



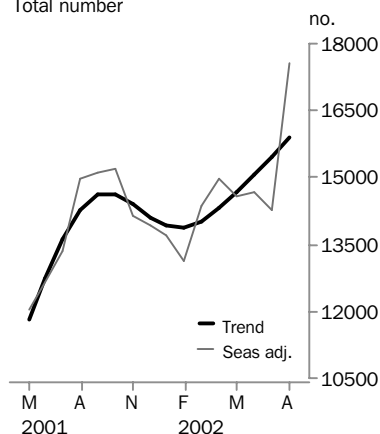
BUILDING APPROVALS

AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) TUES 1 OCT 2002

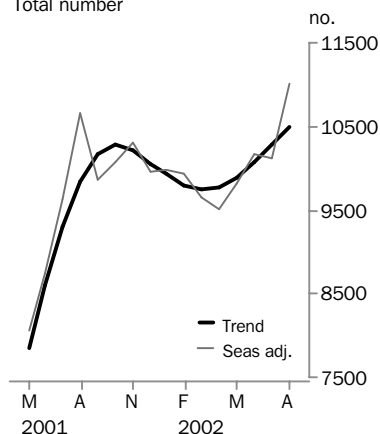
Dwelling units approved

Total number



Private sector houses approved

Total number



AUGUST KEY FIGURES

TREND ESTIMATES

	Aug 2002	% change Jul 2002 to Aug 2002	% change Aug 2001 to Aug 2002
Dwelling units approved			
Private sector houses	10 501	2.1	6.7
Total dwelling units	15 886	2.8	11.2

SEASONALLY ADJUSTED

	Aug 2002	% change Jul 2002 to Aug 2002	% change Aug 2001 to Aug 2002
Dwelling units approved			
Private sector houses	11 000	8.7	3.1
Total dwelling units	17 554	23.1	17.2

AUGUST KEY POINTS

TREND ESTIMATES

- The trend estimate for total dwelling units approved rose 2.8% in August 2002. This is the fifth consecutive month with growth of over 2.0%.
- The trend estimate for private sector houses approved rose 2.1% in August 2002, following a 2.1% rise in July.
- The trend estimate for other dwellings approved rose 4.1% in August 2002.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwellings approved rose 23.1% to 17,554 in August 2002. This is the highest level since August 1994 (17,862). New South Wales, Victoria, Queensland and South Australia all rose more than 10.0%.
- The seasonally adjusted estimate for private sector houses approved rose 8.7% to 11,000 in August 2002. This is the highest level since February 2000 (11,008).
- The seasonally adjusted estimate for other dwellings approved rose 61.6% to 6,384 in August 2002. This is the second highest level on record, surpassed only by the 6,642 other dwellings approved in August 1994. Large rises were recorded in New South Wales, Victoria and Queensland.

- 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>
September 2002	31 October 2002
October 2002	3 December 2002
November 2002	7 January 2003

CHANGES IN THIS ISSUE

There are no changes in this issue.

DATA NOTES

A special article, 'Functional Classification of Buildings', containing data for 2000-2001 and 2001-2002 is included in this issue (see page 36).

REVISIONS THIS MONTH

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

	2000-2001	2001-2002	2002-2003
New South Wales		+173	+1
Queensland		+6	-1
Western Australia	+132	+2	
Tasmania		-29	
TOTAL	+132	+152	-

SYMBOLS AND OTHER USAGES

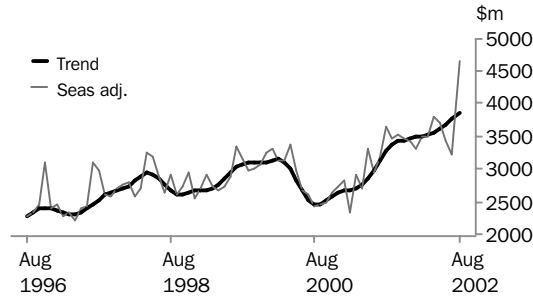
n.a. not available
n.y.a. not yet available

Dennis Trewin
Australian Statistician

VALUE OF BUILDING APPROVED

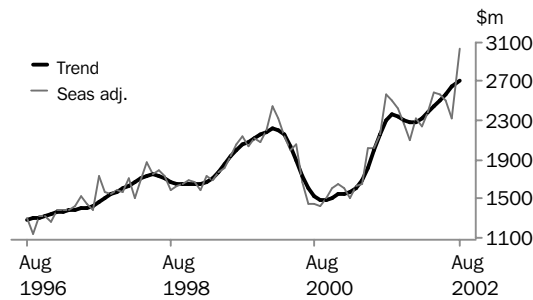
VALUE OF TOTAL BUILDING

The trend estimate of the value of total building approved has risen since October 2000. The trend estimate rose 2.4% in August 2002.



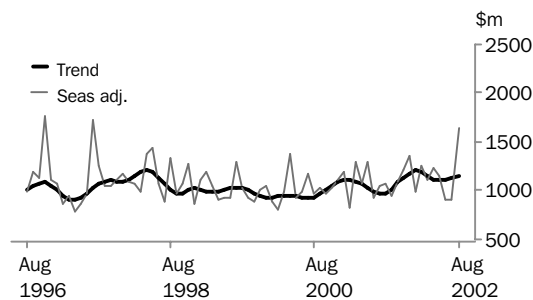
VALUE OF RESIDENTIAL BUILDING

The trend estimate of the value of residential building has risen for the last eight months, following three months of decline. The trend estimate rose 2.6% in August 2002.



VALUE OF NON-RESIDENTIAL BUILDING

The trend estimate of the value of non-residential building has risen for the last three months, following four months of decline. The trend estimate rose 2.1% in August 2002.



DWELLINGS APPROVED: 2001—2002

TYPE OF DWELLING

The number of dwelling units approved in Australia during 2001–2002 is shown in the table below, for each type of dwelling category, together with the distribution of each dwelling category as a percentage of total dwelling units approved. The latter is also compared with 2000–2001.

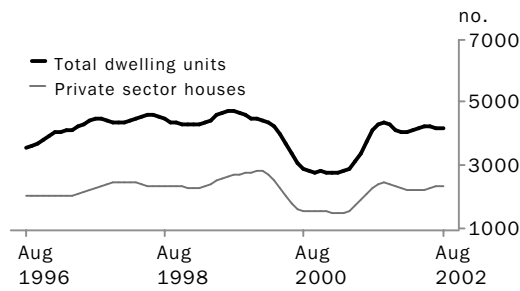
Type of dwelling	DWELLING UNITS BY TYPE		
	2001-2002 Number of units	2001-2002 % of total dwellings	2000-2001 % of total dwellings
New residential			
Houses	120 720	66.0	70.4
Other residential building			
Semi-detached, row or terrace houses, townhouses etc of:			
1 storey	9 022	6.1	5.3
2 or more storeys	10 495	7.0	6.1
<i>Total</i>	<i>19 517</i>	<i>13.1</i>	<i>11.4</i>
Flats, units, apartments in a building of:			
1 or 2 storeys	3 329	2.4	1.9
3 storeys	4 909	3.5	2.9
4 or more storeys	20 258	12.3	11.8
<i>Total</i>	<i>28 496</i>	<i>18.1</i>	<i>16.6</i>
<i>Total other residential building</i>	<i>48 013</i>	<i>31.3</i>	<i>28.0</i>
Other			
Alterations and additions to residential building	593	0.7	0.3
Conversions	1 897	1.8	1.1
Non-residential building	260	0.1	0.2
Total building	171 483	100.0	100.0

SUMMARY COMMENT

The total number of dwelling units approved in 2001-2002 has risen by 50,572 (+41.8%) to 171,483 dwellings. There has been a decrease in the relative percentage of houses and an increase in the relative percentage of other residential dwellings.

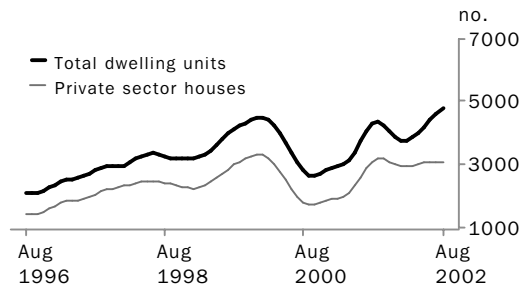
DWELLING UNITS APPROVED: State Trends

NEW SOUTH WALES



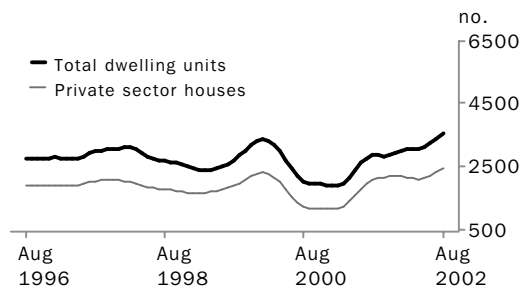
The trend estimate for total dwelling units approved in New South Wales has fallen in the last three months, following three months of growth.

VICTORIA



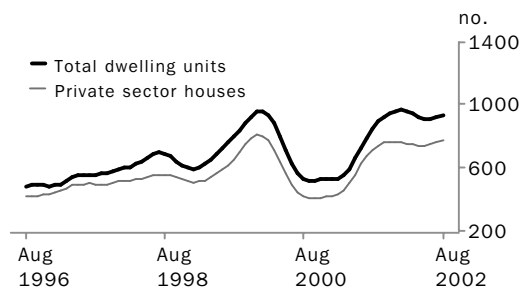
The trend estimate for total dwelling units approved in Victoria has risen in the last six months, following five months of decline.

QUEENSLAND



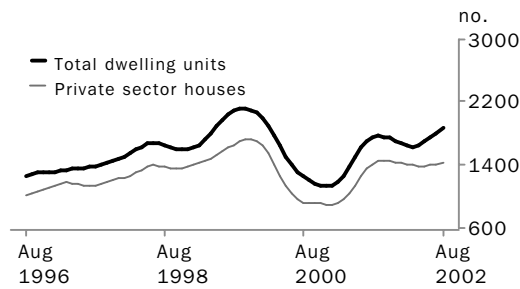
The trend estimate for total dwelling units approved in Queensland has risen for the last ten months.

SOUTH AUSTRALIA



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

WESTERN AUSTRALIA



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

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

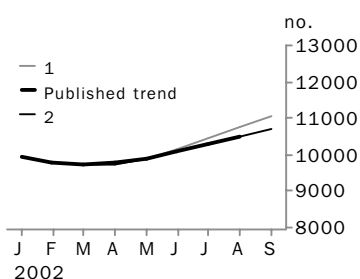
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

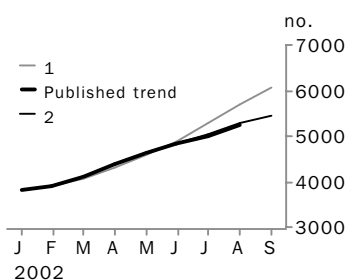
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the September seasonally adjusted estimate is higher than the August estimate by 4% for the number of private sector houses approved and 13% for other dwelling units approved; and that the September seasonally adjusted estimate is lower than the August estimate by 4% for the number of private sector houses approved and 13% for other dwelling units approved. These percentages were chosen because they represent the average absolute monthly percentage change for these series over the last ten years.

PRIVATE SECTOR HOUSES APPROVED



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 4% on Aug 2002</i>		2 <i>falls by 4% on Aug 2002</i>	
	no.	% change	no.	% change	no.	% change
April 2002	9 767	0.2	9 727	0.1	9 754	0.2
May 2002	9 892	1.3	9 873	1.5	9 887	1.4
June 2002	10 077	1.9	10 123	2.5	10 087	2.0
July 2002	10 287	2.1	10 426	3.0	10 309	2.2
August 2002	10 501	2.1	10 741	3.0	10 520	2.0
September 2002	n.y.a.	n.y.a.	11 048	2.9	10 714	1.8

OTHER DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 13% on Aug 2002</i>		2 <i>falls by 13% on Aug 2002</i>	
	no.	% change	no.	% change	no.	% change
April 2002	4 386	6.6	4 317	6.1	4 369	6.6
May 2002	4 618	5.3	4 587	6.3	4 613	5.6
June 2002	4 818	4.3	4 894	6.7	4 826	4.6
July 2002	5 020	4.2	5 266	7.6	5 039	4.4
August 2002	5 225	4.1	5 701	8.3	5 273	4.6
September 2002	n.y.a.	n.y.a.	6 079	6.6	5 434	3.1

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DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS...		TOTAL DWELLING UNITS..		
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Public sector</i>	<i>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL							
2001							
June	8 494	8 587	3 116	3 584	11 610	561	12 171
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	3 437	3 630	12 459	316	12 775
2002							
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	3 867	3 988	13 207	258	13 465
April	9 826	9 956	5 121	5 268	14 947	277	15 224
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	10 586	10 800	3 905	4 161	14 491	470	14 961
August	10 990	11 126	7 009	7 035	17 999	162	18 161
SEASONALLY ADJUSTED							
2001							
June	8 744	8 820	3 608	3 835	12 352	303	12 655
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	3 595	3 806	13 555	377	13 932
2002							
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	4 422	4 566	14 076	294	14 370
April	9 511	9 641	5 180	5 311	14 691	261	14 952
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	10 119	10 309	3 665	3 951	13 784	476	14 260
August	11 000	11 170	6 350	6 384	17 350	204	17 554
TREND ESTIMATES							
2001							
June	8 592	8 708	3 811	4 047	12 403	352	12 755
July	9 295	9 424	3 996	4 206	13 291	339	13 630
August	9 846	9 989	4 114	4 301	13 960	330	14 290
September	10 178	10 334	4 124	4 295	14 301	328	14 629
October	10 287	10 456	4 016	4 183	14 303	336	14 639
November	10 217	10 395	3 842	4 012	14 060	347	14 407
December	10 060	10 241	3 700	3 871	13 760	352	14 112
2002							
January	9 922	10 100	3 657	3 823	13 580	343	13 923
February	9 803	9 972	3 741	3 901	13 544	329	13 873
March	9 742	9 900	3 957	4 113	13 699	314	14 013
April	9 767	9 915	4 230	4 386	13 997	304	14 301
May	9 892	10 036	4 460	4 618	14 352	302	14 654
June	10 077	10 223	4 661	4 818	14 738	303	15 041
July	10 287	10 439	4 866	5 020	15 154	305	15 459
August	10 501	10 661	5 082	5 225	15 583	303	15 886

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)							
2001							
June	-7.3	-7.2	-21.6	-17.7	-11.6	18.4	-10.6
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	-15.0	-13.1	-16.7	6.4	-16.3
2002							
January	-4.8	-3.9	2.1	-0.9	-2.9	-8.9	-3.0
February	15.0	14.5	-21.1	-17.4	4.5	34.0	5.2
March	-5.5	-5.8	39.8	34.2	4.4	-33.2	3.3
April	5.2	5.1	32.4	32.1	13.2	7.4	13.1
May	13.0	12.7	-8.3	-7.2	5.7	13.0	5.8
June	-13.9	-13.4	-21.1	-18.0	-16.1	47.6	-14.8
July	10.8	11.2	5.5	3.9	9.3	1.7	9.1
August	3.8	3.0	79.5	69.1	24.2	-65.5	21.4
SEASONALLY ADJUSTED (% change from preceding month)							
2001							
June	8.4	8.2	0.9	-0.9	6.1	-19.4	5.3
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	3.0	3.5	-1.8	7.7	-1.6
2002							
January	0.1	0.5	-5.1	-7.5	-1.3	-17.2	-1.7
February	-0.4	-0.5	-17.4	-14.2	-4.7	27.9	-4.0
March	-2.8	-3.2	57.0	51.2	10.4	-26.3	9.3
April	-1.5	-1.7	17.1	16.3	4.4	-11.2	4.0
May	3.2	3.0	-13.0	-12.3	-2.5	3.1	-2.4
June	3.6	3.6	-6.5	-6.4	0.4	2.2	0.4
July	-0.4	0.1	-13.0	-9.3	-4.1	73.1	-2.7
August	8.7	8.4	73.3	61.6	25.9	-57.1	23.1
TREND ESTIMATES (% change from preceding month)							
2001							
June	9.5	9.5	5.9	4.9	8.4	-3.0	8.0
July	8.2	8.2	4.9	3.9	7.2	-3.7	6.9
August	5.9	6.0	3.0	2.3	5.0	-2.7	4.8
September	3.4	3.5	0.2	-0.1	2.4	-0.6	2.4
October	1.1	1.2	-2.6	-2.6	0.0	2.4	0.1
November	-0.7	-0.6	-4.3	-4.1	-1.7	3.3	-1.6
December	-1.5	-1.5	-3.7	-3.5	-2.1	1.4	-2.0
2002							
January	-1.4	-1.4	-1.2	-1.2	-1.3	-2.6	-1.3
February	-1.2	-1.3	2.3	2.0	-0.3	-4.1	-0.4
March	-0.6	-0.7	5.8	5.4	1.1	-4.6	1.0
April	0.2	0.2	6.9	6.6	2.2	-3.2	2.1
May	1.3	1.2	5.4	5.3	2.5	-0.7	2.5
June	1.9	1.9	4.5	4.3	2.7	0.3	2.6
July	2.1	2.1	4.4	4.2	2.8	0.7	2.8
August	2.1	2.1	4.4	4.1	2.8	-0.7	2.8

VALUE OF BUILDING APPROVED(a)

Month	New residential building \$m	Alterations and additions to residential buildings(b) \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
ORIGINAL					
2001					
June	1 675.6	298.6	1 974.1	918.9	2 893.1
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	857.2	3 211.3
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	1 746.7	259.9	2 006.6	1 143.0	3 149.7
2002					
January	1 734.7	289.3	2 024.1	932.8	2 956.8
February	1 908.5	307.2	2 215.6	1 374.0	3 589.6
March	1 918.8	316.0	2 234.8	1 018.4	3 253.2
April	2 263.1	320.5	2 583.5	1 483.5	4 067.0
May	2 305.5	436.8	2 742.3	1 202.4	3 944.8
June	2 030.3	331.4	2 361.7	838.7	3 200.4
July	2 165.1	354.2	2 519.2	1 023.7	3 542.9
August	2 715.9	463.9	3 179.8	1 546.6	4 726.4
SEASONALLY ADJUSTED					
2001					
June	1 720.0	308.1	2 028.2	934.1	2 962.3
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	957.8	3 457.6
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	1 785.0	315.7	2 100.7	1 347.5	3 448.2
2002					
January	1 979.2	336.4	2 315.6	989.9	3 305.5
February	1 929.3	314.2	2 243.5	1 255.4	3 499.0
March	2 077.5	312.7	2 390.2	1 121.4	3 511.6
April	2 280.2	316.2	2 596.4	1 224.8	3 821.3
May	2 189.9	383.2	2 573.2	1 156.2	3 729.4
June	2 157.2	354.8	2 511.9	913.4	3 425.4
July	1 996.4	332.4	2 328.7	906.5	3 235.2
August	2 598.5	440.6	3 039.1	1 633.7	4 672.7
TREND ESTIMATES					
2001					
June	1 691.9	302.8	1 994.8	989.3	2 984.1
July	1 851.9	313.3	2 165.2	968.9	3 134.1
August	1 971.8	322.9	2 294.7	977.3	3 272.0
September	2 028.2	329.5	2 357.7	1 018.4	3 376.0
October	2 022.0	332.3	2 354.3	1 081.8	3 436.0
November	1 982.0	329.7	2 311.8	1 138.1	3 449.9
December	1 950.2	325.0	2 275.2	1 181.8	3 457.0
2002					
January	1 958.7	321.6	2 280.3	1 204.9	3 485.2
February	1 997.4	320.4	2 317.8	1 190.3	3 508.1
March	2 057.4	324.2	2 381.6	1 150.6	3 532.2
April	2 119.5	333.7	2 453.2	1 116.5	3 569.7
May	2 171.0	346.5	2 517.5	1 102.1	3 619.6
June	2 217.7	361.2	2 578.9	1 107.2	3 686.1
July	2 265.2	376.3	2 641.5	1 132.5	3 774.0
August	2 317.2	392.1	2 709.3	1 156.7	3 866.1

(a) Refer to Explanatory Notes paragraph 8.

(b) Refer to Explanatory Notes paragraph 14.

VALUE OF BUILDING APPROVED, Percentage Change(a)

Month	New residential building	Alterations and additions to residential buildings(b)	Total residential building	Non- residential building	Total building
ORIGINAL (% change from preceding month)					
2001					
June	-7.6	-12.6	-8.4	-33.6	-18.2
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	-18.2	-16.2
October	8.1	18.3	9.5	41.0	17.9
November	-3.4	-14.6	-5.1	-5.6	-5.3
December	-17.5	-21.1	-18.0	0.3	-12.2
2002					
January	-0.7	11.3	0.9	-18.4	-6.1
February	10.0	6.2	9.5	47.3	21.4
March	0.5	2.9	0.9	-25.9	-9.4
April	17.9	1.4	15.6	45.7	25.0
May	1.9	36.3	6.1	-18.9	-3.0
June	-11.9	-24.1	-13.9	-30.3	-18.9
July	6.6	6.9	6.7	22.1	10.7
August	25.4	31.0	26.2	51.1	33.4
SEASONALLY ADJUSTED (% change from preceding month)					
2001					
June	-0.5	5.4	0.4	-28.3	-10.9
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	-11.3	-5.0
October	-4.6	7.2	-3.0	14.9	2.0
November	-5.7	-10.7	-6.5	10.2	-1.3
December	-8.4	-0.7	-7.4	11.1	-0.9
2002					
January	10.9	6.6	10.2	-26.5	-4.1
February	-2.5	-6.6	-3.1	26.8	5.9
March	7.7	-0.5	6.5	-10.7	0.4
April	9.8	1.1	8.6	9.2	8.8
May	-4.0	21.2	-0.9	-5.6	-2.4
June	-1.5	-7.4	-2.4	-21.0	-8.2
July	-7.5	-6.3	-7.3	-0.8	-5.6
August	30.2	32.6	30.5	80.2	44.4
TREND ESTIMATES (% change from preceding month)					
2001					
June	10.7	3.8	9.6	-4.2	4.6
July	9.5	3.4	8.5	-2.1	5.0
August	6.5	3.1	6.0	0.9	4.4
September	2.9	2.1	2.7	4.2	3.2
October	-0.3	0.8	-0.1	6.2	1.8
November	-2.0	-0.8	-1.8	5.2	0.4
December	-1.6	-1.4	-1.6	3.8	0.2
2002					
January	0.4	-1.0	0.2	2.0	0.8
February	2.0	-0.4	1.6	-1.2	0.7
March	3.0	1.2	2.8	-3.3	0.7
April	3.0	2.9	3.0	-3.0	1.1
May	2.4	3.8	2.6	-1.3	1.4
June	2.2	4.2	2.4	0.5	1.8
July	2.1	4.2	2.4	2.3	2.4
August	2.3	4.2	2.6	2.1	2.4

(a) Refer to Explanatory Notes paragraph 8.

(b) Refer to Explanatory Notes paragraph 14.

DWELLING UNITS APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	Total dwelling units
PRIVATE SECTOR (Number)						
1999-2000	121 422	47 711	825	1 905	522	172 385
2000-01	78 727	35 326	763	2 120	155	117 091
2001-02	118 841	46 095	586	1 896	257	167 675
2001						
August	11 039	4 609	43	44	21	15 756
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	3 235	66	135	15	12 459
2002						
January	8 579	3 241	38	228	12	12 098
February	9 869	2 626	44	100	9	12 648
March	9 328	3 668	39	150	22	13 207
April	9 818	4 973	78	64	14	14 947
May	11 090	4 193	70	359	82	15 794
June	9 533	3 524	44	144	12	13 257
July	10 570	3 777	63	53	28	14 491
August	10 979	6 216	188	511	105	17 999
PUBLIC SECTOR (Number)						
1999-2000	1 754	2 517	56	6	9	4 342
2000-01	1 110	2 498	105	105	2	3 820
2001-02	1 879	1 918	7	1	3	3 808
2001						
August	115	136	0	0	0	251
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
2002						
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	214	256	0	0	0	470
August	132	26	4	0	0	162
TOTAL (Number)						
1999-2000	123 176	50 228	881	1 911	531	176 727
2000-01	79 837	37 824	868	2 225	157	120 911
2001-02	120 720	48 013	593	1 897	260	171 483
2001						
August	11 154	4 745	43	44	21	16 007
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	3 428	66	135	15	12 775
2002						
January	8 776	3 332	38	228	12	12 386
February	10 050	2 827	48	100	9	13 034
March	9 465	3 787	40	150	23	13 465
April	9 948	5 119	78	64	15	15 224
May	11 209	4 387	70	359	82	16 107
June	9 692	3 827	44	144	12	13 719
July	10 784	4 033	63	53	28	14 961
August	11 111	6 242	192	511	105	18 161

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Private and Public Sector: Original(a)

Month	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(b)	Total residential building	Non-residential building(b)	Total building
PRIVATE SECTOR (\$ million)								
1999-2000	15 500.1	5 781.6	95.0	3 105.2	234.5	24 716.5	9 043.5	33 760.0
2000-01	10 940.6	4 820.5	76.9	2 751.6	277.9	18 867.6	9 497.8	28 365.5
2001-02	17 310.3	6 797.9	65.5	3 458.2	275.6	27 907.3	9 866.4	37 773.5
2001								
August	1 579.9	828.4	5.2	329.1	3.9	2 746.5	704.2	3 450.7
September	1 352.7	642.3	5.7	281.7	29.8	2 312.3	729.1	3 041.3
October	1 498.7	650.8	5.0	332.9	40.1	2 527.4	912.2	3 439.6
November	1 541.2	540.4	3.8	303.4	2.8	2 391.6	826.3	3 217.9
December	1 274.4	439.4	8.4	225.1	17.1	1 964.4	867.7	2 832.1
2002								
January	1 238.6	457.7	4.6	229.8	43.6	1 974.3	696.9	2 671.1
February	1 448.2	417.5	5.5	273.3	12.2	2 156.6	1 079.8	3 236.4
March	1 375.3	516.7	3.3	270.5	18.8	2 184.5	775.2	2 959.7
April	1 473.6	753.8	9.3	296.9	6.0	2 539.6	835.3	3 374.9
May	1 660.1	601.4	6.2	346.1	72.6	2 686.5	843.9	3 530.4
June	1 478.1	493.6	5.5	292.6	22.0	2 291.8	655.8	2 947.6
July	1 627.5	479.1	10.5	327.7	5.8	2 450.6	852.7	3 303.3
August	1 686.9	1 009.4	18.4	353.6	74.0	3 142.3	1 240.9	4 383.2
PUBLIC SECTOR (\$ million)								
1999-2000	202.1	241.9	3.7	101.9	0.9	550.7	3 149.9	3 700.7
2000-01	147.2	282.1	7.6	157.7	13.7	608.1	3 376.4	3 984.7
2001-02	246.9	213.5	0.4	156.0	0.1	617.0	3 529.1	4 146.4
2001								
August	15.4	15.1	0.0	7.0	0.0	37.5	343.7	381.2
September	24.6	8.7	0.2	8.3	0.0	41.8	128.1	170.0
October	28.3	14.1	0.0	7.4	0.0	49.8	296.0	345.8
November	21.0	14.2	0.1	19.0	0.1	54.5	313.8	368.3
December	14.2	18.8	0.0	9.3	0.0	42.2	275.3	317.6
2002								
January	28.3	10.2	0.0	11.3	0.0	49.8	235.9	285.7
February	21.7	21.2	0.0	16.2	0.0	59.0	294.2	353.2
March	14.5	12.3	0.1	23.3	0.0	50.2	243.3	293.5
April	17.6	18.0	0.0	8.3	0.0	43.9	648.2	692.2
May	17.4	26.5	0.0	11.8	0.0	55.8	358.6	414.4
June	22.2	36.3	0.0	11.3	0.0	69.9	182.9	252.8
July	28.4	30.1	0.0	10.2	0.0	68.6	170.9	239.6
August	17.1	2.5	0.4	17.4	0.0	37.5	305.7	343.2
TOTAL (\$ million)								
1999-2000	15 702.4	6 023.6	98.7	3 207.2	235.4	25 267.2	12 193.4	37 460.6
2000-01	11 088.1	5 102.6	84.7	2 909.2	291.6	19 475.8	12 874.0	32 350.0
2001-02	17 557.2	7 011.4	65.9	3 614.2	275.7	28 524.4	13 395.3	41 920.1
2001								
August	1 595.3	843.4	5.2	336.2	3.9	2 784.0	1 047.9	3 832.0
September	1 377.3	651.0	5.9	290.0	29.8	2 354.1	857.2	3 211.3
October	1 527.0	664.9	5.0	340.3	40.1	2 577.2	1 208.2	3 785.5
November	1 562.2	554.7	3.9	322.4	2.9	2 446.0	1 140.1	3 586.2
December	1 288.5	458.2	8.4	234.4	17.1	2 006.6	1 143.0	3 149.7
2002								
January	1 266.9	467.9	4.6	241.1	43.6	2 024.1	932.8	2 956.8
February	1 469.9	438.6	5.5	289.4	12.2	2 215.6	1 374.0	3 589.6
March	1 389.8	529.0	3.4	293.8	18.8	2 234.8	1 018.4	3 253.2
April	1 491.2	771.8	9.3	305.1	6.0	2 583.5	1 483.5	4 067.0
May	1 677.6	627.9	6.2	358.0	72.6	2 742.3	1 202.4	3 944.8
June	1 500.3	530.0	5.5	303.9	22.0	2 361.7	838.7	3 200.4
July	1 655.9	509.2	10.5	337.8	5.8	2 519.2	1 023.7	3 542.9
August	1 704.0	1 011.9	18.8	371.1	74.0	3 179.8	1 546.6	4 726.4

(a) Refer to Explanatory Notes paragraph 8.

(b) See Glossary for definition.

DWELLING UNITS APPROVED, States and Australia

	<i>New South Wales</i>	<i>Victoria</i>	<i>Queensland</i>	<i>South Australia</i>	<i>Western Australia</i>	<i>Tasmania</i>	<i>Northern Territory</i>	<i>Australian Capital Territory</i>	<i>Australia</i>
<i>Month</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL									
2001									
June	3 238	3 329	2 493	736	1 779	127	184	285	12 171
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	2 409	970	1 520	160	36	180	12 775
2002									
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	3 567	904	1 372	163	118	167	13 465
April	4 881	4 362	2 878	987	1 722	144	84	166	15 224
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	2 141	180	128	328	14 961
August	4 690	5 817	4 264	1 072	1 865	177	84	192	18 161
SEASONALLY ADJUSTED									
2001									
June	3 555	3 734	2 520	709	1 608	169	n.a.	n.a.	12 655
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	3 861	3 940	2 913	1 069	1 715	162	n.a.	n.a.	13 932
2002									
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	3 643	3 702	877	1 577	169	n.a.	n.a.	14 370
April	4 987	3 972	2 940	1 057	1 615	133	n.a.	n.a.	14 952
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	2 043	207	n.a.	n.a.	14 260
August	4 822	5 017	4 222	1 156	1 843	192	n.a.	n.a.	17 554
TREND ESTIMATES									
2001									
June	3 418	3 749	2 623	730	1 630	139	123	166	12 755
July	3 772	4 072	2 789	792	1 712	150	113	188	13 630
August	4 104	4 282	2 872	846	1 754	157	97	215	14 290
September	4 326	4 341	2 872	893	1 766	162	82	234	14 629
October	4 379	4 255	2 857	927	1 759	167	73	241	14 639
November	4 290	4 077	2 880	946	1 740	174	70	232	14 407
December	4 148	3 896	2 936	959	1 713	178	70	212	14 112
2002									
January	4 062	3 776	3 005	968	1 677	177	73	184	13 923
February	4 050	3 756	3 049	963	1 646	175	75	158	13 873
March	4 113	3 849	3 069	946	1 634	173	79	149	14 013
April	4 200	4 018	3 088	925	1 650	174	83	164	14 301
May	4 237	4 214	3 142	912	1 693	180	86	190	14 654
June	4 223	4 419	3 246	910	1 750	190	90	213	15 041
July	4 196	4 614	3 392	920	1 811	199	94	232	15 459
August	4 193	4 799	3 536	935	1 867	212	99	246	15 886

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)									
2001									
June	-13.7	-9.7	-21.1	3.8	-3.9	-5.2	39.4	52.4	-10.6
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	-23.2	4.2	-24.7	-5.9	-28.0	-52.4	-16.3
2002									
January	2.6	-10.3	2.2	-21.2	1.0	77.5	91.7	-56.1	-3.0
February	-11.1	9.1	25.7	27.1	0.8	-48.2	8.7	22.8	5.2
March	11.1	-7.6	15.3	-6.9	-11.4	10.9	57.3	72.2	3.3
April	33.9	23.6	-19.3	9.2	25.5	-11.7	-28.8	-0.6	13.1
May	4.8	2.4	9.1	-0.6	12.6	14.6	-41.7	50.0	5.8
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	25.8	4.7	4.9	245.3	9.1
August	23.6	39.4	30.0	14.7	-12.9	-1.7	-34.4	-41.5	21.4
SEASONALLY ADJUSTED (% change from preceding month)									
2001									
June	11.7	3.9	-3.8	6.3	3.5	31.6	n.a.	n.a.	5.3
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	-1.5	16.2	-4.2	5.5	n.a.	n.a.	-1.6
2002									
January	3.1	0.7	-6.7	-12.9	-1.8	62.7	n.a.	n.a.	-1.7
February	-13.1	-9.0	15.6	0.8	0.7	-43.8	n.a.	n.a.	-4.0
March	17.7	1.0	17.8	-6.6	-7.0	14.2	n.a.	n.a.	9.3
April	22.5	9.0	-20.6	20.5	2.4	-21.4	n.a.	n.a.	4.0
May	-10.5	11.8	-9.9	-9.8	3.1	14.5	n.a.	n.a.	-2.4
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	25.1	-18.8	n.a.	n.a.	-2.7
August	52.3	13.1	33.0	55.6	-9.8	-7.4	n.a.	n.a.	23.1
TREND ESTIMATES (% change from preceding month)									
2001									
June	9.8	10.2	9.4	10.4	7.4	13.3	-1.1	9.0	8.0
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	4.8
September	5.4	1.4	0.0	5.5	0.7	3.3	-15.3	9.1	2.4
October	1.2	-2.0	-0.5	3.8	-0.4	3.3	-11.2	2.8	0.1
November	-2.0	-4.2	0.8	2.1	-1.1	3.9	-4.2	-3.8	-1.6
December	-3.3	-4.4	1.9	1.3	-1.6	2.3	0.7	-8.4	-2.0
2002									
January	-2.1	-3.1	2.4	1.0	-2.1	-0.3	3.0	-13.4	-1.3
February	-0.3	-0.5	1.5	-0.5	-1.8	-1.6	3.6	-14.1	-0.4
March	1.6	2.5	0.7	-1.8	-0.7	-0.9	4.8	-5.6	1.0
April	2.1	4.4	0.6	-2.2	0.9	0.8	4.8	10.0	2.1
May	0.9	4.9	1.8	-1.4	2.6	3.4	3.7	16.0	2.5
June	-0.3	4.9	3.3	-0.2	3.4	5.4	4.5	12.0	2.6
July	-0.6	4.4	4.5	1.0	3.5	4.8	5.2	9.3	2.8
August	-0.1	4.0	4.2	1.6	3.1	6.6	5.2	5.7	2.8

PRIVATE SECTOR HOUSES APPROVED, States and Australia

	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
Month	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL									
2001									
June	1 873	2 615	1 778	641	1 336	116	79	56	8 494
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
2002									
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	2 975	2 339	796	1 696	176	49	164	10 586
August	2 333	3 137	2 833	808	1 494	172	53	160	10 990
SEASONALLY ADJUSTED									
2001									
June	2 059	2 617	1 819	654	1 307	n.a.	n.a.	n.a.	8 744
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
2002									
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	2 915	2 374	717	1 526	n.a.	n.a.	n.a.	10 119
August	2 397	3 166	2 766	862	1 423	n.a.	n.a.	n.a.	11 000
TREND ESTIMATES									
2001									
June	1 888	2 614	1 786	623	1 261	n.a.	n.a.	n.a.	8 592
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
2002									
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	2 205	2 974	2 133	745	1 397	n.a.	n.a.	n.a.	9 742
April	2 210	3 016	2 119	736	1 388	n.a.	n.a.	n.a.	9 767
May	2 243	3 054	2 157	736	1 389	n.a.	n.a.	n.a.	9 892
June	2 282	3 078	2 238	745	1 400	n.a.	n.a.	n.a.	10 077
July	2 318	3 093	2 344	760	1 415	n.a.	n.a.	n.a.	10 287
August	2 352	3 101	2 456	778	1 435	n.a.	n.a.	n.a.	10 501

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)									
2001									
June	-7.2	-1.7	-10.3	-2.1	-12.5	-10.8	-6.0	-46.7	-7.3
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
2002									
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	1.6	12.7	11.2	26.8	11.4	0.0	105.0	10.8
August	-2.4	5.4	21.1	1.5	-11.9	-2.3	8.2	-2.4	3.8
SEASONALLY ADJUSTED (% change from preceding month)									
2001									
June	22.5	4.2	6.4	14.3	-1.1	n.a.	n.a.	n.a.	8.4
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
2002									
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	-5.3	13.8	-1.7	10.2	n.a.	n.a.	n.a.	-0.4
August	9.1	8.6	16.5	20.3	-6.8	n.a.	n.a.	n.a.	8.7
TREND ESTIMATES (% change from preceding month)									
2001									
June	10.3	11.8	12.6	11.3	10.1	n.a.	n.a.	n.a.	9.5
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
2002									
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	-1.4	1.1	-1.8	-1.4	-1.1	n.a.	n.a.	n.a.	-0.6
April	0.2	1.4	-0.7	-1.1	-0.7	n.a.	n.a.	n.a.	0.2
May	1.5	1.3	1.8	0.0	0.1	n.a.	n.a.	n.a.	1.3
June	1.7	0.8	3.8	1.2	0.8	n.a.	n.a.	n.a.	1.9
July	1.6	0.5	4.7	2.0	1.1	n.a.	n.a.	n.a.	2.1
August	1.5	0.3	4.8	2.4	1.4	n.a.	n.a.	n.a.	2.1

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

	Sydney	Melbourne	Brisbane	Adelaide	Perth	Greater Hobart	Darwin(a)	Canberra
Month	no.	no.	no.	no.	no.	no.	no.	no.
PRIVATE SECTOR								
1999-2000	33 020	38 611	15 582	6 847	16 052	813	932	2 317
2000-01	21 881	27 528	11 942	4 792	10 700	490	436	1 640
2001-02	31 428	36 713	16 372	6 903	14 530	810	607	2 155
2001								
August	2 379	4 550	1 285	553	1 427	60	43	121
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	1 245	670	1 056	63	23	180
2002								
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	1 231	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	4 785	2 028	694	1 339	95	37	188
PUBLIC SECTOR								
1999-2000	647	629	256	87	777	21	119	55
2000-01	701	374	326	75	689	16	228	107
2001-02	482	622	235	297	544	53	20	75
2001								
August	79	41	1	6	41	0	0	0
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
2002								
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
TOTAL								
1999-2000	33 667	39 240	15 838	6 934	16 829	834	1 051	2 372
2000-01	22 582	27 902	12 268	4 867	11 389	506	664	1 747
2001-02	31 910	37 335	16 607	7 200	15 074	863	627	2 230
2001								
August	2 458	4 591	1 286	559	1 468	60	43	121
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	1 263	716	1 086	63	23	180
2002								
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	1 243	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	4 820	2 034	728	1 376	95	44	192

(a) Refer to Explanatory Notes paragraph 24.

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

<i>State/Territory</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
PRIVATE SECTOR						
New South Wales	2 330	2 090	21	232	5	4 678
Victoria	3 134	2 490	37	44	75	5 780
Queensland	2 830	1 157	62	181	23	4 253
South Australia	807	112	66	53	0	1 038
Western Australia	1 494	318	1	0	1	1 814
Tasmania	172	4	0	0	1	177
Northern Territory	52	17	1	1	0	71
Australian Capital Territory	160	28	0	0	0	188
Australia	10 979	6 216	188	511	105	17 999
PUBLIC SECTOR						
New South Wales	4	8	0	0	0	12
Victoria	32	5	0	0	0	37
Queensland	11	0	0	0	0	11
South Australia	30	4	0	0	0	34
Western Australia	38	9	4	0	0	51
Tasmania	0	0	0	0	0	0
Northern Territory	13	0	0	0	0	13
Australian Capital Territory	4	0	0	0	0	4
Australia	132	26	4	0	0	162
TOTAL						
New South Wales	2 334	2 098	21	232	5	4 690
Victoria	3 166	2 495	37	44	75	5 817
Queensland	2 841	1 157	62	181	23	4 264
South Australia	837	116	66	53	0	1 072
Western Australia	1 532	327	5	0	1	1 865
Tasmania	172	4	0	0	1	177
Northern Territory	65	17	1	1	0	84
Australian Capital Territory	164	28	0	0	0	192
Australia	11 111	6 242	192	511	105	18 161

(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										
1999-2000	123 176	10 445	12 910	23 355	5 400	4 846	16 627	26 873	50 228	173 404
2000-01	79 837	7 381	8 506	15 887	2 864	4 184	14 889	21 937	37 824	117 661
2001-02	120 720	9 022	10 495	19 517	3 329	4 909	20 258	28 496	48 013	168 733
2001										
June	8 585	618	692	1 310	442	300	1 259	2 001	3 311	11 896
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	258	1 297	1 847	3 428	12 559
2002										
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	1 726	2 372	3 787	13 252
April	9 948	881	1 073	1 954	187	515	2 463	3 165	5 119	15 067
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	10 784	1 009	1 273	2 282	369	392	990	1 751	4 033	14 817
August	11 111	727	970	1 697	300	661	3 584	4 545	6 242	17 353
VALUE (\$ million)										
1999-2000	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
2000-01	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
2001-02	17 557.2	863.5	1 384.0	2 247.3	353.7	678.9	3 731.4	4 764.1	7 011.4	24 568.8
2001										
June	1 194.4	52.4	88.0	140.5	52.1	35.5	253.0	340.7	481.1	1 675.6
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	34.9	216.8	279.8	458.2	1 746.7
2002										
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	285.4	372.1	529.0	1 918.8
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	1 500.3	72.5	121.8	194.3	50.5	33.5	251.7	335.7	530.0	2 030.3
July	1 655.9	99.1	161.9	261.1	43.6	53.7	150.8	248.1	509.2	2 165.1
August	1 704.0	78.8	128.7	207.6	28.5	102.5	673.3	804.3	1 011.9	2 715.9

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

Period	New houses	New other residential building	New residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
ORIGINAL (\$ million)							
1999-2000	17 803.3	6 462.6	24 199.7	4 019.8	28 233.4	12 259.7	40 082.1
2000-01	11 088.0	5 102.6	16 190.6	3 285.3	19 475.9	12 874.0	32 350.0
2001-02	17 113.9	6 863.0	23 976.9	3 850.5	27 827.3	13 081.9	40 909.2
2001							
March	2 612.5	1 169.3	3 780.8	795.5	4 575.8	3 400.0	7 998.6
June	3 355.1	1 376.7	4 727.3	898.0	5 626.0	3 365.9	8 972.8
September	4 329.4	1 953.0	6 282.3	966.3	7 248.6	3 021.9	10 270.5
December	4 277.8	1 650.5	5 928.3	949.7	6 878.0	3 427.8	10 305.8
2002							
March	4 013.4	1 396.2	5 409.6	886.7	6 296.3	3 233.2	9 529.5
June	4 493.3	1 863.3	6 356.6	1 047.8	7 404.4	3 399.0	10 803.4
SEASONALLY ADJUSTED (\$ million)							
2001							
March	2 707.1	1 194.2	3 900.2	813.3	4 713.1	3 313.5	8 050.1
June	3 311.8	1 468.9	4 775.4	880.5	5 656.5	3 275.5	8 912.6
September	4 202.4	1 963.5	6 166.0	941.0	7 107.0	3 046.4	10 153.4
December	4 243.9	1 412.6	5 656.5	962.3	6 618.8	3 588.7	10 207.5
2002							
March	4 290.9	1 505.7	5 796.6	934.2	6 730.8	3 271.0	10 001.8
June	4 376.6	1 981.1	6 357.8	1 012.9	7 370.7	3 175.8	10 546.5
TREND ESTIMATES (\$ million)							
2001							
March	2 791.9	1 308.0	4 100.2	829.8	4 929.9	3 202.9	8 133.9
June	3 404.6	1 535.6	4 938.2	886.7	5 825.0	3 233.9	9 055.5
September	3 952.3	1 623.2	5 573.5	922.7	6 496.3	3 290.7	9 783.9
December	4 247.0	1 623.6	5 867.7	950.5	6 821.1	3 328.5	10 156.1
2002							
March	4 342.2	1 644.5	5 986.3	967.8	6 955.0	3 322.8	10 281.2
June	4 360.0	1 737.2	6 100.2	986.6	7 082.3	3 265.6	10 336.3
TREND ESTIMATES (% change from preceding quarter)							
2001							
March	12.9	10.8	12.2	3.6	10.6	-1.1	5.6
June	21.9	17.4	20.4	6.9	18.2	1.0	11.3
September	16.1	5.7	12.9	4.1	11.5	1.8	8.0
December	7.5	0.0	5.3	3.0	5.0	1.2	3.8
2002							
March	2.2	1.3	2.0	1.8	2.0	-0.2	1.2
June	0.4	5.6	1.9	1.9	1.8	-1.7	0.5

(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(a)

Reference Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (\$ million)									
2001									
June	892.9	799.6	632.5	139.3	291.0	24.5	47.1	66.1	2 893.1
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	620.2	158.6	289.1	38.1	24.2	38.4	3 211.3
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	521.9	163.7	254.6	46.6	23.7	53.5	3 149.7
2002									
January	980.6	894.8	523.8	172.9	302.6	42.0	18.2	21.9	2 956.8
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	1 009.7	796.1	186.2	256.8	39.1	30.6	85.6	3 253.2
April	1 353.7	1 315.0	770.0	180.6	352.6	25.7	24.3	45.2	4 067.0
May	1 333.9	1 211.1	710.3	189.0	398.4	36.0	15.1	50.9	3 944.8
June	882.0	1 034.5	678.6	173.6	329.7	35.7	31.9	34.4	3 200.4
July	962.4	1 068.6	698.2	182.2	443.8	54.7	36.2	96.9	3 542.9
August	1 248.1	1 533.4	908.9	253.2	637.6	36.1	44.7	64.4	4 726.4
SEASONALLY ADJUSTED (\$ million)									
2001									
June	909.3	901.5	592.5	148.7	284.9	n.a.	n.a.	n.a.	2 962.3
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	1 221.9	1 002.4	649.5	162.5	312.2	n.a.	n.a.	n.a.	3 457.6
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	1 096.0	1 036.5	691.3	177.3	311.2	n.a.	n.a.	n.a.	3 448.2
2002									
January	1 066.0	1 025.4	572.3	216.0	331.0	n.a.	n.a.	n.a.	3 305.5
February	1 018.5	1 116.1	747.6	179.2	304.1	n.a.	n.a.	n.a.	3 499.0
March	1 047.1	1 026.2	758.9	184.2	298.5	n.a.	n.a.	n.a.	3 511.6
April	1 327.5	1 193.3	705.3	192.8	318.1	n.a.	n.a.	n.a.	3 821.3
May	1 266.3	1 203.7	649.6	179.8	335.1	n.a.	n.a.	n.a.	3 729.4
June	910.7	1 178.7	707.9	183.6	347.0	n.a.	n.a.	n.a.	3 425.4
July	748.4	1 125.3	662.0	145.7	400.2	n.a.	n.a.	n.a.	3 235.2
August	1 251.6	1 481.9	916.0	229.0	620.8	n.a.	n.a.	n.a.	4 672.7
TREND (\$ million)									
2001									
June	877.1	965.4	545.2	149.4	291.7	n.a.	n.a.	n.a.	2 984.1
July	969.2	1 002.3	577.7	159.0	298.7	n.a.	n.a.	n.a.	3 134.1
August	1 063.0	1 031.9	596.8	167.5	306.9	n.a.	n.a.	n.a.	3 272.0
September	1 129.2	1 055.0	602.2	175.4	315.7	n.a.	n.a.	n.a.	3 376.0
October	1 152.5	1 066.8	605.7	182.3	322.1	n.a.	n.a.	n.a.	3 436.0
November	1 139.4	1 063.6	616.6	187.3	323.0	n.a.	n.a.	n.a.	3 449.9
December	1 120.1	1 060.2	638.3	190.3	320.0	n.a.	n.a.	n.a.	3 457.0
2002									
January	1 117.2	1 065.0	664.7	191.7	314.8	n.a.	n.a.	n.a.	3 485.2
February	1 119.4	1 076.4	684.0	190.4	308.8	n.a.	n.a.	n.a.	3 508.1
March	1 119.8	1 096.6	695.5	187.3	309.3	n.a.	n.a.	n.a.	3 532.2
April	1 112.6	1 130.5	701.5	183.8	320.6	n.a.	n.a.	n.a.	3 569.7
May	1 094.4	1 171.3	708.3	181.8	343.4	n.a.	n.a.	n.a.	3 619.6
June	1 068.0	1 215.3	723.0	182.0	373.5	n.a.	n.a.	n.a.	3 686.1
July	1 043.2	1 261.9	746.5	184.1	406.3	n.a.	n.a.	n.a.	3 774.0
August	1 026.7	1 305.3	765.7	189.4	439.9	n.a.	n.a.	n.a.	3 866.1

(a) Refer to Explanatory Notes paragraph 8.

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

Reference Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
2001									
June	-3.6	-31.8	-9.7	-27.4	-25.8	-46.3	-15.7	24.4	-18.2
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	6.7	-28.4	-15.2	17.6	8.8	15.1	-16.2
October	15.9	28.0	-5.5	25.8	22.3	35.0	2.7	126.4	17.9
November	-2.9	-16.3	15.3	-12.9	4.0	-30.1	-31.6	-20.3	-5.3
December	-19.2	7.0	-22.7	-5.8	-30.8	29.7	39.6	-22.9	-12.2
2002									
January	-0.4	-18.7	0.4	5.6	18.9	-9.8	-23.3	-59.0	-6.1
February	6.0	41.7	32.5	5.4	-8.9	-25.1	268.2	47.1	21.4
March	-18.3	-20.3	14.7	2.2	-6.9	24.3	-54.2	165.2	-9.4
April	59.4	30.2	-3.3	-3.0	37.3	-34.4	-20.7	-47.1	25.0
May	-1.5	-7.9	-7.7	4.7	13.0	40.1	-37.7	12.6	-3.0
June	-33.9	-14.6	-4.5	-8.1	-17.2	-0.7	110.9	-32.5	-18.9
July	9.1	3.3	2.9	4.9	34.6	53.1	13.3	182.0	10.7
August	29.7	43.5	30.2	39.0	43.7	-33.9	23.5	-33.5	33.4
SEASONALLY ADJUSTED (% change from preceding month)									
2001									
June	4.4	-21.5	-9.5	-17.3	-12.8	n.a.	n.a.	n.a.	-10.9
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	19.6	-29.8	11.4	-13.9	-3.6	n.a.	n.a.	n.a.	-5.0
October	-9.0	17.5	-8.8	19.6	0.7	n.a.	n.a.	n.a.	2.0
November	11.0	-11.0	-6.0	-6.4	8.2	n.a.	n.a.	n.a.	-1.3
December	-11.2	-1.1	24.2	-2.6	-8.5	n.a.	n.a.	n.a.	-0.9
2002									
January	-2.7	-1.1	-17.2	21.8	6.4	n.a.	n.a.	n.a.	-4.1
February	-4.5	8.8	30.6	-17.0	-8.1	n.a.	n.a.	n.a.	5.9
March	2.8	-8.1	1.5	2.8	-1.8	n.a.	n.a.	n.a.	0.4
April	26.8	16.3	-7.1	4.7	6.6	n.a.	n.a.	n.a.	8.8
May	-4.6	0.9	-7.9	-6.8	5.3	n.a.	n.a.	n.a.	-2.4
June	-28.1	-2.1	9.0	2.1	3.6	n.a.	n.a.	n.a.	-8.2
July	-17.8	-4.5	-6.5	-20.6	15.3	n.a.	n.a.	n.a.	-5.6
August	67.2	31.7	38.4	57.1	55.1	n.a.	n.a.	n.a.	44.4
TREND ESTIMATES (% change from preceding month)									
2001									
June	8.3	4.0	6.9	7.6	2.4	n.a.	n.a.	n.a.	4.6
July	10.5	3.8	6.0	6.5	2.4	n.a.	n.a.	n.a.	5.0
August	9.7	3.0	3.3	5.4	2.7	n.a.	n.a.	n.a.	4.4
September	6.2	2.2	0.9	4.7	2.9	n.a.	n.a.	n.a.	3.2
October	2.1	1.1	0.6	3.9	2.0	n.a.	n.a.	n.a.	1.8
November	-1.1	-0.3	1.8	2.8	0.3	n.a.	n.a.	n.a.	0.4
December	-1.7	-0.3	3.5	1.6	-0.9	n.a.	n.a.	n.a.	0.2
2002									
January	-0.3	0.5	4.1	0.7	-1.6	n.a.	n.a.	n.a.	0.8
February	0.2	1.1	2.9	-0.7	-1.9	n.a.	n.a.	n.a.	0.7
March	0.0	1.9	1.7	-1.6	0.1	n.a.	n.a.	n.a.	0.7
April	-0.6	3.1	0.9	-1.9	3.7	n.a.	n.a.	n.a.	1.1
May	-1.6	3.6	1.0	-1.1	7.1	n.a.	n.a.	n.a.	1.4
June	-2.4	3.8	2.1	0.1	8.7	n.a.	n.a.	n.a.	1.8
July	-2.3	3.8	3.2	1.1	8.8	n.a.	n.a.	n.a.	2.4
August	-1.6	3.4	2.6	2.9	8.3	n.a.	n.a.	n.a.	2.4

(a) Refer to Explanatory Notes paragraph 8.

VALUE OF NON-RESIDENTIAL BUILDING APPROVED, States and Australia

Reference Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania(a)	Northern Territory(a)	Australian Capital Territory(a)	Australia
ORIGINAL (\$ million)									
2001									
June	260.3	216.4	298.6	40.8	66.3	6.8	8.5	21.1	918.9
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	148.7	48.3	60.1	10.7	12.9	17.8	857.2
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
2002									
January	332.8	248.7	171.6	73.0	88.2	8.2	5.7	4.5	932.8
February	445.0	543.6	197.5	59.6	53.1	11.8	52.7	10.6	1 374.0
March	202.2	365.5	246.3	74.9	47.6	15.2	12.4	54.3	1 018.4
April	464.7	531.0	306.8	53.1	95.2	7.0	9.6	16.2	1 483.5
May	392.1	427.4	175.9	53.1	125.9	11.6	5.8	10.5	1 202.4
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	402.8	217.6	121.0	357.4	9.1	29.1	30.7	1 546.6
TREND (\$ million)									
2001									
June	261.4	318.4	181.3	58.7	68.4	n.a.	n.a.	n.a.	989.3
July	291.3	299.3	184.8	62.2	64.5	n.a.	n.a.	n.a.	968.9
August	333.9	291.9	183.4	64.8	65.9	n.a.	n.a.	n.a.	977.3
September	372.8	302.3	179.5	66.8	72.3	n.a.	n.a.	n.a.	1 018.4
October	398.7	326.9	177.3	68.6	80.3	n.a.	n.a.	n.a.	1 081.8
November	407.5	352.2	181.0	69.6	84.2	n.a.	n.a.	n.a.	1 138.1
December	407.8	374.2	192.4	69.0	84.5	n.a.	n.a.	n.a.	1 181.8
2002									
January	403.1	387.7	203.8	67.0	82.3	n.a.	n.a.	n.a.	1 204.9
February	387.8	390.7	209.0	63.7	76.8	n.a.	n.a.	n.a.	1 190.3
March	362.5	387.0	208.1	60.4	73.7	n.a.	n.a.	n.a.	1 150.6
April	335.5	389.0	201.7	58.2	78.2	n.a.	n.a.	n.a.	1 116.5
May	314.1	393.9	193.5	58.4	92.4	n.a.	n.a.	n.a.	1 102.1
June	295.9	398.9	189.3	60.8	113.4	n.a.	n.a.	n.a.	1 107.2
July	282.7	406.0	190.3	64.4	137.3	n.a.	n.a.	n.a.	1 132.5
August	271.3	409.2	188.6	70.6	162.7	n.a.	n.a.	n.a.	1 156.7

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

Reference Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
2001									
June	-4.7	-58.3	8.9	-57.3	-52.2	-74.7	-75.8	3.7	-33.6
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	-0.6	-59.2	-35.7	-5.3	28.9	123.5	-18.2
October	7.6	92.9	8.7	69.6	74.5	171.0	-41.9	24.7	41.0
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
2002									
January	-12.3	-43.5	9.3	70.4	55.3	-70.1	-64.5	-80.8	-18.4
February	33.7	118.6	15.1	-18.3	-39.8	43.9	818.2	134.3	47.3
March	-54.6	-32.8	24.7	25.6	-10.4	29.2	-76.4	411.3	-25.9
April	129.8	45.3	24.6	-29.1	100.0	-54.3	-22.4	-70.2	45.7
May	-15.6	-19.5	-42.7	0.1	32.3	66.5	-39.3	-35.2	-18.9
June	-49.5	-30.2	-6.8	15.0	-37.5	20.6	89.5	28.7	-30.3
July	44.0	-3.0	15.3	-20.9	68.5	98.2	31.9	173.5	22.1
August	33.0	39.2	15.0	150.4	169.7	-67.3	99.1	-17.1	51.1
TREND ESTIMATES (% change from preceding month)									
2001									
June	2.6	-6.1	2.1	8.0	-8.8	n.a.	n.a.	n.a.	-4.2
July	11.4	-6.0	2.0	5.9	-5.8	n.a.	n.a.	n.a.	-2.1
August	14.6	-2.5	-0.8	4.1	2.1	n.a.	n.a.	n.a.	0.9
September	11.7	3.6	-2.1	3.2	9.8	n.a.	n.a.	n.a.	4.2
October	6.9	8.1	-1.2	2.6	10.9	n.a.	n.a.	n.a.	6.2
November	2.2	7.7	2.1	1.4	4.9	n.a.	n.a.	n.a.	5.2
December	0.1	6.2	6.3	-0.9	0.4	n.a.	n.a.	n.a.	3.8
2002									
January	-1.1	3.6	5.9	-2.9	-2.5	n.a.	n.a.	n.a.	2.0
February	-3.8	0.8	2.5	-4.9	-6.8	n.a.	n.a.	n.a.	-1.2
March	-6.5	-0.9	-0.4	-5.2	-4.0	n.a.	n.a.	n.a.	-3.3
April	-7.4	0.5	-3.1	-3.6	6.1	n.a.	n.a.	n.a.	-3.0
May	-6.4	1.3	-4.1	0.4	18.2	n.a.	n.a.	n.a.	-1.3
June	-5.8	1.3	-2.1	4.0	22.7	n.a.	n.a.	n.a.	0.5
July	-4.5	1.8	0.5	6.1	21.1	n.a.	n.a.	n.a.	2.3
August	-4.0	0.8	-0.9	9.5	18.5	n.a.	n.a.	n.a.	2.1

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

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

<i>State/Territory</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions creating dwellings</i>	<i>Alterations and additions not creating dwellings</i>	<i>Conversion(b)</i>	<i>Total residential building</i>	<i>Non-residential building(a)</i>	<i>Total building</i>
<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
PRIVATE SECTOR								
New South Wales	386.9	311.9	1.9	121.9	44.3	866.9	338.4	1 205.3
Victoria	515.5	471.6	4.4	112.8	6.2	1 110.6	348.2	1 458.7
Queensland	432.6	162.6	8.9	62.3	22.2	688.6	203.4	892.0
South Australia	92.9	10.5	3.2	20.6	1.3	128.5	66.7	195.2
Western Australia	204.0	46.5	0.1	23.8	0.0	274.3	237.2	511.5
Tasmania	21.4	0.3	0.0	5.4	0.0	27.1	8.1	35.2
Northern Territory	9.0	2.9	0.0	1.5	0.0	13.4	9.1	22.6
Australian Capital Territory	24.6	3.1	0.0	5.2	0.0	32.9	29.8	62.8
Australia	1 686.9	1 009.4	18.4	353.6	74.0	3 142.3	1 240.9	4 383.2
PUBLIC SECTOR								
New South Wales	0.9	0.9	0.0	0.5	0.0	2.3	40.5	42.8
Victoria	4.0	0.3	0.0	15.7	0.0	20.0	54.7	74.7
Queensland	1.6	0.0	0.0	1.1	0.0	2.7	14.2	16.8
South Australia	3.1	0.5	0.0	0.0	0.0	3.7	54.3	58.0
Western Australia	4.6	0.8	0.4	0.1	0.0	5.9	120.2	126.1
Tasmania	0.0	0.0	0.0	0.0	0.0	0.0	1.0	1.0
Northern Territory	2.2	0.0	0.0	0.0	0.0	2.2	20.0	22.1
Australian Capital Territory	0.7	0.0	0.0	0.0	0.0	0.8	0.9	1.6
Australia	17.1	2.5	0.4	17.4	0.0	37.5	305.7	343.2
TOTAL								
New South Wales	387.8	312.8	1.9	122.4	44.3	869.2	378.9	1 248.1
Victoria	519.5	472.0	4.4	128.5	6.2	1 130.6	402.8	1 533.4
Queensland	434.2	162.6	8.9	63.4	22.2	691.3	217.6	908.9
South Australia	96.0	11.0	3.2	20.7	1.3	132.2	121.0	253.2
Western Australia	208.6	47.2	0.4	23.9	0.0	280.2	357.4	637.6
Tasmania	21.4	0.3	0.0	5.4	0.0	27.1	9.1	36.1
Northern Territory	11.2	2.9	0.0	1.5	0.0	15.6	29.1	44.7
Australian Capital Territory	25.3	3.1	0.0	5.3	0.0	33.7	30.7	64.4
Australia	1 704.0	1 011.9	18.8	371.1	74.0	3 179.8	1 546.6	4 726.4

(a) Refer to Explanatory Notes paragraph 8.

(b) See Glossary for definition.

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

State/Territory	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscell- aneous	Total non- residential building
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR											
New South Wales	27.7	88.0	24.9	66.1	38.9	32.9	1.1	17.7	36.9	4.3	338.4
Victoria	19.9	93.4	26.0	87.7	69.6	9.5	2.4	10.3	4.7	24.8	348.2
Queensland	4.5	59.7	3.9	33.5	72.8	3.5	0.1	9.1	4.8	11.4	203.4
South Australia	1.7	16.4	5.4	1.9	12.8	9.2	0.3	9.3	5.4	4.4	66.7
Western Australia	1.5	40.3	7.6	155.4	4.8	5.5	1.8	6.4	5.2	8.8	237.2
Tasmania	0.6	2.3	1.1	1.4	0.3	0.7	0.5	0.5	0.4	0.5	8.1
Northern Territory	4.1	0.9	0.8	0.5	1.7	1.1	0.0	0.0	0.0	0.0	9.1
Australian Capital Territory	0.0	0.5	0.0	16.8	9.5	2.1	0.0	0.0	0.9	0.0	29.8
Australia	60.0	301.4	69.7	363.4	210.4	64.4	6.1	53.3	58.2	54.1	1 240.9
PUBLIC SECTOR											
New South Wales	0.0	0.6	0.0	6.0	8.3	12.6	0.0	11.1	1.5	0.4	40.5
Victoria	1.3	0.9	0.2	12.2	0.1	16.5	0.0	1.7	14.9	6.9	54.7
Queensland	1.5	0.0	0.0	2.5	3.8	2.8	0.0	0.7	2.7	0.1	14.2
South Australia	0.2	0.0	0.0	0.8	2.0	14.7	0.0	0.6	0.1	36.0	54.3
Western Australia	0.0	0.3	0.0	0.5	0.0	0.4	0.0	4.5	113.0	1.5	120.2
Tasmania	0.0	0.0	0.0	0.6	0.1	0.0	0.0	0.1	0.2	0.0	1.0
Northern Territory	0.1	0.0	0.0	17.9	0.1	0.0	0.0	0.3	0.0	1.7	20.0
Australian Capital Territory	0.0	0.0	0.0	0.7	0.0	0.2	0.0	0.0	0.0	0.0	0.9
Australia	3.2	1.8	0.2	41.1	14.4	47.1	0.0	18.9	132.4	46.6	305.7
TOTAL											
New South Wales	27.7	88.6	24.9	72.1	47.2	45.4	1.1	28.8	38.4	4.7	378.9
Victoria	21.2	94.4	26.1	99.9	69.7	26.0	2.4	12.0	19.5	31.6	402.8
Queensland	6.0	59.7	3.9	36.0	76.7	6.3	0.1	9.9	7.5	11.5	217.6
South Australia	1.9	16.4	5.4	2.7	14.8	23.8	0.3	9.8	5.5	40.4	121.0
Western Australia	1.5	40.6	7.6	155.9	4.8	5.9	1.8	10.9	118.2	10.3	357.4
Tasmania	0.6	2.3	1.1	2.0	0.5	0.7	0.5	0.6	0.5	0.5	9.1
Northern Territory	4.2	0.9	0.8	18.4	1.8	1.1	0.0	0.3	0.0	1.7	29.1
Australian Capital Territory	0.0	0.5	0.0	17.5	9.5	2.2	0.0	0.0	0.9	0.0	30.7
Australia	63.1	303.2	69.8	404.5	224.8	111.5	6.1	72.1	190.6	100.7	1 546.6

(a) Refer to Explanatory Notes paragraph 8.

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

Period	<i>Hotels, motels and other short term accommodation....</i>		<i>Shops.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<i>Other business premises.....</i>		<i>Educational.....</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999												
2002												
June	25	2.5	239	21.8	52	5.0	149	14.4	119	10.8	82	8.4
July	21	2.0	308	28.0	55	5.7	159	15.4	144	13.7	61	6.8
August	33	3.5	349	32.3	62	6.8	192	18.9	152	14.2	53	5.5
Value—\$200,000–\$499,999												
2002												
June	8	1.9	61	18.5	35	11.8	57	17.5	64	19.4	32	10.1
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	74	23.0	61	17.8	29	8.8
Value—\$500,000–\$999,999												
2002												
June	5	3.1	27	17.2	22	14.8	29	20.0	17	12.6	22	16.5
July	4	2.5	31	21.7	17	12.2	28	18.5	27	17.1	30	21.1
August	4	2.7	42	27.9	27	17.5	30	21.1	28	19.2	11	7.7
Value—\$1,000,000–\$4,999,999												
2002												
June	4	8.1	35	73.5	12	20.9	28	58.5	23	56.6	26	52.4
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
Value—\$5,000,000 and over												
2002												
June	1	27.4	3	27.9	1	5.0	6	46.6	3	34.5	5	39.0
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
Value—Total												
1999-2000	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
2000-01	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
2001-02	594	587.7	4 763	1 996.8	1 474	777.9	3 306	3 003.6	2 863	1 922.4	2 095	1 993.6
2002												
June	43	43.0	365	158.9	122	57.5	269	156.9	226	133.9	167	126.4
July	47	43.0	448	250.0	134	57.5	283	143.3	256	183.3	146	103.5
August	55	63.1	538	303.2	144	69.8	332	404.5	284	224.8	127	111.5

(a) Refer to Explanatory Notes paragraph 8.

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

Period	Religious.....		Health.....		Entertainment and recreational....		Miscellaneous.....		Total non-residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999										
2002										
June	7	0.7	29	2.9	37	3.5	65	6.3	804	76.4
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	993	96.4
Value—\$200,000–\$499,999										
2002										
June	2	0.5	16	4.5	15	4.9	24	7.9	314	97.0
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	16	5.7	375	113.8
Value—\$500,000–\$999,999										
2002										
June	0	0.0	5	3.3	5	3.2	10	6.9	142	97.6
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	180	121.8
Value—\$1,000,000–\$4,999,999										
2002										
June	2	3.1	9	20.3	12	25.4	6	15.3	157	334.1
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	12	26.5	188	402.7
Value—\$5,000,000 and over										
2002										
June	0	0.0	2	13.2	1	7.4	5	32.7	27	233.6
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	3	57.5	48	811.9
Value—Total										
1999-2000	245	128.7	799	1 098.8	1 023	803.8	1 116	853.1	20 029	12 193.4
2000-01	219	105.0	733	1 315.8	945	922.4	1 080	807.2	18 071	12 874.0
2001-02	195	137.4	862	1 423.5	967	760.0	1 190	792.3	18 309	13 395.3
2002										
June	11	4.2	61	44.1	70	44.4	110	69.2	1 444	838.7
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	99	100.7	1 784	1 546.6

(a) Refer to Explanatory Notes paragraph 8.

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following:

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

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

5 From July 1990, the statistics include:

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

VALUE DATA

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

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

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

EXPLANATORY NOTES

OWNERSHIP

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

BUILDING CLASSIFICATION

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

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

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

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

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

SEASONAL ADJUSTMENT

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

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

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

EXPLANATORY NOTES

SEASONAL ADJUSTMENT *continued*

18 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>24 Area statistics are now being classified to the <i>Australian Standard Geographical Classification (ASGC), 2001 Edition</i> (cat. no 1216.0), effective from July 2001. Building work approved before July 2001 was classified according to the current edition of the ASGC at that time, and is presented in this publication unrevised, in the original geographical area that applied at the time of approval. From July 2001, the Statistical Division of Darwin includes Litchfield Shire, previously in the Statistical Division of Northern Territory Balance.</p>
ABS DATA AVAILABLE ON REQUEST	<p>25 As well as the statistics included in this and related publications, the ABS may have other relevant data available on request. Inquiries should be made to the National Information and Referral Service on 1300 135 070.</p>
RELATED PUBLICATIONS	<p>26 Users may also wish to refer to the following publications:</p> <ul style="list-style-type: none">▪ <i>Building Activity, Australia</i>, cat. no. 8752.0–8752.7▪ <i>Building Activity, Australia: Dwelling Unit Commencements</i>, cat. no. 8750.0▪ <i>Building Approvals</i>, cat. no. 8731.1–8731.7▪ <i>Construction Work Done, Australia, Preliminary</i>, cat. no. 8755.0▪ <i>Engineering Construction Activity, Australia</i>, cat. no. 8762.0▪ <i>House Price Indexes: Eight Capital Cities</i>, cat. no. 6416.0▪ <i>Housing Finance for Owner Occupation, Australia</i>, cat. no. 5609.0▪ <i>Producer Price Indexes, Australia</i>, cat. no. 6427.0 <p>27 While building approvals value series are shown inclusive of GST, this is different to building activity — <i>Building Activity, Australia</i> (cat. no. 8752.0) and <i>Construction Work Done, Australia, Preliminary</i> (cat. no 8755.0) — in which residential work will be published inclusive of GST and non-residential work exclusive of GST. In the Engineering Construction Survey — <i>Engineering Construction Activity, Australia</i> (cat. no. 8762.0) all values will exclude GST.</p>
ROUNDING	<p>28 When figures have been rounded, discrepancies may occur between sums of the component items and totals.</p>

G L O S S A R Y

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

G L O S S A R Y

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

FUNCTIONAL CLASSIFICATION OF BUILDINGS

INTRODUCTION

From 1 July 2000, the Australian Bureau of Statistics commenced coding building approvals using a revised *Functional Classification of Buildings* (cat. no. 1268.0.55.001). The Functional Classification of Buildings (FCB) classifies buildings to the stated predominant function or purpose of the building, according to the description as described on the approval documentation. The revised FCB takes into account new and emerging trends within the building industry and provides further dissection on types of buildings.

The revised FCB has resulted in changes to the classifications within the non-residential sector. The residential sector is unchanged. This article presents data on the value of non-residential building approved in the last two financial years using the revised FCB, as well as data on the value of non-residential building approved at the state level for the financial year 2001–02.

RESULTS

VALUE OF NON-RESIDENTIAL BUILDING APPROVED, Australia: **Original**

	PRIVATE SECTOR.....		PUBLIC SECTOR.....		TOTAL.....	
	2000-01	2001-02	2000-01	2001-02	2000-01	2001-02
2000 FCB categories	\$m	\$m	\$m	\$m	\$m	\$m
Commercial						
Retail/wholesale trade	2 118.1	1 975.3	29.1	27.8	2 147.1	2 003.1
Transport						
Passenger	40.5	18.6	37.1	60.2	77.6	78.8
Non-passenger	33.6	30.5	5.8	24.5	39.4	55.0
Carparks	123.0	162.2	27.9	18.4	150.8	180.5
Offices	2 366.7	2 557.5	294.1	438.0	2 660.8	2 995.5
Other commercial n.e.c.	91.6	120.0	125.9	33.8	217.5	153.7
Total commercial	4 773.3	4 864.0	519.9	602.6	5 293.3	5 466.6
Industrial						
Factories	773.2	771.1	17.6	8.4	790.8	779.6
Warehouses	997.0	1 128.9	54.0	50.7	1 051.0	1 179.7
Agricultural/aquacultural	109.7	149.0	14.0	1.0	123.7	150.0
Other industrial n.e.c.	41.4	121.8	5.3	10.8	46.7	132.6
Total industrial	1 921.4	2 171.0	90.9	70.9	2 012.2	2 241.9
Other non-residential						
Education	573.8	656.8	1 248.4	1 248.7	1 822.2	1 905.5
Religion	104.9	136.4	—	0.5	104.9	136.9
Aged care facilities	466.3	604.1	18.6	44.6	484.8	648.7
Health						
Hospitals	234.7	219.3	653.0	692.3	887.8	911.6
Other health n.e.c.	69.4	54.7	86.0	57.0	155.5	111.7
Entertainment and recreation	687.4	513.4	410.0	339.2	1 097.4	852.6
Accommodation						
Self-contained short-term apartments	18.8	81.0	3.5	10.6	22.3	91.6
Hotels, motels, etc.	421.1	487.8	15.5	8.4	436.5	496.3
Other non-residential n.e.c.	218.3	73.9	325.8	453.9	544.1	527.8
Total other non-residential	2 794.7	2 827.3	2 760.9	2 855.4	5 555.5	5 682.7
Total non-residential	9 489.4	9 862.2	3 371.6	3 528.9	12 861.0	13 391.2

FUNCTIONAL CLASSIFICATION OF BUILDINGS *continued*

VALUE OF NON-RESIDENTIAL BUILDING APPROVED, States and territories: **Original**—2001–02

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
2000 FCB categories	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
Commercial									
Retail/wholesale trade	685.3	543.6	446.4	102.2	152.8	23.5	23.4	25.9	2 003.1
Transport									
Passenger	54.8	7.8	15.2	0.6	—	0.2	—	0.2	78.8
Non-passenger	22.8	1.4	15.1	4.6	1.0	4.6	5.5	0.2	55.0
Carparks	23.5	119.8	4.6	14.4	12.7	0.2	—	5.4	180.5
Offices	868.7	1 226.6	459.2	101.1	169.2	15.8	50.8	104.1	2 995.5
Other commercial n.e.c.	63.9	24.4	47.6	9.3	4.3	1.4	2.6	0.2	153.7
Total commercial	1 719.0	1 923.6	988.2	232.1	340.0	45.6	82.3	135.9	5 466.6
Industrial									
Factories	305.4	247.4	81.9	57.7	71.8	8.2	6.0	1.2	779.6
Warehouses	299.7	540.8	175.0	45.6	88.0	5.1	9.6	15.8	1 179.7
Agricultural/aquacultural	47.9	24.2	21.7	16.6	34.9	3.5	0.7	0.6	150.0
Other industrial n.e.c.	77.8	17.2	25.9	3.3	5.8	2.2	0.3	0.1	132.6
Total industrial	730.8	829.6	304.6	123.1	200.6	19.0	16.6	17.6	2 241.9
Other non-residential									
Education	706.8	543.7	312.9	79.0	175.6	42.2	15.6	29.7	1 905.5
Religion	46.3	29.4	39.4	4.6	9.4	0.7	0.3	6.8	136.9
Aged care facilities	97.8	244.7	156.7	85.9	26.4	36.3	1.0	—	648.7
Health									
Hospitals	266.0	421.1	78.7	107.8	14.8	4.7	2.1	16.5	911.6
Other health n.e.c.	28.3	47.1	12.8	5.4	11.1	1.8	2.6	2.5	111.7
Entertainment and recreation	344.3	197.8	114.6	46.1	113.9	5.6	6.9	23.5	852.6
Accommodation									
Self-contained short-term apartments	1.8	39.8	11.5	27.4	9.8	—	1.2	—	91.6
Hotels, motels, etc.	184.4	77.8	115.9	45.3	42.4	6.5	20.8	3.2	496.3
Other non-residential n.e.c.	223.1	148.7	99.8	12.8	23.1	5.7	10.0	4.6	527.8
Total other non-residential	1 898.7	1 750.2	942.3	414.3	426.4	103.4	60.5	86.8	5 682.7
Total non-residential	4 348.5	4 503.3	2 235.0	769.5	967.0	168.0	159.4	240.4	13 391.2

ADDITIONAL INFORMATION

The value of non-residential building will continue to be published under the previous FCB for the time being (see table 21 on page 28). It is expected that data on the new FCB will be progressively included in all ABS building publications during the first half of 2003. At that time tables will cease to be published under the previous FCB but will be available on request.

A concordance between the previous FCB classification (1986 FCB) and the new FCB (2000 FCB) for non-residential building is outlined on the next page. The footnotes explain the major differences between the classifications.

For further information on the FCB classifications, please contact Roger Mableson on 08 8237 7494.

FUNCTIONAL CLASSIFICATION OF BUILDINGS *continued*

FCB 1986 TO FCB 2000 CONCORDANCE

	1986 FCB		2000 FCB
030	Hotels, motels, etc.	461	Self contained, short-term apartments
		462	Hotels (predominantly accommodation), motels, boarding houses, cabins
		463	Other accommodation n.e.c.
040	Shops	211	Retail and wholesale trade buildings
050	Factories	311	Factories and other secondary production buildings
060	Offices	231	Offices
070	Other business premises	221	Passenger transport buildings
		222	Non-passenger transport buildings
		223	Commercial car parks
		224	Other transport buildings n.e.c.
		291	Other commercial buildings n.e.c.
		321	Warehouses (excluding produce storage)
		331	Agricultural and aquacultural buildings(a)
		391	Other industrial buildings n.e.c.
		491	Other non-residential buildings n.e.c.(b)
080	Educational	411	Education buildings
		451	Entertainment and recreation buildings(c)
090	Religious	421	Religion buildings
100	Health	431	Aged care facilities(d)
		441	Hospitals
		442	Other health buildings n.e.c.
110	Entertainment and recreational	451	Entertainment and recreation buildings(c)
120	Miscellaneous	331	Agricultural and aquacultural buildings(a)
		431	Aged care facilities(d)
		491	Other non-residential buildings n.e.c.(b)

(a) In the 1986 FCB Farm sheds, Grain storage etc. were included under Other business premises and buildings for animal production (e.g. dairy, shearers sheds) under Miscellaneous. These are all coded under 331 Agricultural and aquacultural buildings in the 2000 FCB.

(b) The 1986 FCB included items not allocated to a specific category under Miscellaneous. A small number were also allocated to Other business premises. These are all coded to Other non-residential buildings in 2000 FCB.

(c) Museums, Art galleries and Libraries in the 1986 FCB were coded under Education and animal enclosures (e.g. wildlife parks) under Miscellaneous. These are all coded under 451 Entertainment and recreation buildings in the 2000 FCB.

(d) The 1986 FCB included Aged care facilities with medical care under Health and those without medical care under Miscellaneous. These are all coded to 431 Aged care facilities in the 2000 FCB.

GLOSSARY

Aged care	Building used in the provision or support of aged care facilities, excluding dwellings (e.g. retirement villages). Includes aged care facilities with medical care and/or nursing care.
Agricultural/aquacultural	Buildings housing, or associated with, agricultural and aquacultural activities, including bulk storage of produce (e.g. shearing shed, grain silo, shearers' quarters).
Carparks	A carpark that is commercial in nature and is built independently of other building developments.
Education	Buildings used in the provision or support of educational services, including group accommodation buildings (e.g. classrooms, school canteens, dormitories).
Entertainment/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.
Hospitals	Public hospitals and private hospitals.
Hotels, motels etc.	Includes hotels, motels, and other accommodation such as boarding houses and cabins, lodges, hostels.
Non-passenger transport	Buildings primarily used in providing non-passenger transport facilities (e.g. freight terminals, cargo sheds, weighbridge stations).
Offices	Buildings primarily used in the provision of professional services or public administration (e.g. offices, insurance or financial buildings).
Other commercial buildings	Commercial buildings not elsewhere classified (e.g. garage, metering station, petrol station).
Other health buildings	Includes laboratories, clinics, staff residences, nurses quarters.
Other industrial buildings	Industrial buildings not elsewhere classified (e.g. crusher house, oil depot buildings).
Other non-residential buildings	Non-residential buildings not elsewhere classified (council depots, police stations, veterinary premises, public toilets).
Passenger transport	Buildings primarily used in providing passenger transport facilities (e.g. bus/coach depots, railway ticket offices, tram workshops, bus/rail/airport terminals).
Religion	Buildings used for or associated with worship, or in support of programs sponsored by religious bodies (e.g. church, temple, dormitories).
Retail/wholesale trade	Buildings primarily used in the sale of goods to intermediate and end users.
Self-contained, short term apartments	Includes serviced apartments and holiday apartments.
Warehouses	Buildings primarily used for storage of goods, excluding produce storage.

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