep 2002</i>		<b>2</b> <i>falls by 13% on Sep 2002</i>	
	no.	% change	no.	% change	no.	% change
May 2002	4 629	5.0	4 634	5.2	4 671	5.5
June 2002	4 771	3.1	4 774	3.0	4 793	2.6
July 2002	4 870	2.1	4 859	1.8	4 810	0.4
August 2002	4 959	1.8	4 936	1.6	4 774	-0.7
September 2002	4 964	0.1	5 003	1.4	4 699	-1.6
October 2002	n.y.a.	n.y.a.	5 064	1.2	4 604	-2.0

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## DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS...		TOTAL DWELLING UNITS..		
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Public sector</i>	<i>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL							
<b>2001</b>							
July	9 593	9 773	3 438	3 610	13 031	352	13 383
August	11 051	11 166	4 705	4 841	15 756	251	16 007
September	9 516	9 692	4 369	4 451	13 885	258	14 143
October	10 597	10 800	5 033	5 180	15 630	350	15 980
November	10 921	11 081	4 042	4 179	14 963	297	15 260
December	9 022	9 145	3 491	3 684	12 513	316	12 829
<b>2002</b>							
January	8 590	8 787	3 508	3 599	12 098	288	12 386
February	9 881	10 062	2 767	2 972	12 648	386	13 034
March	9 340	9 477	3 897	4 018	13 237	258	13 495
April	9 826	9 956	5 102	5 249	14 928	277	15 205
May	11 100	11 219	4 694	4 888	15 794	313	16 107
June	9 554	9 713	3 703	4 006	13 257	462	13 719
July	10 581	10 798	3 905	4 161	14 486	473	14 959
August	11 005	11 143	6 967	6 993	17 972	164	18 136
September	9 530	9 650	3 865	3 970	13 395	225	13 620
SEASONALLY ADJUSTED							
<b>2001</b>							
July	9 637	9 804	3 352	3 566	12 989	381	13 370
August	10 667	10 805	4 012	4 178	14 679	304	14 983
September	9 866	10 037	4 951	5 076	14 817	296	15 113
October	10 084	10 248	4 744	4 928	14 828	348	15 176
November	10 315	10 479	3 491	3 677	13 806	350	14 156
December	9 960	10 126	3 654	3 865	13 614	377	13 991
<b>2002</b>							
January	9 974	10 177	3 411	3 520	13 385	312	13 697
February	9 933	10 130	2 817	3 019	12 750	399	13 149
March	9 654	9 804	4 454	4 598	14 108	294	14 402
April	9 511	9 641	5 161	5 292	14 672	261	14 933
May	9 814	9 934	4 507	4 656	14 321	269	14 590
June	10 163	10 294	4 213	4 357	14 376	275	14 651
July	10 114	10 307	3 665	3 951	13 779	479	14 258
August	11 015	11 188	6 308	6 342	17 323	207	17 530
September	9 477	9 591	4 380	4 544	13 857	278	14 135
TREND ESTIMATES							
<b>2001</b>							
July	9 295	9 424	3 994	4 204	13 289	339	13 628
August	9 846	9 989	4 114	4 301	13 960	330	14 290
September	10 178	10 334	4 127	4 298	14 304	328	14 632
October	10 287	10 456	4 024	4 191	14 311	336	14 647
November	10 217	10 395	3 855	4 025	14 073	347	14 420
December	10 060	10 241	3 716	3 887	13 776	352	14 128
<b>2002</b>							
January	9 922	10 100	3 673	3 839	13 596	343	13 939
February	9 803	9 972	3 754	3 914	13 557	329	13 886
March	9 757	9 915	3 973	4 128	13 729	314	14 043
April	9 792	9 942	4 253	4 408	14 045	305	14 350
May	9 906	10 051	4 472	4 629	14 377	303	14 680
June	10 038	10 183	4 613	4 771	14 650	304	14 954
July	10 144	10 292	4 714	4 870	14 857	305	15 162
August	10 209	10 359	4 808	4 959	15 017	301	15 318
September	10 244	10 396	4 815	4 964	15 059	301	15 360



## DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES.....		OTHER DWELLINGS...		TOTAL DWELLING UNITS..		
	Private sector	Total	Private sector	Total	Private sector	Public sector	Total
ORIGINAL (% change from preceding month)							
<b>2001</b>							
July	12.9	13.8	10.3	0.7	12.2	-37.3	10.0
August	15.2	14.3	36.9	34.1	20.9	-28.7	19.6
September	-13.9	-13.2	-7.1	-8.1	-11.9	2.8	-11.6
October	11.4	11.4	15.2	16.4	12.6	35.7	13.0
November	3.1	2.6	-19.7	-19.3	-4.3	-15.1	-4.5
December	-17.4	-17.5	-13.6	-11.8	-16.4	6.4	-15.9
<b>2002</b>							
January	-4.8	-3.9	0.5	-2.3	-3.3	-8.9	-3.5
February	15.0	14.5	-21.1	-17.4	4.5	34.0	5.2
March	-5.5	-5.8	40.8	35.2	4.7	-33.2	3.5
April	5.2	5.1	30.9	30.6	12.8	7.4	12.7
May	13.0	12.7	-8.0	-6.9	5.8	13.0	5.9
June	-13.9	-13.4	-21.1	-18.0	-16.1	47.6	-14.8
July	10.7	11.2	5.5	3.9	9.3	2.4	9.0
August	4.0	3.2	78.4	68.1	24.1	-65.3	21.2
September	-13.4	-13.4	-44.5	-43.2	-25.5	37.2	-24.9
SEASONALLY ADJUSTED (% change from preceding month)							
<b>2001</b>							
July	10.2	11.2	-7.1	-7.0	5.2	25.7	5.7
August	10.7	10.2	19.7	17.2	13.0	-20.2	12.1
September	-7.5	-7.1	23.4	21.5	0.9	-2.6	0.9
October	2.2	2.1	-4.2	-2.9	0.1	17.6	0.4
November	2.3	2.3	-26.4	-25.4	-6.9	0.6	-6.7
December	-3.4	-3.4	4.7	5.1	-1.4	7.7	-1.2
<b>2002</b>							
January	0.1	0.5	-6.7	-8.9	-1.7	-17.2	-2.1
February	-0.4	-0.5	-17.4	-14.2	-4.7	27.9	-4.0
March	-2.8	-3.2	58.1	52.3	10.7	-26.3	9.5
April	-1.5	-1.7	15.9	15.1	4.0	-11.2	3.7
May	3.2	3.0	-12.7	-12.0	-2.4	3.1	-2.3
June	3.6	3.6	-6.5	-6.4	0.4	2.2	0.4
July	-0.5	0.1	-13.0	-9.3	-4.2	74.2	-2.7
August	8.9	8.5	72.1	60.5	25.7	-56.8	22.9
September	-14.0	-14.3	-30.6	-28.4	-20.0	34.3	-19.4
TREND ESTIMATES (% change from preceding month)							
<b>2001</b>							
July	8.2	8.2	4.8	3.9	7.2	-3.7	6.9
August	5.9	6.0	3.0	2.3	5.0	-2.7	4.9
September	3.4	3.5	0.3	-0.1	2.5	-0.6	2.4
October	1.1	1.2	-2.5	-2.5	0.0	2.4	0.1
November	-0.7	-0.6	-4.2	-4.0	-1.7	3.3	-1.6
December	-1.5	-1.5	-3.6	-3.4	-2.1	1.4	-2.0
<b>2002</b>							
January	-1.4	-1.4	-1.2	-1.2	-1.3	-2.6	-1.3
February	-1.2	-1.3	2.2	2.0	-0.3	-4.1	-0.4
March	-0.5	-0.6	5.8	5.5	1.3	-4.6	1.1
April	0.4	0.3	7.0	6.8	2.3	-2.9	2.2
May	1.2	1.1	5.1	5.0	2.4	-0.7	2.3
June	1.3	1.3	3.2	3.1	1.9	0.3	1.9
July	1.1	1.1	2.2	2.1	1.4	0.3	1.4
August	0.6	0.7	2.0	1.8	1.1	-1.3	1.0
September	0.3	0.4	0.1	0.1	0.3	0.0	0.3

## VALUE OF BUILDING APPROVED

Month	New residential building \$m	Alterations and additions to residential buildings(a) \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
ORIGINAL					
<b>2001</b>					
July	1 885.2	309.2	2 194.5	1 149.1	3 343.6
August	2 438.7	345.3	2 784.0	1 047.9	3 832.0
September	2 028.4	325.7	2 354.1	1 117.2	3 471.3
October	2 192.0	385.3	2 577.2	1 208.2	3 785.5
November	2 116.9	329.2	2 446.0	1 140.1	3 586.2
December	1 763.4	259.9	2 023.3	1 143.0	3 166.4
<b>2002</b>					
January	1 734.7	289.3	2 024.1	943.8	2 967.8
February	1 908.5	307.2	2 215.6	1 374.0	3 589.6
March	1 924.2	316.0	2 240.2	1 026.8	3 266.9
April	2 263.1	320.5	2 583.5	1 479.1	4 062.7
May	2 305.5	436.8	2 742.3	1 208.4	3 950.8
June	2 028.5	331.4	2 359.9	838.7	3 198.6
July	2 164.7	354.2	2 518.9	1 023.7	3 542.5
August	2 730.0	455.7	3 185.8	1 530.6	4 716.4
September	2 029.0	394.6	2 423.6	1 373.4	3 797.0
SEASONALLY ADJUSTED					
<b>2001</b>					
July	1 845.2	308.5	2 153.7	1 051.3	3 205.1
August	2 243.8	317.1	2 560.9	1 079.4	3 640.3
September	2 167.6	332.2	2 499.8	1 237.8	3 737.5
October	2 068.2	356.1	2 424.3	1 100.9	3 525.2
November	1 949.7	318.0	2 267.7	1 213.1	3 480.8
December	1 802.1	315.7	2 117.8	1 348.7	3 466.5
<b>2002</b>					
January	1 979.2	336.4	2 315.6	1 002.2	3 317.8
February	1 929.3	314.2	2 243.5	1 255.4	3 499.0
March	2 083.3	312.7	2 396.0	1 130.4	3 526.4
April	2 280.2	316.2	2 596.4	1 220.7	3 817.2
May	2 189.9	383.2	2 573.2	1 161.9	3 735.0
June	2 155.2	354.8	2 510.0	913.4	3 423.5
July	1 996.0	332.4	2 328.4	906.5	3 234.9
August	2 612.0	432.8	3 044.8	1 618.0	4 662.8
September	2 068.9	408.0	2 476.9	1 353.6	3 830.5
TREND ESTIMATES					
<b>2001</b>					
July	1 851.4	313.3	2 164.7	1 009.9	3 174.6
August	1 971.8	322.9	2 294.7	1 037.0	3 331.7
September	2 029.2	329.5	2 358.7	1 085.5	3 444.2
October	2 024.4	332.3	2 356.6	1 142.6	3 499.2
November	1 985.7	329.7	2 315.4	1 181.5	3 496.9
December	1 954.7	325.0	2 279.7	1 203.5	3 483.2
<b>2002</b>					
January	1 963.3	321.6	2 284.9	1 209.2	3 494.0
February	2 000.9	320.6	2 321.4	1 187.3	3 508.8
March	2 063.5	323.8	2 387.3	1 146.3	3 533.7
April	2 129.3	332.7	2 462.0	1 112.7	3 574.7
May	2 176.8	345.7	2 522.6	1 099.5	3 622.1
June	2 204.9	360.9	2 565.8	1 115.5	3 681.3
July	2 224.3	376.9	2 601.2	1 153.4	3 754.6
August	2 239.6	392.3	2 631.9	1 205.4	3 837.3
September	2 241.1	405.7	2 646.9	1 271.9	3 918.8

(a) Refer to Explanatory Notes paragraph 14.

## VALUE OF BUILDING APPROVED, Percentage Change

Month	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non- residential building	Total building
ORIGINAL (% change from preceding month)					
<b>2001</b>					
July	12.5	3.6	11.2	25.0	15.6
August	29.4	11.7	26.9	-8.8	14.6
September	-16.8	-5.7	-15.4	6.6	-9.4
October	8.1	18.3	9.5	8.1	9.1
November	-3.4	-14.6	-5.1	-5.6	-5.3
December	-16.7	-21.1	-17.3	0.3	-11.7
<b>2002</b>					
January	-1.6	11.3	0.0	-17.4	-6.3
February	10.0	6.2	9.5	45.6	21.0
March	0.8	2.9	1.1	-25.3	-9.0
April	17.6	1.4	15.3	44.1	24.4
May	1.9	36.3	6.1	-18.3	-2.8
June	-12.0	-24.1	-13.9	-30.6	-19.0
July	6.7	6.9	6.7	22.1	10.8
August	26.1	28.7	26.5	49.5	33.1
September	-25.7	-13.4	-23.9	-10.3	-19.5
SEASONALLY ADJUSTED (% change from preceding month)					
<b>2001</b>					
July	7.3	0.1	6.2	12.5	8.2
August	21.6	2.8	18.9	2.7	13.6
September	-3.4	4.8	-2.4	14.7	2.7
October	-4.6	7.2	-3.0	-11.1	-5.7
November	-5.7	-10.7	-6.5	10.2	-1.3
December	-7.6	-0.7	-6.6	11.2	-0.4
<b>2002</b>					
January	9.8	6.6	9.3	-25.7	-4.3
February	-2.5	-6.6	-3.1	25.3	5.5
March	8.0	-0.5	6.8	-10.0	0.8
April	9.5	1.1	8.4	8.0	8.2
May	-4.0	21.2	-0.9	-4.8	-2.2
June	-1.6	-7.4	-2.5	-21.4	-8.3
July	-7.4	-6.3	-7.2	-0.8	-5.5
August	30.9	30.2	30.8	78.5	44.1
September	-20.8	-5.7	-18.7	-16.3	-17.9
TREND ESTIMATES (% change from preceding month)					
<b>2001</b>					
July	9.4	3.4	8.5	0.2	5.7
August	6.5	3.1	6.0	2.7	4.9
September	2.9	2.1	2.8	4.7	3.4
October	-0.2	0.8	-0.1	5.3	1.6
November	-1.9	-0.8	-1.7	3.4	-0.1
December	-1.6	-1.4	-1.5	1.9	-0.4
<b>2002</b>					
January	0.4	-1.0	0.2	0.5	0.3
February	1.9	-0.3	1.6	-1.8	0.4
March	3.1	1.0	2.8	-3.5	0.7
April	3.2	2.8	3.1	-2.9	1.2
May	2.2	3.9	2.5	-1.2	1.3
June	1.3	4.4	1.7	1.5	1.6
July	0.9	4.4	1.4	3.4	2.0
August	0.7	4.1	1.2	4.5	2.2
September	0.1	3.4	0.6	5.5	2.1

(a) Refer to Explanatory Notes paragraph 14.

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

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion	Non-residential building	Total dwelling units
PRIVATE SECTOR (Number)						
<b>1999-2000</b>	121 422	47 711	825	1 905	522	172 385
<b>2000-01</b>	78 727	35 326	763	2 120	155	117 091
<b>2001-02</b>	118 841	46 160	586	1 896	257	167 740
<b>2001</b>						
September	9 505	3 978	48	310	44	13 885
October	10 580	4 696	46	300	8	15 630
November	10 908	3 971	41	31	12	14 963
December	9 008	3 289	66	135	15	12 513
<b>2002</b>						
January	8 579	3 241	38	228	12	12 098
February	9 869	2 626	44	100	9	12 648
March	9 328	3 698	39	150	22	13 237
April	9 818	4 954	78	64	14	14 928
May	11 090	4 193	70	359	82	15 794
June	9 533	3 524	44	144	12	13 257
July	10 565	3 777	63	53	28	14 486
August	10 994	6 293	133	511	41	17 972
September	9 519	3 564	82	197	33	13 395
PUBLIC SECTOR (Number)						
<b>1999-2000</b>	1 754	2 517	56	6	9	4 342
<b>2000-01</b>	1 110	2 498	105	105	2	3 820
<b>2001-02</b>	1 879	1 918	7	1	3	3 808
<b>2001</b>						
September	176	81	1	0	0	258
October	203	147	0	0	0	350
November	159	136	1	1	0	297
December	123	193	0	0	0	316
<b>2002</b>						
January	197	91	0	0	0	288
February	181	201	4	0	0	386
March	137	119	1	0	1	258
April	130	146	0	0	1	277
May	119	194	0	0	0	313
June	159	303	0	0	0	462
July	217	256	0	0	0	473
August	134	26	4	0	0	164
September	120	105	0	0	0	225
TOTAL (Number)						
<b>1999-2000</b>	123 176	50 228	881	1 911	531	176 727
<b>2000-01</b>	79 837	37 824	868	2 225	157	120 911
<b>2001-02</b>	120 720	48 078	593	1 897	260	171 548
<b>2001</b>						
September	9 681	4 059	49	310	44	14 143
October	10 783	4 843	46	300	8	15 980
November	11 067	4 107	42	32	12	15 260
December	9 131	3 482	66	135	15	12 829
<b>2002</b>						
January	8 776	3 332	38	228	12	12 386
February	10 050	2 827	48	100	9	13 034
March	9 465	3 817	40	150	23	13 495
April	9 948	5 100	78	64	15	15 205
May	11 209	4 387	70	359	82	16 107
June	9 692	3 827	44	144	12	13 719
July	10 782	4 033	63	53	28	14 959
August	11 128	6 319	137	511	41	18 136
September	9 639	3 669	82	197	33	13 620

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

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion	Total residential building	Non-residential building	Total building
PRIVATE SECTOR (\$ million)								
<b>1999-2000</b>	15 500.1	5 781.6	95.0	3 105.2	234.5	24 716.5	9 043.5	<b>33 760.0</b>
<b>2000-01</b>	10 940.6	4 820.5	76.9	2 751.6	277.9	18 867.6	9 497.8	<b>28 365.5</b>
<b>2001-02</b>	17 308.6	6 820.0	65.5	3 458.2	275.6	27 927.6	9 891.7	<b>37 819.1</b>
<b>2001</b>								
September	1 352.7	642.3	5.7	281.7	29.8	2 312.3	729.1	<b>3 041.3</b>
October	1 498.7	650.8	5.0	332.9	40.1	2 527.4	912.2	<b>3 439.6</b>
November	1 541.2	540.4	3.8	303.4	2.8	2 391.6	826.3	<b>3 217.9</b>
December	1 274.4	456.1	8.4	225.1	17.1	1 981.1	867.7	<b>2 848.8</b>
<b>2002</b>								
January	1 238.6	457.7	4.6	229.8	43.6	1 974.3	707.9	<b>2 682.1</b>
February	1 448.2	417.5	5.5	273.3	12.2	2 156.6	1 079.8	<b>3 236.4</b>
March	1 375.3	522.1	3.3	270.5	18.8	2 189.9	783.5	<b>2 973.4</b>
April	1 473.6	753.8	9.3	296.9	6.0	2 539.6	835.3	<b>3 374.9</b>
May	1 660.1	601.4	6.2	346.1	72.6	2 686.5	849.9	<b>3 536.4</b>
June	1 476.4	493.6	5.5	292.6	22.0	2 290.0	655.8	<b>2 945.8</b>
July	1 624.6	479.0	10.5	327.7	5.8	2 447.6	852.7	<b>3 300.3</b>
August	1 689.8	1 020.3	10.2	353.6	74.0	3 148.0	1 224.9	<b>4 373.0</b>
September	1 477.8	518.9	10.3	339.2	28.6	2 374.8	1 169.5	<b>3 544.3</b>
PUBLIC SECTOR (\$ million)								
<b>1999-2000</b>	202.1	241.9	3.7	101.9	0.9	550.7	3 149.9	<b>3 700.7</b>
<b>2000-01</b>	147.2	282.1	7.6	157.7	13.7	608.1	3 376.4	<b>3 984.7</b>
<b>2001-02</b>	246.9	213.5	0.4	156.0	0.1	617.0	3 784.8	<b>4 402.0</b>
<b>2001</b>								
September	24.6	8.7	0.2	8.3	0.0	41.8	388.1	<b>430.0</b>
October	28.3	14.1	0.0	7.4	0.0	49.8	296.0	<b>345.8</b>
November	21.0	14.2	0.1	19.0	0.1	54.5	313.8	<b>368.3</b>
December	14.2	18.8	0.0	9.3	0.0	42.2	275.3	<b>317.6</b>
<b>2002</b>								
January	28.3	10.2	0.0	11.3	0.0	49.8	235.9	<b>285.7</b>
February	21.7	21.2	0.0	16.2	0.0	59.0	294.2	<b>353.2</b>
March	14.5	12.3	0.1	23.3	0.0	50.2	243.3	<b>293.5</b>
April	17.6	18.0	0.0	8.3	0.0	43.9	643.9	<b>687.8</b>
May	17.4	26.5	0.0	11.8	0.0	55.8	358.6	<b>414.4</b>
June	22.2	36.3	0.0	11.3	0.0	69.9	182.9	<b>252.8</b>
July	31.0	30.1	0.0	10.2	0.0	71.3	170.9	<b>242.2</b>
August	17.4	2.5	0.4	17.4	0.0	37.7	305.7	<b>343.4</b>
September	19.5	12.7	0.0	16.6	0.0	48.8	203.9	<b>252.7</b>
TOTAL (\$ million)								
<b>1999-2000</b>	15 702.4	6 023.6	98.7	3 207.2	235.4	25 267.2	12 193.4	<b>37 460.6</b>
<b>2000-01</b>	11 088.1	5 102.6	84.7	2 909.2	291.6	19 475.8	12 874.0	<b>32 350.0</b>
<b>2001-02</b>	17 555.4	7 033.5	65.9	3 614.2	275.7	28 544.7	13 676.3	<b>42 221.4</b>
<b>2001</b>								
September	1 377.3	651.0	5.9	290.0	29.8	2 354.1	1 117.2	<b>3 471.3</b>
October	1 527.0	664.9	5.0	340.3	40.1	2 577.2	1 208.2	<b>3 785.5</b>
November	1 562.2	554.7	3.9	322.4	2.9	2 446.0	1 140.1	<b>3 586.2</b>
December	1 288.5	474.9	8.4	234.4	17.1	2 023.3	1 143.0	<b>3 166.4</b>
<b>2002</b>								
January	1 266.9	467.9	4.6	241.1	43.6	2 024.1	943.8	<b>2 967.8</b>
February	1 469.9	438.6	5.5	289.4	12.2	2 215.6	1 374.0	<b>3 589.6</b>
March	1 389.8	534.4	3.4	293.8	18.8	2 240.2	1 026.8	<b>3 266.9</b>
April	1 491.2	771.8	9.3	305.1	6.0	2 583.5	1 479.1	<b>4 062.7</b>
May	1 677.6	627.9	6.2	358.0	72.6	2 742.3	1 208.4	<b>3 950.8</b>
June	1 498.5	530.0	5.5	303.9	22.0	2 359.9	838.7	<b>3 198.6</b>
July	1 655.6	509.1	10.5	337.8	5.8	2 518.9	1 023.7	<b>3 542.5</b>
August	1 707.2	1 022.9	10.6	371.1	74.0	3 185.8	1 530.6	<b>4 716.4</b>
September	1 497.4	531.6	10.3	355.7	28.6	2 423.6	1 373.4	<b>3 797.0</b>

## DWELLING UNITS APPROVED, States and Australia

	<i>New South Wales</i>	<i>Victoria</i>	<i>Queensland</i>	<i>South Australia</i>	<i>Western Australia</i>	<i>Tasmania</i>	<i>Northern Territory</i>	<i>Australian Capital Territory</i>	<i>Australia</i>
<i>Month</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL									
<b>2001</b>									
July	3 852	3 752	2 662	975	1 748	118	94	182	13 383
August	4 049	5 695	3 236	827	1 854	149	75	122	16 007
September	4 143	4 289	2 902	863	1 575	190	75	106	14 143
October	5 380	4 421	2 842	904	1 749	170	103	411	15 980
November	4 768	3 808	3 137	931	2 018	170	50	378	15 260
December	3 596	3 904	2 463	970	1 520	160	36	180	12 829
<b>2002</b>									
January	3 691	3 501	2 463	764	1 535	284	69	79	12 386
February	3 281	3 820	3 095	971	1 548	147	75	97	13 034
March	3 644	3 530	3 597	904	1 372	163	118	167	13 495
April	4 881	4 362	2 859	987	1 722	144	84	166	15 205
May	5 117	4 468	3 139	981	1 939	165	49	249	16 107
June	3 718	3 993	3 113	804	1 702	172	122	95	13 719
July	3 794	4 174	3 281	935	2 139	180	128	328	14 959
August	4 690	5 772	4 284	1 072	1 865	177	84	192	18 136
September	3 739	3 850	2 673	860	1 645	178	108	567	13 620
SEASONALLY ADJUSTED									
<b>2001</b>									
July	3 445	4 073	2 840	811	1 752	142	n.a.	n.a.	13 370
August	3 903	5 010	3 018	881	1 800	160	n.a.	n.a.	14 983
September	4 580	4 488	2 963	893	1 770	178	n.a.	n.a.	15 113
October	4 981	4 481	2 608	881	1 665	144	n.a.	n.a.	15 176
November	4 323	3 600	2 958	920	1 790	154	n.a.	n.a.	14 156
December	3 859	3 938	2 977	1 068	1 714	162	n.a.	n.a.	13 991
<b>2002</b>									
January	3 979	3 966	2 718	931	1 684	264	n.a.	n.a.	13 697
February	3 458	3 608	3 142	938	1 696	148	n.a.	n.a.	13 149
March	4 072	3 644	3 733	877	1 577	169	n.a.	n.a.	14 402
April	4 987	3 973	2 921	1 057	1 615	133	n.a.	n.a.	14 933
May	4 461	4 442	2 649	953	1 665	153	n.a.	n.a.	14 590
June	4 115	4 441	3 230	802	1 633	255	n.a.	n.a.	14 651
July	3 167	4 435	3 175	743	2 041	207	n.a.	n.a.	14 258
August	4 820	4 976	4 240	1 156	1 843	192	n.a.	n.a.	17 530
September	3 992	3 868	2 702	809	1 755	162	n.a.	n.a.	14 135
TREND ESTIMATES									
<b>2001</b>									
July	3 772	4 072	2 787	792	1 712	150	113	188	13 628
August	4 104	4 282	2 872	846	1 754	157	97	215	14 290
September	4 326	4 341	2 876	893	1 766	162	82	234	14 632
October	4 379	4 254	2 866	927	1 759	167	73	241	14 647
November	4 290	4 077	2 894	946	1 740	174	70	232	14 420
December	4 147	3 896	2 953	959	1 713	178	70	212	14 128
<b>2002</b>									
January	4 062	3 776	3 022	968	1 677	177	73	184	13 939
February	4 050	3 757	3 062	963	1 646	175	75	158	13 886
March	4 115	3 862	3 093	948	1 635	174	78	139	14 043
April	4 204	4 043	3 120	929	1 651	176	82	145	14 350
May	4 242	4 226	3 157	914	1 693	181	85	181	14 680
June	4 208	4 374	3 207	906	1 747	189	91	234	14 954
July	4 149	4 465	3 260	900	1 796	195	99	299	15 162
August	4 105	4 502	3 301	896	1 834	198	108	374	15 318
September	4 038	4 488	3 316	896	1 865	195	115	448	15 360

## DWELLING UNITS APPROVED, States and Australia—Percentage Change

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
<b>2001</b>									
July	19.0	12.7	6.8	32.5	-1.7	-7.1	-48.9	-36.1	10.0
August	5.1	51.8	21.6	-15.2	6.1	26.3	-20.2	-33.0	19.6
September	2.3	-24.7	-10.3	4.4	-15.0	27.5	0.0	-13.1	-11.6
October	29.9	3.1	-2.1	4.8	11.0	-10.5	37.3	287.7	13.0
November	-11.4	-13.9	10.4	3.0	15.4	0.0	-51.5	-8.0	-4.5
December	-24.6	2.5	-21.5	4.2	-24.7	-5.9	-28.0	-52.4	-15.9
<b>2002</b>									
January	2.6	-10.3	0.0	-21.2	1.0	77.5	91.7	-56.1	-3.5
February	-11.1	9.1	25.7	27.1	0.8	-48.2	8.7	22.8	5.2
March	11.1	-7.6	16.2	-6.9	-11.4	10.9	57.3	72.2	3.5
April	33.9	23.6	-20.5	9.2	25.5	-11.7	-28.8	-0.6	12.7
May	4.8	2.4	9.8	-0.6	12.6	14.6	-41.7	50.0	5.9
June	-27.3	-10.6	-0.8	-18.0	-12.2	4.2	149.0	-61.8	-14.8
July	2.0	4.5	5.4	16.3	25.7	4.7	4.9	245.3	9.0
August	23.6	38.3	30.6	14.7	-12.8	-1.7	-34.4	-41.5	21.2
September	-20.3	-33.3	-37.6	-19.8	-11.8	0.6	28.6	195.3	-24.9
SEASONALLY ADJUSTED (% change from preceding month)									
<b>2001</b>									
July	-3.1	9.1	12.7	14.4	9.0	-16.1	n.a.	n.a.	5.7
August	13.3	23.0	6.3	8.6	2.7	12.6	n.a.	n.a.	12.1
September	17.4	-10.4	-1.8	1.4	-1.7	11.5	n.a.	n.a.	0.9
October	8.8	-0.2	-12.0	-1.4	-5.9	-19.3	n.a.	n.a.	0.4
November	-13.2	-19.7	13.4	4.4	7.5	6.9	n.a.	n.a.	-6.7
December	-10.7	9.4	0.6	16.1	-4.2	5.4	n.a.	n.a.	-1.2
<b>2002</b>									
January	3.1	0.7	-8.7	-12.9	-1.8	62.8	n.a.	n.a.	-2.1
February	-13.1	-9.0	15.6	0.8	0.7	-43.8	n.a.	n.a.	-4.0
March	17.8	1.0	18.8	-6.6	-7.0	14.2	n.a.	n.a.	9.5
April	22.5	9.0	-21.8	20.5	2.4	-21.4	n.a.	n.a.	3.7
May	-10.5	11.8	-9.3	-9.8	3.1	14.5	n.a.	n.a.	-2.3
June	-7.8	0.0	21.9	-15.9	-1.9	67.0	n.a.	n.a.	0.4
July	-23.1	-0.1	-1.7	-7.3	25.0	-18.8	n.a.	n.a.	-2.7
August	52.2	12.2	33.6	55.5	-9.7	-7.5	n.a.	n.a.	22.9
September	-17.2	-22.3	-36.3	-30.0	-4.7	-15.6	n.a.	n.a.	-19.4
TREND ESTIMATES (% change from preceding month)									
<b>2001</b>									
July	10.3	8.6	6.3	8.5	5.0	7.5	-8.8	13.4	6.9
August	8.8	5.2	3.0	6.9	2.5	4.9	-13.6	14.3	4.9
September	5.4	1.4	0.1	5.5	0.7	3.3	-15.3	9.1	2.4
October	1.2	-2.0	-0.3	3.8	-0.4	3.3	-11.2	2.8	0.1
November	-2.0	-4.2	1.0	2.1	-1.1	3.9	-4.2	-3.8	-1.6
December	-3.3	-4.4	2.0	1.3	-1.6	2.3	0.7	-8.4	-2.0
<b>2002</b>									
January	-2.1	-3.1	2.3	1.0	-2.1	-0.3	3.0	-13.4	-1.3
February	-0.3	-0.5	1.3	-0.5	-1.8	-1.6	3.6	-14.1	-0.4
March	1.6	2.8	1.0	-1.6	-0.7	-0.4	3.9	-12.0	1.1
April	2.2	4.7	0.9	-2.0	1.0	1.2	4.4	4.9	2.2
May	0.9	4.5	1.2	-1.7	2.5	2.9	4.6	24.5	2.3
June	-0.8	3.5	1.6	-0.9	3.2	4.1	6.5	29.0	1.9
July	-1.4	2.1	1.7	-0.7	2.8	3.2	9.0	28.0	1.4
August	-1.1	0.8	1.3	-0.4	2.1	1.6	9.2	25.1	1.0
September	-1.6	-0.3	0.4	-0.1	1.7	-1.2	6.6	19.6	0.3

## PRIVATE SECTOR HOUSES APPROVED, States and Australia

	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
Month	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL									
<b>2001</b>									
July	2 164	2 832	2 093	765	1 450	114	63	112	9 593
August	2 406	3 655	2 379	736	1 577	143	35	120	11 051
September	2 163	2 990	2 031	712	1 362	145	38	75	9 516
October	2 626	3 313	2 109	778	1 489	163	38	81	10 597
November	2 774	3 107	2 331	764	1 645	170	30	100	10 921
December	2 175	2 784	1 813	699	1 259	157	28	107	9 022
<b>2002</b>									
January	2 064	2 346	1 928	667	1 307	180	41	57	8 590
February	2 147	3 056	2 319	770	1 341	136	44	68	9 881
March	1 988	2 955	2 114	756	1 173	162	47	145	9 340
April	2 232	3 226	2 027	701	1 367	137	38	98	9 826
May	2 565	3 442	2 420	799	1 563	155	30	126	11 100
June	2 210	2 927	2 076	716	1 338	158	49	80	9 554
July	2 391	2 970	2 339	796	1 696	176	49	164	10 581
August	2 333	3 137	2 848	808	1 494	172	53	160	11 005
September	2 067	2 896	2 063	763	1 434	172	36	99	9 530
SEASONALLY ADJUSTED									
<b>2001</b>									
July	2 115	2 968	2 172	711	1 389	n.a.	n.a.	n.a.	9 637
August	2 353	3 559	2 231	755	1 467	n.a.	n.a.	n.a.	10 667
September	2 349	2 996	2 025	739	1 473	n.a.	n.a.	n.a.	9 866
October	2 435	3 262	1 995	733	1 393	n.a.	n.a.	n.a.	10 084
November	2 576	3 024	2 233	735	1 467	n.a.	n.a.	n.a.	10 315
December	2 311	2 981	2 241	780	1 345	n.a.	n.a.	n.a.	9 960
<b>2002</b>									
January	2 271	2 888	2 240	783	1 494	n.a.	n.a.	n.a.	9 974
February	2 249	2 882	2 271	776	1 494	n.a.	n.a.	n.a.	9 933
March	2 159	2 916	2 129	728	1 400	n.a.	n.a.	n.a.	9 654
April	2 163	3 064	2 005	717	1 289	n.a.	n.a.	n.a.	9 511
May	2 124	3 210	2 107	741	1 357	n.a.	n.a.	n.a.	9 814
June	2 537	3 079	2 087	729	1 385	n.a.	n.a.	n.a.	10 163
July	2 196	2 910	2 374	717	1 526	n.a.	n.a.	n.a.	10 114
August	2 397	3 166	2 781	862	1 423	n.a.	n.a.	n.a.	11 015
September	2 102	2 760	2 003	748	1 524	n.a.	n.a.	n.a.	9 477
TREND ESTIMATES									
<b>2001</b>									
July	2 087	2 891	1 958	679	1 358	n.a.	n.a.	n.a.	9 295
August	2 266	3 103	2 077	719	1 419	n.a.	n.a.	n.a.	9 846
September	2 391	3 203	2 141	744	1 447	n.a.	n.a.	n.a.	10 178
October	2 443	3 184	2 175	758	1 453	n.a.	n.a.	n.a.	10 287
November	2 432	3 092	2 192	763	1 450	n.a.	n.a.	n.a.	10 217
December	2 372	2 993	2 203	764	1 443	n.a.	n.a.	n.a.	10 060
<b>2002</b>									
January	2 301	2 941	2 201	763	1 429	n.a.	n.a.	n.a.	9 922
February	2 238	2 940	2 172	756	1 413	n.a.	n.a.	n.a.	9 803
March	2 208	2 980	2 141	745	1 395	n.a.	n.a.	n.a.	9 757
April	2 215	3 025	2 132	737	1 384	n.a.	n.a.	n.a.	9 792
May	2 246	3 059	2 164	736	1 387	n.a.	n.a.	n.a.	9 906
June	2 272	3 061	2 223	744	1 404	n.a.	n.a.	n.a.	10 038
July	2 284	3 036	2 284	757	1 433	n.a.	n.a.	n.a.	10 144
August	2 282	2 998	2 331	769	1 463	n.a.	n.a.	n.a.	10 209
September	2 273	2 952	2 368	782	1 495	n.a.	n.a.	n.a.	10 244

n.a. not available



## PRIVATE SECTOR HOUSES APPROVED, States and Australia—Percentage Change

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
<b>2001</b>									
July	15.5	8.3	17.7	19.3	8.5	-1.7	-20.3	100.0	12.9
August	11.2	29.1	13.7	-3.8	8.8	25.4	-44.4	7.1	15.2
September	-10.1	-18.2	-14.6	-3.3	-13.6	1.4	8.6	-37.5	-13.9
October	21.4	10.8	3.8	9.3	9.3	12.4	0.0	8.0	11.4
November	5.6	-6.2	10.5	-1.8	10.5	4.3	-21.1	23.5	3.1
December	-21.6	-10.4	-22.2	-8.5	-23.5	-7.6	-6.7	7.0	-17.4
<b>2002</b>									
January	-5.1	-15.7	6.3	-4.6	3.8	14.6	46.4	-46.7	-4.8
February	4.0	30.3	20.3	15.4	2.6	-24.4	7.3	19.3	15.0
March	-7.4	-3.3	-8.8	-1.8	-12.5	19.1	6.8	113.2	-5.5
April	12.3	9.2	-4.1	-7.3	16.5	-15.4	-19.1	-32.4	5.2
May	14.9	6.7	19.4	14.0	14.3	13.1	-21.1	28.6	13.0
June	-13.8	-15.0	-14.2	-10.4	-14.4	1.9	63.3	-36.5	-13.9
July	8.2	1.5	12.7	11.2	26.8	11.4	0.0	105.0	10.7
August	-2.4	5.6	21.8	1.5	-11.9	-2.3	8.2	-2.4	4.0
September	-11.4	-7.7	-27.6	-5.6	-4.0	0.0	-32.1	-38.1	-13.4
SEASONALLY ADJUSTED (% change from preceding month)									
<b>2001</b>									
July	2.7	13.4	19.4	8.7	6.3	n.a.	n.a.	n.a.	10.2
August	11.2	19.9	2.7	6.2	5.7	n.a.	n.a.	n.a.	10.7
September	-0.2	-15.8	-9.3	-2.2	0.4	n.a.	n.a.	n.a.	-7.5
October	3.7	8.9	-1.4	-0.8	-5.4	n.a.	n.a.	n.a.	2.2
November	5.8	-7.3	11.9	0.2	5.4	n.a.	n.a.	n.a.	2.3
December	-10.3	-1.4	0.3	6.1	-8.4	n.a.	n.a.	n.a.	-3.4
<b>2002</b>									
January	-1.7	-3.1	0.0	0.5	11.1	n.a.	n.a.	n.a.	0.1
February	-1.0	-0.2	1.4	-0.9	0.0	n.a.	n.a.	n.a.	-0.4
March	-4.0	1.2	-6.3	-6.2	-6.3	n.a.	n.a.	n.a.	-2.8
April	0.2	5.1	-5.8	-1.5	-7.9	n.a.	n.a.	n.a.	-1.5
May	-1.8	4.8	5.1	3.4	5.2	n.a.	n.a.	n.a.	3.2
June	19.5	-4.1	-1.0	-1.6	2.1	n.a.	n.a.	n.a.	3.6
July	-13.4	-5.5	13.8	-1.7	10.2	n.a.	n.a.	n.a.	-0.5
August	9.1	8.8	17.2	20.3	-6.8	n.a.	n.a.	n.a.	8.9
September	-12.3	-12.8	-28.0	-13.2	7.1	n.a.	n.a.	n.a.	-14.0
TREND ESTIMATES (% change from preceding month)									
<b>2001</b>									
July	10.5	10.6	9.6	8.9	7.7	n.a.	n.a.	n.a.	8.2
August	8.6	7.3	6.0	5.9	4.5	n.a.	n.a.	n.a.	5.9
September	5.5	3.2	3.1	3.5	2.0	n.a.	n.a.	n.a.	3.4
October	2.2	-0.6	1.6	1.9	0.4	n.a.	n.a.	n.a.	1.1
November	-0.5	-2.9	0.8	0.7	-0.2	n.a.	n.a.	n.a.	-0.7
December	-2.5	-3.2	0.5	0.0	-0.5	n.a.	n.a.	n.a.	-1.5
<b>2002</b>									
January	-3.0	-1.7	-0.1	-0.1	-0.9	n.a.	n.a.	n.a.	-1.4
February	-2.8	0.0	-1.3	-1.0	-1.2	n.a.	n.a.	n.a.	-1.2
March	-1.3	1.3	-1.4	-1.4	-1.2	n.a.	n.a.	n.a.	-0.5
April	0.3	1.5	-0.4	-1.1	-0.8	n.a.	n.a.	n.a.	0.4
May	1.4	1.1	1.5	-0.1	0.2	n.a.	n.a.	n.a.	1.2
June	1.2	0.1	2.7	1.1	1.3	n.a.	n.a.	n.a.	1.3
July	0.5	-0.8	2.7	1.7	2.0	n.a.	n.a.	n.a.	1.1
August	-0.1	-1.3	2.1	1.7	2.1	n.a.	n.a.	n.a.	0.6
September	-0.4	-1.5	1.6	1.7	2.2	n.a.	n.a.	n.a.	0.3

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

	Sydney	Melbourne	Brisbane	Adelaide	Perth	Greater Hobart	Darwin(a)	Canberra
Period	no.	no.	no.	no.	no.	no.	no.	no.
PRIVATE SECTOR								
<b>1999-2000</b>	33 020	38 611	15 582	6 847	16 052	813	932	2 317
<b>2000-01</b>	21 881	27 528	11 942	4 792	10 700	490	436	1 640
<b>2001-02</b>	31 428	36 713	16 407	6 903	14 530	810	607	2 155
<b>2001</b>								
September	2 799	3 290	1 210	550	1 171	77	42	81
October	3 721	3 239	1 353	555	1 241	66	65	387
November	2 948	2 618	1 381	561	1 407	71	36	378
December	2 101	2 872	1 299	670	1 056	63	23	180
<b>2002</b>								
January	2 277	2 661	1 123	499	1 148	54	38	57
February	1 893	2 780	1 270	551	1 135	76	43	97
March	2 309	2 528	2 085	512	965	75	89	163
April	3 070	3 364	1 212	697	1 165	75	49	166
May	3 339	3 152	1 362	640	1 416	79	32	248
June	2 091	2 953	1 547	455	1 176	60	77	95
July	2 053	3 147	1 702	572	1 396	89	97	308
August	2 858	4 740	2 027	694	1 339	95	37	188
September	2 150	2 784	1 184	508	1 253	84	85	540
PUBLIC SECTOR								
<b>1999-2000</b>	647	629	256	87	777	21	119	55
<b>2000-01</b>	701	374	326	75	689	16	228	107
<b>2001-02</b>	482	622	235	297	544	53	20	75
<b>2001</b>								
September	24	56	10	23	14	0	0	25
October	44	47	39	26	32	5	20	24
November	43	74	4	50	30	0	0	0
December	47	59	18	46	30	0	0	0
<b>2002</b>								
January	15	19	4	22	44	38	0	22
February	90	26	13	35	58	0	0	0
March	52	33	15	17	60	0	0	4
April	18	35	12	17	23	0	0	0
May	14	66	61	23	43	5	0	0
June	48	28	50	26	72	5	0	0
July	31	48	5	44	120	0	0	20
August	3	35	6	34	37	0	7	4
September	14	56	4	31	20	0	0	27
TOTAL								
<b>1999-2000</b>	33 667	39 240	15 838	6 934	16 829	834	1 051	2 372
<b>2000-01</b>	22 582	27 902	12 268	4 867	11 389	506	664	1 747
<b>2001-02</b>	31 910	37 335	16 642	7 200	15 074	863	627	2 230
<b>2001</b>								
September	2 823	3 346	1 220	573	1 185	77	42	106
October	3 765	3 286	1 392	581	1 273	71	85	411
November	2 991	2 692	1 385	611	1 437	71	36	378
December	2 148	2 931	1 317	716	1 086	63	23	180
<b>2002</b>								
January	2 292	2 680	1 127	521	1 192	92	38	79
February	1 983	2 806	1 283	586	1 193	76	43	97
March	2 361	2 561	2 100	529	1 025	75	89	167
April	3 088	3 399	1 224	714	1 188	75	49	166
May	3 353	3 218	1 423	663	1 459	84	32	248
June	2 139	2 981	1 597	481	1 248	65	77	95
July	2 084	3 195	1 707	616	1 516	89	97	328
August	2 861	4 775	2 033	728	1 376	95	44	192
September	2 164	2 840	1 188	539	1 273	84	85	567

(a) Refer to Explanatory Notes paragraph 24.

## DWELLING UNITS APPROVED, By State: Original

<i>State/Territory</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
<b>PRIVATE SECTOR</b>						
New South Wales	2 064	1 436	39	170	4	<b>3 713</b>
Victoria	2 891	810	39	17	21	<b>3 778</b>
Queensland	2 062	590	2	1	0	<b>2 655</b>
South Australia	762	55	0	9	0	<b>826</b>
Western Australia	1 433	163	2	0	8	<b>1 606</b>
Tasmania	172	6	0	0	0	<b>178</b>
Northern Territory	36	63	0	0	0	<b>99</b>
Australian Capital Territory	99	441	0	0	0	<b>540</b>
<b>Australia</b>	<b>9 519</b>	<b>3 564</b>	<b>82</b>	<b>197</b>	<b>33</b>	<b>13 395</b>
<b>PUBLIC SECTOR</b>						
New South Wales	15	11	0	0	0	<b>26</b>
Victoria	13	59	0	0	0	<b>72</b>
Queensland	12	6	0	0	0	<b>18</b>
South Australia	32	2	0	0	0	<b>34</b>
Western Australia	20	19	0	0	0	<b>39</b>
Tasmania	0	0	0	0	0	<b>0</b>
Northern Territory	9	0	0	0	0	<b>9</b>
Australian Capital Territory	19	8	0	0	0	<b>27</b>
<b>Australia</b>	<b>120</b>	<b>105</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>225</b>
<b>TOTAL</b>						
New South Wales	2 079	1 447	39	170	4	<b>3 739</b>
Victoria	2 904	869	39	17	21	<b>3 850</b>
Queensland	2 074	596	2	1	0	<b>2 673</b>
South Australia	794	57	0	9	0	<b>860</b>
Western Australia	1 453	182	2	0	8	<b>1 645</b>
Tasmania	172	6	0	0	0	<b>178</b>
Northern Territory	45	63	0	0	0	<b>108</b>
Australian Capital Territory	118	449	0	0	0	<b>567</b>
<b>Australia</b>	<b>9 639</b>	<b>3 669</b>	<b>82</b>	<b>197</b>	<b>33</b>	<b>13 620</b>

(a) See Glossary for definition.

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

## NEW OTHER RESIDENTIAL BUILDING.....

	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	Total new residential building
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
NUMBER OF DWELLING UNITS										
<b>1999-2000</b>	123 176	10 445	12 910	23 355	5 400	4 846	16 627	26 873	50 228	173 404
<b>2000-01</b>	79 837	7 381	8 506	15 887	2 864	4 184	14 889	21 937	37 824	117 661
<b>2001-02</b>	120 720	9 022	10 495	19 517	3 329	4 963	20 269	28 561	48 078	168 798
<b>2001</b>										
July	9 764	827	1 022	1 849	287	347	1 069	1 703	3 552	13 316
August	11 154	985	815	1 800	358	509	2 078	2 945	4 745	15 899
September	9 681	639	895	1 534	261	323	1 941	2 525	4 059	13 740
October	10 783	637	952	1 589	279	676	2 299	3 254	4 843	15 626
November	11 067	823	897	1 720	275	348	1 764	2 387	4 107	15 174
December	9 131	647	934	1 581	292	312	1 297	1 901	3 482	12 613
<b>2002</b>										
January	8 776	716	710	1 426	201	329	1 376	1 906	3 332	12 108
February	10 050	495	662	1 157	296	465	909	1 670	2 827	12 877
March	9 465	653	762	1 415	217	429	1 756	2 402	3 817	13 282
April	9 948	881	1 073	1 954	187	515	2 444	3 146	5 100	15 048
May	11 209	929	839	1 768	250	503	1 866	2 619	4 387	15 596
June	9 692	790	934	1 724	426	207	1 470	2 103	3 827	13 519
July	10 782	1 009	1 273	2 282	369	392	990	1 751	4 033	14 815
August	11 128	731	970	1 701	300	715	3 603	4 618	6 319	17 447
September	9 639	766	779	1 545	234	273	1 617	2 124	3 669	13 308
VALUE (\$ million)										
<b>1999-2000</b>	15 702.4	872.2	1 347.0	2 219.1	500.0	506.8	2 798.0	3 804.7	6 023.6	21 725.9
<b>2000-01</b>	11 088.1	640.3	1 003.0	1 643.3	301.7	509.8	2 647.6	3 458.9	5 102.6	16 190.7
<b>2001-02</b>	17 555.4	863.5	1 384.0	2 247.3	353.7	695.6	3 736.8	4 786.2	7 033.5	24 589.1
<b>2001</b>										
July	1 411.2	78.4	130.4	208.8	29.5	47.1	188.6	265.2	474.0	1 885.2
August	1 595.3	97.2	99.8	197.0	30.8	69.2	546.5	646.4	843.4	2 438.7
September	1 377.3	64.4	129.8	194.1	29.9	60.6	366.4	456.9	651.0	2 028.4
October	1 527.0	56.4	107.2	163.5	30.3	83.9	387.1	501.4	664.9	2 192.0
November	1 562.2	75.9	121.0	196.9	35.1	42.3	280.4	357.8	554.7	2 116.9
December	1 288.5	59.6	118.8	178.4	28.0	51.6	216.8	296.5	474.9	1 763.4
<b>2002</b>										
January	1 266.9	62.8	96.1	158.8	27.8	35.3	245.9	309.0	467.9	1 734.7
February	1 469.9	44.9	91.7	136.5	29.6	55.9	216.6	302.1	438.6	1 908.5
March	1 389.8	60.8	96.0	156.9	23.0	63.7	290.8	377.5	534.4	1 924.2
April	1 491.2	95.6	150.9	246.6	19.2	77.7	428.4	525.3	771.8	2 263.1
May	1 677.6	95.0	120.5	215.5	20.0	74.8	317.6	412.4	627.9	2 305.5
June	1 498.5	72.5	121.8	194.3	50.5	33.5	251.7	335.7	530.0	2 028.5
July	1 655.6	99.1	161.9	261.1	43.5	53.7	150.8	248.0	509.1	2 164.7
August	1 707.2	72.8	128.7	201.5	28.5	110.7	682.1	821.3	1 022.9	2 730.0
September	1 497.4	71.7	107.7	179.5	34.1	35.5	282.6	352.2	531.6	2 029.0

(a) See Glossary for definition.

## VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

Period	New houses	New other residential building	New residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
ORIGINAL (\$ million)							
<b>1999-2000</b>	17 803.3	6 462.6	24 199.7	4 019.8	28 233.4	12 259.7	<b>40 082.1</b>
<b>2000-01</b>	11 088.0	5 102.6	16 190.6	3 285.3	19 475.9	12 874.0	<b>32 350.0</b>
<b>2001-02</b>	17 112.2	6 884.6	23 996.7	3 850.5	27 847.2	13 357.9	<b>41 205.0</b>
<b>2001</b>							
March	2 612.5	1 169.3	3 780.8	795.5	4 575.8	3 400.0	<b>7 998.6</b>
June	3 355.1	1 376.7	4 727.3	898.0	5 626.0	3 365.9	<b>8 972.8</b>
September	4 329.4	1 953.0	6 282.3	966.3	7 248.6	3 277.5	<b>10 526.2</b>
December	4 277.8	1 666.8	5 944.6	949.7	6 894.4	3 427.8	<b>10 322.1</b>
<b>2002</b>							
March	4 013.4	1 401.4	5 414.8	886.7	6 301.5	3 251.9	<b>9 553.3</b>
June	4 491.6	1 863.3	6 354.9	1 047.8	7 402.7	3 400.7	<b>10 803.4</b>
SEASONALLY ADJUSTED (\$ million)							
<b>2001</b>							
March	2 707.1	1 194.2	3 900.2	813.3	4 713.1	3 313.5	<b>8 050.1</b>
June	3 311.8	1 468.8	4 775.4	880.5	5 656.4	3 274.1	<b>8 911.3</b>
September	4 202.5	1 963.4	6 165.9	941.0	7 106.9	3 317.4	<b>10 424.3</b>
December	4 243.9	1 429.2	5 673.1	962.3	6 635.4	3 584.3	<b>10 219.7</b>
<b>2002</b>							
March	4 291.0	1 511.1	5 802.1	934.2	6 736.3	3 285.3	<b>10 021.6</b>
June	4 374.8	1 980.9	6 355.7	1 012.9	7 368.6	3 171.0	<b>10 539.5</b>
TREND ESTIMATES (\$ million)							
<b>2001</b>							
March	2 791.9	1 307.0	4 099.2	829.8	4 928.9	3 218.8	<b>8 149.0</b>
June	3 404.6	1 536.2	4 938.8	886.7	5 825.6	3 311.8	<b>9 134.1</b>
September	3 952.5	1 628.4	5 578.8	922.7	6 501.6	3 401.8	<b>9 900.4</b>
December	4 247.0	1 631.6	5 875.7	950.5	6 829.1	3 408.5	<b>10 244.3</b>
<b>2002</b>							
March	4 341.7	1 651.5	5 992.8	967.8	6 961.5	3 342.9	<b>10 308.0</b>
June	4 358.8	1 740.8	6 102.3	986.6	7 084.5	3 247.4	<b>10 311.5</b>
TREND ESTIMATES (% change from preceding quarter)							
<b>2001</b>							
March	12.9	10.7	12.1	3.6	10.6	-0.1	<b>6.0</b>
June	21.9	17.5	20.5	6.9	18.2	2.9	<b>12.1</b>
September	16.1	6.0	13.0	4.1	11.6	2.7	<b>8.4</b>
December	7.5	0.2	5.3	3.0	5.0	0.2	<b>3.5</b>
<b>2002</b>							
March	2.2	1.2	2.0	1.8	1.9	-1.9	<b>0.6</b>
June	0.4	5.4	1.8	1.9	1.8	-2.9	<b>0.0</b>

(a) Reference year for chain volume measures is 2000–2001.  
Refer to Explanatory Notes paragraph 23.

(b) Refer to Explanatory Notes paragraph 14.

## VALUE OF TOTAL BUILDING APPROVED, States and Australia

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (\$ million)									
<b>2001</b>									
July	1 199.0	951.5	595.0	160.1	307.3	26.4	22.4	81.9	3 343.6
August	1 106.7	1 493.5	581.2	221.7	341.0	32.4	22.2	33.4	3 832.0
September	1 082.3	960.4	880.2	158.6	289.1	38.1	24.2	38.4	3 471.3
October	1 254.1	1 229.1	585.9	199.6	353.6	51.4	24.8	87.0	3 785.5
November	1 218.0	1 028.8	675.4	173.8	367.9	35.9	17.0	69.3	3 586.2
December	984.8	1 100.9	538.6	163.7	254.6	46.6	23.7	53.5	3 166.4
<b>2002</b>									
January	980.6	894.8	523.8	183.9	302.6	42.0	18.2	21.9	2 967.8
February	1 039.5	1 267.6	694.0	182.2	275.8	31.5	66.8	32.3	3 589.6
March	849.0	1 018.0	801.5	186.2	256.8	39.1	30.6	85.6	3 266.9
April	1 353.7	1 315.0	765.6	180.6	352.6	25.7	24.3	45.2	4 062.7
May	1 339.9	1 211.1	710.3	189.0	398.4	36.0	15.1	50.9	3 950.8
June	882.0	1 034.5	676.8	173.6	329.7	35.7	31.9	34.4	3 198.6
July	962.4	1 068.6	698.1	182.2	443.5	54.7	36.2	96.9	3 542.5
August	1 248.1	1 519.9	913.8	253.2	636.1	36.1	44.7	64.4	4 716.4
September	1 199.3	1 220.5	666.5	185.6	331.0	35.1	51.6	107.4	3 797.0
SEASONALLY ADJUSTED (\$ million)									
<b>2001</b>									
July	1 008.2	1 081.5	572.7	140.5	290.6	n.a.	n.a.	n.a.	3 205.1
August	1 021.4	1 427.4	583.0	188.8	323.7	n.a.	n.a.	n.a.	3 640.3
September	1 224.4	1 004.4	923.7	162.9	312.8	n.a.	n.a.	n.a.	3 737.5
October	1 111.8	1 177.7	592.1	194.4	314.3	n.a.	n.a.	n.a.	3 525.2
November	1 234.3	1 048.1	556.4	182.0	340.0	n.a.	n.a.	n.a.	3 480.8
December	1 094.8	1 035.3	712.7	177.1	310.8	n.a.	n.a.	n.a.	3 466.5
<b>2002</b>									
January	1 065.5	1 025.0	572.1	229.7	330.8	n.a.	n.a.	n.a.	3 317.8
February	1 018.5	1 116.1	747.6	179.2	304.1	n.a.	n.a.	n.a.	3 499.0
March	1 047.5	1 035.0	764.3	184.3	298.6	n.a.	n.a.	n.a.	3 526.4
April	1 327.4	1 193.3	701.3	192.8	318.1	n.a.	n.a.	n.a.	3 817.2
May	1 271.9	1 203.7	649.6	179.8	335.1	n.a.	n.a.	n.a.	3 735.0
June	910.7	1 178.7	706.0	183.6	347.0	n.a.	n.a.	n.a.	3 423.5
July	748.4	1 125.3	661.9	145.7	400.0	n.a.	n.a.	n.a.	3 234.9
August	1 251.5	1 468.7	920.9	229.0	619.3	n.a.	n.a.	n.a.	4 662.8
September	1 164.1	1 245.6	690.9	188.9	348.7	n.a.	n.a.	n.a.	3 830.5
TREND (\$ million)									
<b>2001</b>									
July	969.6	1 002.6	617.5	158.8	298.9	n.a.	n.a.	n.a.	3 174.6
August	1 063.5	1 032.4	655.5	167.2	307.0	n.a.	n.a.	n.a.	3 331.7
September	1 129.7	1 055.2	669.4	175.5	315.8	n.a.	n.a.	n.a.	3 444.2
October	1 152.8	1 066.8	667.5	183.2	322.2	n.a.	n.a.	n.a.	3 499.2
November	1 139.3	1 063.5	661.6	189.4	323.0	n.a.	n.a.	n.a.	3 496.9
December	1 119.7	1 060.5	661.7	193.2	319.9	n.a.	n.a.	n.a.	3 483.2
<b>2002</b>									
January	1 116.9	1 066.0	669.8	194.9	314.7	n.a.	n.a.	n.a.	3 494.0
February	1 119.5	1 078.2	680.0	193.3	308.8	n.a.	n.a.	n.a.	3 508.8
March	1 118.0	1 099.6	693.6	189.3	310.5	n.a.	n.a.	n.a.	3 533.7
April	1 109.8	1 133.6	705.1	184.6	322.9	n.a.	n.a.	n.a.	3 574.7
May	1 093.6	1 173.0	709.4	181.9	344.5	n.a.	n.a.	n.a.	3 622.1
June	1 074.0	1 210.6	718.7	181.8	369.5	n.a.	n.a.	n.a.	3 681.3
July	1 059.9	1 246.5	731.9	184.4	392.6	n.a.	n.a.	n.a.	3 754.6
August	1 059.6	1 278.8	744.9	188.6	411.3	n.a.	n.a.	n.a.	3 837.3
September	1 065.8	1 308.9	759.0	192.0	424.2	n.a.	n.a.	n.a.	3 918.8

n.a. not available

## VALUE OF TOTAL BUILDING APPROVED, States and Australia—Percentage Change

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
<b>2001</b>									
July	34.3	19.0	-5.9	14.9	5.6	7.7	-52.5	24.0	15.6
August	-7.7	57.0	-2.3	38.4	10.9	22.8	-0.7	-59.2	14.6
September	-2.2	-35.7	51.4	-28.4	-15.2	17.6	8.8	15.1	-9.4
October	15.9	28.0	-33.4	25.8	22.3	35.0	2.7	126.4	9.1
November	-2.9	-16.3	15.3	-12.9	4.0	-30.1	-31.6	-20.3	-5.3
December	-19.2	7.0	-20.3	-5.8	-30.8	29.7	39.6	-22.9	-11.7
<b>2002</b>									
January	-0.4	-18.7	-2.7	12.3	18.9	-9.8	-23.3	-59.0	-6.3
February	6.0	41.7	32.5	-0.9	-8.9	-25.1	268.2	47.1	21.0
March	-18.3	-19.7	15.5	2.2	-6.9	24.3	-54.2	165.2	-9.0
April	59.4	29.2	-4.5	-3.0	37.3	-34.4	-20.7	-47.1	24.4
May	-1.0	-7.9	-7.2	4.7	13.0	40.1	-37.7	12.6	-2.8
June	-34.2	-14.6	-4.7	-8.1	-17.2	-0.7	110.9	-32.5	-19.0
July	9.1	3.3	3.1	4.9	34.5	53.1	13.3	182.0	10.8
August	29.7	42.2	30.9	39.0	43.4	-33.9	23.5	-33.5	33.1
September	-3.9	-19.7	-27.1	-26.7	-48.0	-2.9	15.4	66.7	-19.5
SEASONALLY ADJUSTED (% change from preceding month)									
<b>2001</b>									
July	10.9	20.0	-3.4	-5.6	2.0	n.a.	n.a.	n.a.	8.2
August	1.3	32.0	1.8	34.4	11.4	n.a.	n.a.	n.a.	13.6
September	19.9	-29.6	58.4	-13.7	-3.4	n.a.	n.a.	n.a.	2.7
October	-9.2	17.3	-35.9	19.3	0.5	n.a.	n.a.	n.a.	-5.7
November	11.0	-11.0	-6.0	-6.4	8.2	n.a.	n.a.	n.a.	-1.3
December	-11.3	-1.2	28.1	-2.7	-8.6	n.a.	n.a.	n.a.	-0.4
<b>2002</b>									
January	-2.7	-1.0	-19.7	29.7	6.4	n.a.	n.a.	n.a.	-4.3
February	-4.4	8.9	30.7	-22.0	-8.1	n.a.	n.a.	n.a.	5.5
March	2.8	-7.3	2.2	2.8	-1.8	n.a.	n.a.	n.a.	0.8
April	26.7	15.3	-8.2	4.6	6.5	n.a.	n.a.	n.a.	8.2
May	-4.2	0.9	-7.4	-6.7	5.4	n.a.	n.a.	n.a.	-2.2
June	-28.4	-2.1	8.7	2.1	3.6	n.a.	n.a.	n.a.	-8.3
July	-17.8	-4.5	-6.2	-20.6	15.3	n.a.	n.a.	n.a.	-5.5
August	67.2	30.5	39.1	57.1	54.8	n.a.	n.a.	n.a.	44.1
September	-7.0	-15.2	-25.0	-17.5	-43.7	n.a.	n.a.	n.a.	-17.9
TREND ESTIMATES (% change from preceding month)									
<b>2001</b>									
July	10.5	3.8	9.7	6.3	2.4	n.a.	n.a.	n.a.	5.7
August	9.7	3.0	6.2	5.3	2.7	n.a.	n.a.	n.a.	4.9
September	6.2	2.2	2.1	4.9	2.9	n.a.	n.a.	n.a.	3.4
October	2.0	1.1	-0.3	4.4	2.0	n.a.	n.a.	n.a.	1.6
November	-1.2	-0.3	-0.9	3.3	0.3	n.a.	n.a.	n.a.	-0.1
December	-1.7	-0.3	0.0	2.0	-1.0	n.a.	n.a.	n.a.	-0.4
<b>2002</b>									
January	-0.3	0.5	1.2	0.9	-1.6	n.a.	n.a.	n.a.	0.3
February	0.2	1.1	1.5	-0.8	-1.9	n.a.	n.a.	n.a.	0.4
March	-0.1	2.0	2.0	-2.0	0.5	n.a.	n.a.	n.a.	0.7
April	-0.7	3.1	1.7	-2.5	4.0	n.a.	n.a.	n.a.	1.2
May	-1.5	3.5	0.6	-1.5	6.7	n.a.	n.a.	n.a.	1.3
June	-1.8	3.2	1.3	0.0	7.3	n.a.	n.a.	n.a.	1.6
July	-1.3	3.0	1.8	1.4	6.2	n.a.	n.a.	n.a.	2.0
August	0.0	2.6	1.8	2.3	4.8	n.a.	n.a.	n.a.	2.2
September	0.6	2.4	1.9	1.8	3.1	n.a.	n.a.	n.a.	2.1

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

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (\$ million)									
<b>2001</b>									
July	492.2	289.3	189.8	45.9	64.0	9.9	7.8	50.2	1 149.1
August	355.9	301.4	149.5	118.4	93.5	11.3	10.0	7.9	1 047.9
September	324.4	234.4	408.7	48.3	60.1	10.7	12.9	17.8	1 117.2
October	349.2	452.0	161.7	81.9	104.8	29.0	7.5	22.1	1 208.2
November	412.6	371.6	166.4	57.3	99.2	12.0	7.7	13.3	1 140.1
December	379.4	439.9	157.0	42.9	56.8	27.4	16.2	23.6	1 143.0
<b>2002</b>									
January	332.8	248.7	171.6	84.0	88.2	8.2	5.7	4.5	943.8
February	445.0	543.6	197.5	59.6	53.1	11.8	52.7	10.6	1 374.0
March	202.2	373.8	246.3	74.9	47.6	15.2	12.4	54.3	1 026.8
April	464.7	531.0	302.5	53.1	95.2	7.0	9.6	16.2	1 479.1
May	398.1	427.4	175.9	53.1	125.9	11.6	5.8	10.5	1 208.4
June	197.9	298.5	164.0	61.1	78.6	14.0	11.1	13.5	838.7
July	284.9	289.5	189.1	48.3	132.5	27.7	14.6	37.0	1 023.7
August	378.9	386.8	219.1	121.0	355.9	9.1	29.1	30.7	1 530.6
September	497.4	421.9	236.4	65.6	83.6	9.9	28.9	29.7	1 373.4
TREND (\$ million)									
<b>2001</b>									
July	291.7	299.7	225.1	62.0	64.6	n.a.	n.a.	n.a.	1 009.9
August	334.4	292.3	242.1	64.4	66.0	n.a.	n.a.	n.a.	1 037.0
September	373.4	302.6	245.6	66.9	72.5	n.a.	n.a.	n.a.	1 085.5
October	399.1	326.9	236.6	69.5	80.4	n.a.	n.a.	n.a.	1 142.6
November	407.5	352.3	222.1	71.6	84.2	n.a.	n.a.	n.a.	1 181.5
December	407.5	374.6	211.0	71.9	84.5	n.a.	n.a.	n.a.	1 203.5
<b>2002</b>									
January	402.9	388.7	204.1	70.2	82.3	n.a.	n.a.	n.a.	1 209.2
February	388.0	392.6	201.1	66.6	76.7	n.a.	n.a.	n.a.	1 187.3
March	360.0	389.0	200.7	62.2	74.8	n.a.	n.a.	n.a.	1 146.3
April	330.8	389.5	198.4	58.7	80.3	n.a.	n.a.	n.a.	1 112.7
May	312.1	393.8	191.5	58.3	93.4	n.a.	n.a.	n.a.	1 099.5
June	305.4	398.7	192.7	60.9	110.0	n.a.	n.a.	n.a.	1 115.5
July	307.9	405.9	200.8	65.7	125.7	n.a.	n.a.	n.a.	1 153.4
August	320.0	415.0	212.4	71.5	138.1	n.a.	n.a.	n.a.	1 205.4
September	342.7	428.5	228.5	75.9	147.0	n.a.	n.a.	n.a.	1 271.9

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



Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
<b>2001</b>									
July	89.1	33.7	-36.4	12.4	-3.6	46.8	-9.2	138.0	25.0
August	-27.7	4.2	-21.2	158.0	46.1	13.8	28.7	-84.2	-8.8
September	-8.8	-22.2	173.3	-59.2	-35.7	-5.3	28.9	123.5	6.6
October	7.6	92.9	-60.4	69.6	74.5	171.0	-41.9	24.7	8.1
November	18.2	-17.8	2.9	-30.1	-5.3	-58.4	2.1	-40.0	-5.6
December	-8.1	18.4	-5.7	-25.2	-42.8	127.2	111.4	78.1	0.3
<b>2002</b>									
January	-12.3	-43.5	9.3	96.1	55.3	-70.1	-64.5	-80.8	-17.4
February	33.7	118.6	15.1	-29.0	-39.8	43.9	818.2	134.3	45.6
March	-54.6	-31.2	24.7	25.6	-10.4	29.2	-76.4	411.3	-25.3
April	129.8	42.0	22.8	-29.1	100.0	-54.3	-22.4	-70.2	44.1
May	-14.3	-19.5	-41.8	0.1	32.3	66.5	-39.3	-35.2	-18.3
June	-50.3	-30.2	-6.8	15.0	-37.5	20.6	89.5	28.7	-30.6
July	44.0	-3.0	15.3	-20.9	68.5	98.2	31.9	173.5	22.1
August	33.0	33.6	15.8	150.4	168.6	-67.3	99.1	-17.1	49.5
September	31.3	9.1	7.9	-45.8	-76.5	9.7	-0.7	-3.4	-10.3
TREND ESTIMATES (% change from preceding month)									
<b>2001</b>									
July	11.5	-5.9	13.0	5.5	-5.7	n.a.	n.a.	n.a.	0.2
August	14.6	-2.5	7.5	4.0	2.2	n.a.	n.a.	n.a.	2.7
September	11.7	3.5	1.4	3.8	9.8	n.a.	n.a.	n.a.	4.7
October	6.9	8.1	-3.6	3.9	10.9	n.a.	n.a.	n.a.	5.3
November	2.1	7.8	-6.1	3.0	4.8	n.a.	n.a.	n.a.	3.4
December	0.0	6.3	-5.0	0.4	0.3	n.a.	n.a.	n.a.	1.9
<b>2002</b>									
January	-1.1	3.8	-3.3	-2.3	-2.6	n.a.	n.a.	n.a.	0.5
February	-3.7	1.0	-1.5	-5.1	-6.8	n.a.	n.a.	n.a.	-1.8
March	-7.2	-0.9	-0.2	-6.6	-2.5	n.a.	n.a.	n.a.	-3.5
April	-8.1	0.1	-1.1	-5.6	7.3	n.a.	n.a.	n.a.	-2.9
May	-5.7	1.1	-3.5	-0.7	16.4	n.a.	n.a.	n.a.	-1.2
June	-2.2	1.3	0.6	4.4	17.8	n.a.	n.a.	n.a.	1.5
July	0.8	1.8	4.2	8.0	14.2	n.a.	n.a.	n.a.	3.4
August	3.9	2.3	5.8	8.9	9.9	n.a.	n.a.	n.a.	4.5
September	7.1	3.2	7.6	6.1	6.4	n.a.	n.a.	n.a.	5.5

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

## VALUE OF BUILDING APPROVED, By State: Original

<i>State/Territory</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions creating dwellings</i>	<i>Alterations and additions not creating dwellings</i>	<i>Conversion</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
<b>PRIVATE SECTOR</b>								
New South Wales	361.2	180.7	4.5	124.4	25.1	696.0	455.9	<b>1 151.9</b>
Victoria	477.6	182.6	5.4	113.6	2.2	781.5	382.3	<b>1 163.8</b>
Queensland	307.5	66.5	0.3	47.3	0.0	421.7	157.1	<b>578.8</b>
South Australia	90.9	5.3	0.0	18.7	1.2	116.1	46.7	<b>162.8</b>
Western Australia	194.9	26.8	0.0	20.2	0.0	241.9	74.5	<b>316.4</b>
Tasmania	20.4	0.5	0.0	4.3	0.0	25.2	7.6	<b>32.8</b>
Northern Territory	6.4	9.2	0.0	4.1	0.0	19.7	28.2	<b>47.8</b>
Australian Capital Territory	18.9	47.3	0.0	6.6	0.0	72.8	17.1	<b>89.9</b>
Australia	1 477.8	518.9	10.3	339.2	28.6	2 374.8	1 169.5	<b>3 544.3</b>
<b>PUBLIC SECTOR</b>								
New South Wales	2.5	1.4	0.0	2.0	0.0	6.0	41.5	<b>47.5</b>
Victoria	2.2	7.3	0.0	7.7	0.0	17.2	39.6	<b>56.7</b>
Queensland	2.3	0.6	0.0	5.5	0.0	8.4	79.3	<b>87.7</b>
South Australia	3.4	0.1	0.0	0.4	0.0	3.9	18.9	<b>22.8</b>
Western Australia	3.7	1.8	0.0	0.1	0.0	5.5	9.1	<b>14.6</b>
Tasmania	0.0	0.0	0.0	0.0	0.0	0.0	2.3	<b>2.3</b>
Northern Territory	2.0	0.0	0.0	1.0	0.0	3.0	0.8	<b>3.7</b>
Australian Capital Territory	3.5	1.4	0.0	0.0	0.0	4.9	12.5	<b>17.4</b>
Australia	19.5	12.7	0.0	16.6	0.0	48.8	203.9	<b>252.7</b>
<b>TOTAL</b>								
New South Wales	363.7	182.1	4.5	126.4	25.1	701.9	497.4	<b>1 199.3</b>
Victoria	479.9	189.9	5.4	121.2	2.2	798.6	421.9	<b>1 220.5</b>
Queensland	309.8	67.2	0.3	52.8	0.0	430.1	236.4	<b>666.5</b>
South Australia	94.3	5.4	0.0	19.1	1.2	120.0	65.6	<b>185.6</b>
Western Australia	198.5	28.6	0.0	20.3	0.0	247.5	83.6	<b>331.0</b>
Tasmania	20.4	0.5	0.0	4.3	0.0	25.2	9.9	<b>35.1</b>
Northern Territory	8.4	9.2	0.0	5.1	0.0	22.7	28.9	<b>51.6</b>
Australian Capital Territory	22.4	48.8	0.0	6.6	0.0	77.7	29.7	<b>107.4</b>
Australia	1 497.4	531.6	10.3	355.7	28.6	2 423.6	1 373.4	<b>3 797.0</b>

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

State/Territory	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscell- aneous	Total non- residential building
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
<b>PRIVATE SECTOR</b>											
New South Wales	12.0	51.0	27.8	189.4	45.8	35.1	0.8	26.0	59.2	8.7	<b>455.9</b>
Victoria	19.4	69.9	24.8	143.9	58.4	24.5	2.1	12.9	10.4	15.9	<b>382.3</b>
Queensland	22.0	43.2	7.2	19.1	27.1	3.3	0.2	7.6	2.8	24.6	<b>157.1</b>
South Australia	0.4	7.7	3.5	1.3	6.3	2.0	0.1	18.0	2.4	5.0	<b>46.7</b>
Western Australia	1.8	35.4	7.2	6.6	14.0	4.5	0.5	0.6	1.1	2.8	<b>74.5</b>
Tasmania	2.5	1.1	0.3	0.6	0.9	0.0	0.0	2.3	0.0	0.0	<b>7.6</b>
Northern Territory	11.4	5.8	0.0	1.1	0.6	0.0	0.0	4.9	4.4	0.0	<b>28.2</b>
Australian Capital Territory	0.0	1.5	0.5	12.1	0.0	0.0	0.0	0.0	3.0	0.0	<b>17.1</b>
Australia	69.5	215.5	71.4	374.1	153.2	69.4	3.6	72.3	83.3	57.1	<b>1 169.5</b>
<b>PUBLIC SECTOR</b>											
New South Wales	0.0	0.7	0.0	3.2	5.2	25.2	0.0	3.0	3.3	0.9	<b>41.5</b>
Victoria	0.0	0.2	0.3	6.0	0.3	18.2	0.0	0.8	8.3	5.6	<b>39.6</b>
Queensland	0.1	0.1	0.4	2.6	0.1	65.8	0.0	4.8	1.8	3.6	<b>79.3</b>
South Australia	0.1	0.9	0.0	16.2	0.6	1.1	0.0	0.0	0.0	0.0	<b>18.9</b>
Western Australia	0.0	0.0	0.0	0.3	3.5	3.4	0.0	0.9	0.0	1.0	<b>9.1</b>
Tasmania	0.0	0.0	0.0	0.1	0.0	1.7	0.0	0.5	0.0	0.0	<b>2.3</b>
Northern Territory	0.0	0.0	0.0	0.4	0.1	0.1	0.0	0.0	0.0	0.3	<b>0.8</b>
Australian Capital Territory	0.0	0.1	0.0	7.5	0.1	4.2	0.0	0.7	0.0	0.0	<b>12.5</b>
Australia	0.2	1.9	0.7	36.2	9.8	119.7	0.0	10.7	13.4	11.3	<b>203.9</b>
<b>TOTAL</b>											
New South Wales	12.0	51.7	27.8	192.6	51.0	60.3	0.8	29.0	62.5	9.6	<b>497.4</b>
Victoria	19.4	70.0	25.1	149.9	58.7	42.8	2.1	13.6	18.7	21.5	<b>421.9</b>
Queensland	22.1	43.3	7.7	21.6	27.2	69.0	0.2	12.4	4.5	28.3	<b>236.4</b>
South Australia	0.4	8.6	3.5	17.5	7.0	3.1	0.1	18.0	2.4	5.0	<b>65.6</b>
Western Australia	1.8	35.4	7.2	6.9	17.5	7.9	0.5	1.5	1.1	3.7	<b>83.6</b>
Tasmania	2.5	1.1	0.3	0.6	0.9	1.7	0.0	2.8	0.0	0.0	<b>9.9</b>
Northern Territory	11.4	5.8	0.0	1.4	0.7	0.1	0.0	4.9	4.4	0.3	<b>28.9</b>
Australian Capital Territory	0.0	1.6	0.5	19.7	0.1	4.2	0.0	0.7	3.0	0.0	<b>29.7</b>
Australia	69.7	217.4	72.1	410.3	163.0	189.1	3.6	83.0	96.7	68.4	<b>1 373.4</b>

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

Period	<i>Hotels, motels and other short term accommodation....</i>		<i>Shops.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<i>Other business premises.....</i>		<i>Educational.....</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999												
<b>2002</b>												
July	21	2.0	308	28.0	55	5.7	159	15.4	144	13.7	61	6.8
August	33	3.5	350	32.3	62	6.8	192	18.9	153	14.3	53	5.5
September	31	2.7	331	29.1	67	7.3	148	14.7	131	13.2	79	8.1
Value—\$200,000—\$499,999												
<b>2002</b>												
July	11	3.6	74	21.0	48	14.3	69	20.4	52	15.7	27	8.7
August	11	3.4	100	29.7	41	11.8	75	23.2	62	18.2	29	8.8
September	7	2.2	69	20.9	45	14.3	43	12.8	72	22.0	50	16.0
Value—\$500,000—\$999,999												
<b>2002</b>												
July	4	2.5	31	21.7	17	12.2	28	18.5	27	17.1	30	21.1
August	4	2.7	43	28.5	28	18.1	30	21.1	27	18.6	11	7.7
September	3	2.4	30	20.2	21	13.5	34	22.2	29	19.4	17	12.4
Value—\$1,000,000—\$4,999,999												
<b>2002</b>												
July	9	14.0	28	63.1	14	25.3	20	41.4	24	56.1	26	52.1
August	4	10.7	38	91.6	13	27.8	24	46.4	34	65.8	31	66.2
September	5	9.2	30	61.7	12	32.1	21	35.5	23	49.3	47	90.5
Value—\$5,000,000 and over												
<b>2002</b>												
July	2	21.0	7	116.2	0	0.0	7	47.6	9	80.8	2	14.8
August	3	42.7	9	121.7	1	6.0	12	295.1	9	107.9	3	23.3
September	5	53.1	6	85.7	1	5.0	10	325.0	4	59.1	2	62.1
Value—Total												
<b>1999-2000</b>	767	753.4	5 342	2 360.2	2 149	983.8	3 643	1 935.2	3 392	1 783.6	1 553	1 492.7
<b>2000-01</b>	501	459.9	4 750	2 139.5	1 685	790.5	3 656	2 674.8	2 758	1 663.5	1 744	1 995.4
<b>2001-02</b>	594	587.7	4 765	2 003.8	1 474	777.9	3 307	3 011.9	2 863	1 922.4	2 095	1 993.6
<b>2002</b>												
July	47	43.0	448	250.0	134	57.5	283	143.3	256	183.3	146	103.5
August	55	63.1	540	303.9	145	70.4	333	404.7	285	224.7	127	111.5
September	51	69.7	466	217.4	146	72.1	256	410.3	259	163.0	195	189.1

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

Period	Religious.....		Health.....		Entertainment and recreational....		Miscellaneous.....		Total non- residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999										
<b>2002</b>										
July	9	1.2	35	3.3	40	3.9	62	5.7	894	85.7
August	12	1.4	40	3.8	40	4.1	60	5.9	995	96.6
September	9	1.0	35	3.7	38	3.4	50	5.3	919	88.5
Value—\$200,000–\$499,999										
<b>2002</b>										
July	7	2.2	17	4.9	19	5.9	22	7.1	346	103.7
August	4	1.7	15	4.6	24	7.2	17	5.9	378	114.6
September	2	0.4	21	6.2	22	7.4	26	7.8	357	110.1
Value—\$500,000–\$999,999										
<b>2002</b>										
July	1	0.7	10	7.2	17	11.3	12	8.5	177	120.8
August	3	2.0	14	9.4	13	9.1	8	5.2	181	122.4
September	1	0.8	8	5.1	6	3.3	10	6.6	159	105.9
Value—\$1,000,000–\$4,999,999										
<b>2002</b>										
July	1	1.8	18	46.0	12	26.4	11	27.9	163	354.2
August	1	1.0	14	36.9	17	29.8	11	25.0	187	401.2
September	1	1.5	12	26.0	14	25.6	14	25.3	179	356.6
Value—\$5,000,000 and over										
<b>2002</b>										
July	0	0.0	4	41.5	4	31.0	1	6.4	36	359.2
August	0	0.0	3	17.4	5	140.4	2	41.5	47	795.9
September	0	0.0	4	41.9	4	57.0	2	23.5	38	712.3
Value—Total										
<b>1999-2000</b>	245	128.7	799	1 098.8	1 023	803.8	1 116	853.1	20 029	12 193.4
<b>2000-01</b>	219	105.0	733	1 315.8	945	922.4	1 080	807.2	18 071	12 874.0
<b>2001-02</b>	195	137.4	862	1 419.1	969	1 030.0	1 190	792.3	18 314	13 676.3
<b>2002</b>										
July	18	5.9	84	102.9	92	78.5	108	55.7	1 616	1 023.7
August	20	6.1	86	72.1	99	190.6	98	83.4	1 788	1 530.6
September	13	3.6	80	83.0	84	96.7	102	68.4	1 652	1 373.4

# EXPLANATORY NOTES

## INTRODUCTION

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

## SCOPE AND COVERAGE

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

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

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

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

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

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

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

## VALUE DATA

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

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

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

## EXPLANATORY NOTES

### OWNERSHIP

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

### BUILDING CLASSIFICATION

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

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

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

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

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

### SEASONAL ADJUSTMENT

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

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

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

## EXPLANATORY NOTES

### SEASONAL ADJUSTMENT *continued*

**18** 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.

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

### TREND ESTIMATES

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

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

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

### CHAIN VOLUME MEASURES

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



## EXPLANATORY NOTES

AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)	<p><b>24</b> Area statistics are now being classified to the <i>Australian Standard Geographical Classification (ASGC), 2002 Edition</i> (cat. no 1216.0), effective from July 2002. Building work approved before July 2002 was classified according to the current edition of the ASGC at that time, and is presented in this publication unrevised, in the original geographical area that applied at the time of approval. From July 2001, the Statistical Division of Darwin includes Litchfield Shire, previously in the Statistical Division of Northern Territory Balance.</p>
ABS DATA AVAILABLE ON REQUEST	<p><b>25</b> 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.</p>
RELATED PUBLICATIONS	<p><b>26</b> Users may also wish to refer to the following publications:</p> <ul style="list-style-type: none"><li>▪ <i>Building Activity, Australia</i>, (cat. no. 8752.0–8752.7)</li><li>▪ <i>Building Activity, Australia: Dwelling Unit Commencements</i>, (cat. no. 8750.0)</li><li>▪ <i>Building Approvals</i>, (cat. no. 8731.1–8731.7)</li><li>▪ <i>Construction Work Done, Australia, Preliminary</i>, (cat. no. 8755.0)</li><li>▪ <i>Engineering Construction Activity, Australia</i>, (cat. no. 8762.0)</li><li>▪ <i>House Price Indexes: Eight Capital Cities</i>, (cat. no. 6416.0)</li><li>▪ <i>Housing Finance for Owner Occupation, Australia</i>, (cat. no. 5609.0)</li><li>▪ <i>Producer Price Indexes, Australia</i>, (cat. no. 6427.0)</li></ul> <p><b>27</b> While building approvals value series are shown inclusive of GST, this is different to building activity — <i>Building Activity, Australia</i> (cat. no. 8752.0) and <i>Construction Work Done, Australia, Preliminary</i> (cat. no 8755.0) — in which residential work will be published inclusive of GST and non-residential work exclusive of GST. In the Engineering Construction Survey — <i>Engineering Construction Activity, Australia</i> (cat. no. 8762.0) all values will exclude GST.</p>
ROUNDING	<p><b>28</b> When figures have been rounded, discrepancies may occur between sums of the component items and totals.</p>

## G L O S S A R Y

<b>Alterations and additions</b>	Building activity carried out on existing buildings. Includes adding to or diminishing floor area, altering the structural design of a building and affixing rigid components which are integral to the functioning of the building.
<b>Alterations and additions to residential buildings</b>	Alterations and additions carried out on existing residential buildings, which may result in the creation of new dwelling units. See also Explanatory Notes paragraph 14.
<b>Building</b>	A building is a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design is the provision for regular access by persons in order to satisfy its intended use.
<b>Conversion</b>	Building activity which converts a non-residential building to a residential building, e.g. conversion of a warehouse to residential apartments. Conversion is considered to be a special type of alteration, and these jobs have been separately identified as such from the July 1996 reference month, though they have only appeared separately in this publication from the January 1998 issue. Prior to that issue, conversions were published as part of the 'Conversions, etc.' category or included elsewhere within a table. See also Explanatory Notes paragraph 14.
<b>Dwelling unit</b>	A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Regardless of whether they are self-contained or not, units within buildings offering institutional care (e.g. hospitals) or temporary accommodation (e.g. motels, hostels and holiday apartments) are not defined as dwelling units. Such units are included in the appropriate category of non-residential building approvals. Dwelling units can be created in one of four ways: through new work to create a residential building; through alteration/addition work to an existing residential building; through either new or alteration/addition work on non-residential building or through conversion of a non-residential building to a residential building.
<b>Educational</b>	Includes schools, colleges, kindergartens, libraries, museums and universities.
<b>Entertainment and recreational</b>	Includes clubs, cinemas, sport and recreation centres.
<b>Factories</b>	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
<b>Flats, units or apartments</b>	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
<b>Health</b>	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
<b>Hotels, motels and other short term accommodation</b>	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
<b>House</b>	A house is a detached building primarily used for long term residential purposes. It consists of one dwelling unit. For instance, detached 'granny flats' and detached dwelling units (e.g. caretaker's residences) associated with a non-residential building are defined as houses.
<b>Miscellaneous</b>	Includes justice and defence buildings, welfare and charitable homes, prisons and reformatories, maintenance camps, farming and livestock buildings, veterinary clinics, child-minding centres, police stations and public toilets.

## GLOSSARY

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

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