

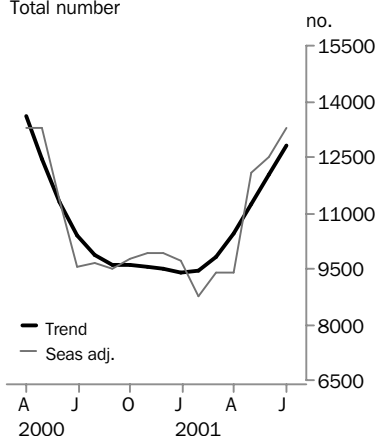
# BUILDING APPROVALS

AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) THURS 30 AUG 2001

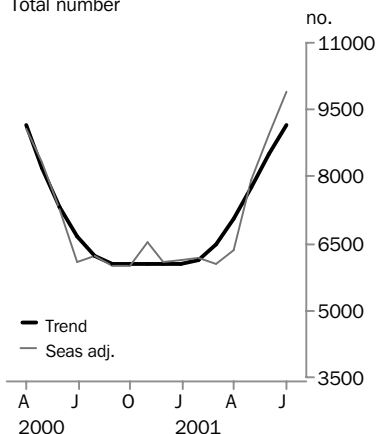
## Dwelling units approved

Total number



## Private sector houses approved

Total number



## JULY KEY FIGURES

### TREND ESTIMATES

	Jul 2001	% change Jun 2001 to Jul 2001	% change Jul 2000 to Jul 2001
Dwelling units approved			
Private sector houses	9 163	8.0	37.9
Total dwelling units	12 804	6.3	23.0

### SEASONALLY ADJUSTED

	Jul 2001	% change Jun 2001 to Jul 2001	% change Jul 2000 to Jul 2001
Dwelling units approved			
Private sector houses	9 898	11.0	62.8
Total dwelling units	13 292	6.3	39.1

## JULY KEY POINTS

### TREND ESTIMATES

- The trend estimate for total dwelling units approved rose by 6.3% in July 2001, following similar rises in each of the preceding three months.
- The trend estimate for private sector houses approved rose by 8.0% in July 2001, as a result of strong rises in the seasonally adjusted estimate over the last three months.
- The trend estimate for other dwellings approved rose by 2.2% in July 2001, following similar rises in May and June.

### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units approved rose by 6.3% in July 2001, driven by a further rise in private sector houses.
- The seasonally adjusted estimate for private sector houses approved rose by 11.0% in July 2001, following a 12.4% rise in June and a 24.8% rise in May.
- Seasonally adjusted estimates for private sector houses in the larger States grew strongly in the three months to July 2001. Compared with the previous three months (February to April), estimates rose in Queensland by 62.6%, in Western Australia by 47.4%, in South Australia by 43.6%, in Victoria by 40.4%, and in New South Wales by 29.8%.
- The seasonally adjusted estimate for other dwellings fell by 9.1% in July 2001.

- 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

ISSUE	RELEASE DATE
August 2001	3 October 2001
September 2001	31 October 2001
October 2001	4 December 2001

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### CHANGES IN THIS ISSUE

Quarterly chain volume data incorporate a new base year, 1999-2000, which has resulted in revisions to growth rates, small in most cases, for the latest year. The reference year has been advanced to 1999-2000, which has resulted in revisions to levels, but not growth rates for all periods (see paragraph 25 of the Explanatory Notes). Users should note that the new base year was also used for chain volume data in last month's issue.

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### DATA NOTES

A special article showing changes in average floor area in the period 1985-86 to 1999-2000 is included in this issue (see page 36).

The August 2001 issue of this publication will contain an article on the new ABS Functional Classification of Buildings, including summary data for 1999-2000. The classification will be available on the ABS website ([www.abs.gov.au](http://www.abs.gov.au)) prior to the release of this issue.

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### REVISIONS THIS MONTH

Revisions have been made to total dwelling units in this issue, mainly as a result of receiving updated data.

	Jul-Dec 2000	Jan-Jun 2001	Total
New South Wales		+413	+413
Victoria		-20	-20
Queensland	+63	+60	+123
Western Australia	-42	-21	-43
Total	+21	+432	+453

The value of Other Residential buildings approved in Queensland in April 2001 has been revised downwards by \$10.0m, with subsequent revisions to the value of Total Residential and Total Building approved. This was a result of incorrect data being reported to the ABS.

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### SYMBOLS AND OTHER USAGES

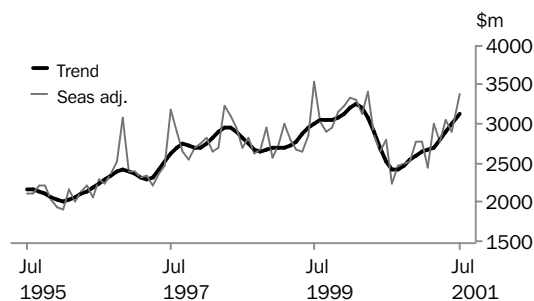
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n.y.a. not yet available

R. W. Edwards  
Acting Australian Statistician

## VALUE OF BUILDING APPROVED

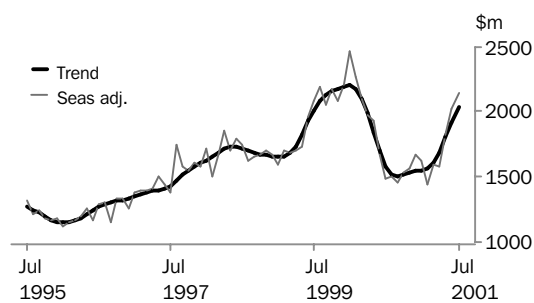
### VALUE OF TOTAL BUILDING

The trend estimate of the value of total building approved has risen over the last ten months. The trend estimate rose by 4.0% in July 2001.



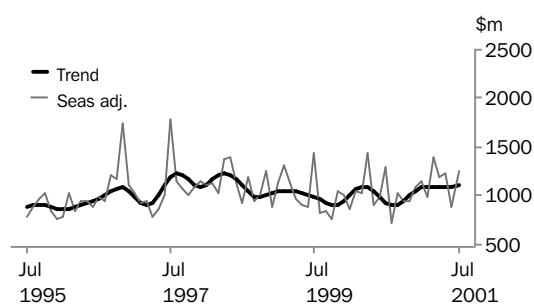
### VALUE OF RESIDENTIAL BUILDING

The trend estimate of the value of residential building approved has risen over the last six months. The trend estimate rose by 5.9% in July 2001.



### VALUE OF NON-RESIDENTIAL

The trend estimate of the value of non-residential building approved has risen in the last two months, following three months of decline. The trend estimate rose by 0.7% in July 2001.



## VALUE OF BUILDING APPROVED

### CHAIN VOLUME MEASURES

JUNE QTR 2001

Trend estimates for the value of building approved in the Jun Qtr 2001 in chain volume measures are summarised below. (See Table 14).

#### TREND ESTIMATES

	<i>Jun Qtr 2001</i>	<i>Mar Qtr 2001 to Jun Qtr 2001</i>	<i>Jun Qtr 2000 to Jul Qtr 2001</i>
	\$m	% change	% change
New residential building	3 879.1	8.2	-15.1
Alterations and additions to residential buildings	760.4	4.6	-5.6
Non-residential building	3 335.0	2.5	9.1
<b>Total building</b>	<b>7 941.9</b>	<b>5.0</b>	<b>-5.8</b>

2000-2001 FINANCIAL YEAR

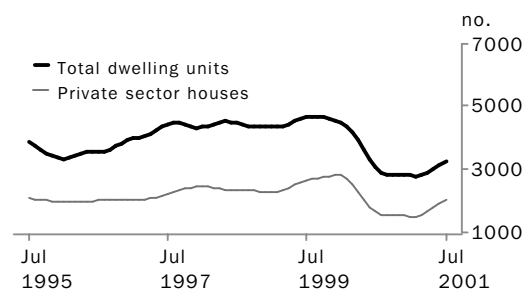
The total value of building approved in volume terms fell by 19.9% to \$29,985.2 million in 2000-2001 compared to 1999-2000. This was due to a large fall (33.9%) in the value of new residential building.

#### ANNUAL MOVEMENT: ORIGINAL SERIES

	<i>2000-2001</i>	<i>1997-1998 to 1998-1999</i>	<i>1998-1999 to 1999-2000</i>	<i>1999-2000 to 2000-2001</i>
	\$m	% change	% change	% change
New residential building	14 357.6	3.5	16.2	-33.9
Alterations and additions to residential buildings	2 883.2	-5.4	13.9	-18.4
Non-residential building	12 744.4	-15.8	-6.1	4.6
<b>Total building</b>	<b>29 985.2</b>	<b>-5.5</b>	<b>7.5</b>	<b>-19.9</b>

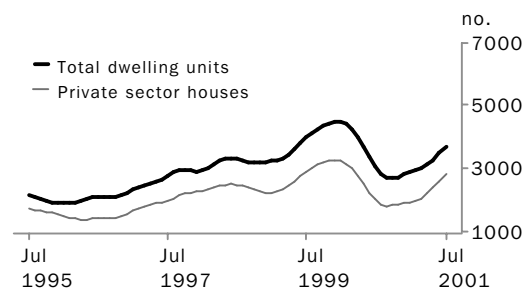
## DWELLING UNITS APPROVED: State Trends

### NEW SOUTH WALES



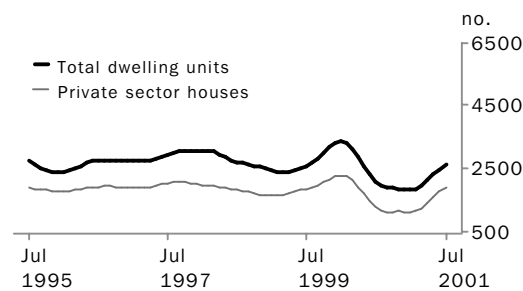
The trend estimate for total dwelling units approved has risen over the last five months.

### VICTORIA



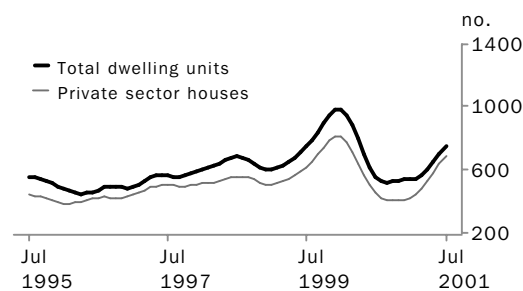
The trend estimate for total dwelling units approved has risen over the last nine months.

### QUEENSLAND



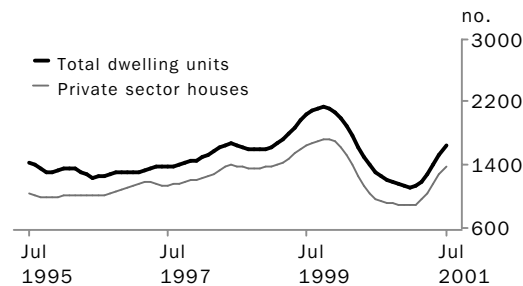
The trend estimate for total dwelling units approved has risen strongly over the last six months.

### SOUTH AUSTRALIA



The trend estimate for total dwelling units approved has risen over the last ten months, with strong rises in the last four months.

### WESTERN AUSTRALIA



The trend estimate for total dwelling units approved has risen strongly over the last six months.

# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

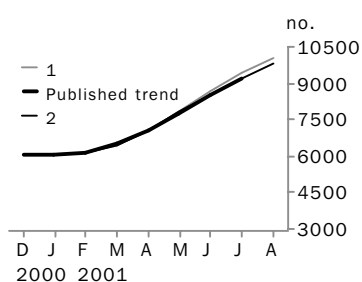
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

### 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.

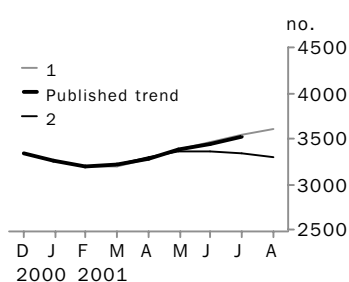
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the August seasonally adjusted estimate is higher than the July estimate by 3% for the number of private sector houses approved and 11% for other dwelling units approved; and that the August seasonally adjusted estimate is lower than the July estimate by 3% for the number of private sector houses approved and 11% for other dwelling units approved. These percentages were chosen because they represent the average absolute monthly percentage change for these series over the last ten years.

### PRIVATE SECTOR HOUSES APPROVED



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b> rises by 3% on Jul 2001	% change	<b>2</b> falls by 3% on Jul 2001	% change
March 2001	6 489	5.7	6 438	5.4	6 459	5.5
April 2001	7 055	8.7	7 032	9.2	7 042	9.0
May 2001	7 756	9.9	7 811	11.1	7 784	10.5
June 2001	8 488	9.4	8 636	10.6	8 545	9.8
July 2001	9 163	8.0	9 406	8.9	9 235	8.1
August 2001	n.y.a.	n.y.a.	10 078	7.1	9 819	6.3

### OTHER DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b> rises by 11% on Jul 2001	% change	<b>2</b> falls by 11% on Jul 2001	% change
March 2001	3 207	0.4	3 200	0.4	3 224	0.7
April 2001	3 282	2.3	3 277	2.4	3 289	2.0
May 2001	3 371	2.7	3 379	3.1	3 348	1.8
June 2001	3 442	2.1	3 469	2.7	3 364	0.5
July 2001	3 517	2.2	3 532	1.8	3 335	-0.9
August 2001	n.y.a.	n.y.a.	3 593	1.7	3 296	-1.2

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## DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS...		TOTAL DWELLING UNITS..		
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Public sector</i>	<i>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
.....							
ORIGINAL							
<b>2000</b>							
May	9 588	9 757	4 812	4 994	14 400	351	14 751
June	7 011	7 268	3 305	3 986	10 316	938	11 254
July	5 742	5 820	3 294	3 428	9 036	212	9 248
August	6 447	6 554	3 240	3 411	9 687	278	9 965
September	5 996	6 087	2 830	2 978	8 826	239	9 065
October	6 059	6 174	3 270	3 382	9 329	227	9 556
November	6 978	7 059	3 732	3 899	10 710	248	10 958
December	5 422	5 502	3 412	3 556	8 834	224	9 058
<b>2001</b>							
January	5 462	5 561	3 141	3 373	8 603	331	8 934
February	6 286	6 353	2 393	2 590	8 679	264	8 943
March	6 546	6 649	2 922	3 145	9 468	326	9 794
April	6 041	6 154	2 623	2 949	8 664	439	9 103
May	8 933	9 032	3 854	4 254	12 787	499	13 286
June	8 421	8 525	2 921	3 405	11 342	588	11 930
July	9 440	9 621	3 328	3 522	12 768	375	13 143
.....							
SEASONALLY ADJUSTED							
<b>2000</b>							
May	8 325	8 477	4 656	4 814	12 981	310	13 291
June	7 262	7 430	3 476	3 895	10 738	587	11 325
July	6 079	6 174	3 221	3 380	9 300	254	9 554
August	6 215	6 333	3 152	3 338	9 367	304	9 671
September	6 009	6 109	3 172	3 375	9 181	303	9 484
October	5 997	6 102	3 534	3 670	9 531	241	9 772
November	6 532	6 619	3 094	3 296	9 626	289	9 915
December	6 080	6 184	3 583	3 746	9 663	267	9 930
<b>2001</b>							
January	6 147	6 263	3 208	3 439	9 355	347	9 702
February	6 160	6 238	2 297	2 508	8 457	289	8 746
March	6 040	6 139	3 041	3 267	9 081	325	9 406
April	6 355	6 459	2 649	2 919	9 004	374	9 378
May	7 933	8 022	3 715	4 082	11 648	456	12 104
June	8 918	8 986	3 238	3 524	12 156	354	12 510
July	9 898	10 087	2 980	3 205	12 878	414	13 292
.....							
TREND ESTIMATES							
<b>2000</b>							
May	8 205	8 328	3 929	4 122	12 134	316	12 450
June	7 324	7 448	3 664	3 866	10 988	326	11 314
July	6 645	6 766	3 441	3 643	10 086	323	10 409
August	6 220	6 336	3 326	3 521	9 547	310	9 857
September	6 050	6 158	3 276	3 460	9 325	293	9 618
October	6 042	6 143	3 262	3 439	9 304	278	9 582
November	6 065	6 163	3 234	3 410	9 299	274	9 573
December	6 054	6 153	3 155	3 340	9 209	284	9 493
<b>2001</b>							
January	6 030	6 127	3 041	3 246	9 071	302	9 373
February	6 142	6 236	2 965	3 193	9 106	323	9 429
March	6 489	6 583	2 954	3 207	9 443	347	9 790
April	7 055	7 151	3 011	3 282	10 065	368	10 433
May	7 756	7 859	3 088	3 371	10 844	386	11 230
June	8 488	8 601	3 153	3 442	11 641	402	12 043
July	9 163	9 287	3 230	3 517	12 393	411	12 804
.....							



## DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES.....		OTHER DWELLINGS....		TOTAL DWELLING UNITS..		
	Private sector	Total	Private sector	Total	Private sector	Public sector	Total
ORIGINAL (% change from preceding month)							
<b>2000</b>							
May	16.4	17.2	28.6	25.8	20.2	11.4	20.0
June	-26.9	-25.5	-31.3	-20.2	-28.4	167.2	-23.7
July	-18.1	-19.9	-0.3	-14.0	-12.4	-77.4	-17.8
August	12.3	12.6	-1.6	-0.5	7.2	31.1	7.8
September	-7.0	-7.1	-12.7	-12.7	-8.9	-14.0	-9.0
October	1.1	1.4	15.5	13.6	5.7	-5.0	5.4
November	15.2	14.3	14.1	15.3	14.8	9.3	14.7
December	-22.3	-22.1	-8.6	-8.8	-17.5	-9.7	-17.3
<b>2001</b>							
January	0.7	1.1	-7.9	-5.1	-2.6	47.8	-1.4
February	15.1	14.2	-23.8	-23.2	0.9	-20.2	0.1
March	4.1	4.7	22.1	21.4	9.1	23.5	9.5
April	-7.7	-7.4	-10.2	-6.2	-8.5	34.7	-7.1
May	47.9	46.8	46.9	44.3	47.6	13.7	46.0
June	-5.7	-5.6	-24.2	-20.0	-11.3	17.8	-10.2
July	12.1	12.9	13.9	3.4	12.6	-36.2	10.2
SEASONALLY ADJUSTED (% change from preceding month)							
<b>2000</b>							
May	-8.0	-7.2	17.2	15.4	-0.3	11.5	-0.1
June	-12.8	-12.4	-25.3	-19.1	-17.3	89.4	-14.8
July	-16.3	-16.9	-7.3	-13.2	-13.4	-56.7	-15.6
August	2.2	2.6	-2.1	-1.2	0.7	19.7	1.2
September	-3.3	-3.5	0.6	1.1	-2.0	-0.3	-1.9
October	-0.2	-0.1	11.4	8.7	3.8	-20.5	3.0
November	8.9	8.5	-12.5	-10.2	1.0	19.9	1.5
December	-6.9	-6.6	15.8	13.7	0.4	-7.6	0.2
<b>2001</b>							
January	1.1	1.3	-10.5	-8.2	-3.2	30.0	-2.3
February	0.2	-0.4	-28.4	-27.1	-9.6	-16.7	-9.8
March	-2.0	-1.6	32.4	30.3	7.4	12.5	7.5
April	5.2	5.2	-12.9	-10.7	-0.8	15.1	-0.3
May	24.8	24.2	40.2	39.8	29.4	21.9	29.1
June	12.4	12.0	-12.8	-13.7	4.4	-22.4	3.4
July	11.0	12.3	-8.0	-9.1	5.9	16.9	6.3
TREND ESTIMATES (% change from preceding month)							
<b>2000</b>							
May	-10.5	-10.4	-4.8	-4.3	-8.8	5.0	-8.5
June	-10.7	-10.6	-6.7	-6.2	-9.4	3.2	-9.1
July	-9.3	-9.2	-6.1	-5.8	-8.2	-0.9	-8.0
August	-6.4	-6.4	-3.3	-3.3	-5.3	-4.0	-5.3
September	-2.7	-2.8	-1.5	-1.7	-2.3	-5.5	-2.4
October	-0.1	-0.2	-0.4	-0.6	-0.2	-5.1	-0.4
November	0.4	0.3	-0.9	-0.8	-0.1	-1.4	-0.1
December	-0.2	-0.2	-2.4	-2.1	-1.0	3.6	-0.8
<b>2001</b>							
January	-0.4	-0.4	-3.6	-2.8	-1.5	6.3	-1.3
February	1.9	1.8	-2.5	-1.6	0.4	7.0	0.6
March	5.7	5.6	-0.4	0.4	3.7	7.4	3.8
April	8.7	8.6	1.9	2.3	6.6	6.1	6.6
May	9.9	9.9	2.6	2.7	7.7	4.9	7.6
June	9.4	9.4	2.1	2.1	7.3	4.1	7.2
July	8.0	8.0	2.4	2.2	6.5	2.2	6.3

## VALUE OF BUILDING APPROVED(a)

Month	New residential building	Alterations and additions to residential buildings(b)	Total residential building	Non- residential building	Total building
	\$m	\$m	\$m	\$m	\$m
ORIGINAL					
<b>2000</b>					
May	1 904.5	355.3	2 259.8	1 086.0	3 345.8
June	1 392.2	257.5	1 649.7	1 001.0	2 650.7
July	1 192.7	257.0	1 449.7	1 202.5	2 652.3
August	1 295.3	268.8	1 564.1	1 000.8	2 564.9
September	1 167.4	235.2	1 402.6	986.2	2 388.8
October	1 223.4	290.5	1 513.9	1 034.8	2 548.8
November	1 471.6	265.7	1 737.3	967.5	2 704.8
December	1 250.2	265.3	1 515.6	891.5	2 407.0
<b>2001</b>					
January	1 207.5	232.3	1 439.8	1 193.2	2 633.0
February	1 236.9	249.1	1 486.0	888.1	2 374.1
March	1 341.1	312.6	1 653.8	1 266.7	2 920.4
April	1 230.8	260.1	1 490.8	1 079.3	2 570.1
May	1 757.8	339.9	2 097.7	1 393.5	3 491.2
June	1 624.0	296.3	1 920.3	920.1	2 840.5
July	1 830.4	305.7	2 136.1	1 124.1	3 260.2
SEASONALLY ADJUSTED					
<b>2000</b>					
May	1 617.8	315.5	1 933.3	906.8	2 840.2
June	1 405.3	263.9	1 669.2	985.8	2 655.0
July	1 222.3	262.8	1 485.0	1 304.9	2 790.0
August	1 247.6	263.2	1 510.8	726.1	2 236.9
September	1 231.1	222.8	1 453.9	1 027.5	2 481.5
October	1 257.3	282.4	1 539.7	949.2	2 489.0
November	1 319.2	254.4	1 573.6	950.7	2 524.2
December	1 375.2	301.2	1 676.5	1 099.5	2 776.0
<b>2001</b>					
January	1 349.9	274.4	1 624.3	1 154.2	2 778.5
February	1 198.9	252.6	1 451.5	984.1	2 435.6
March	1 307.2	290.7	1 597.9	1 399.4	2 997.3
April	1 310.6	269.9	1 580.4	1 195.9	2 776.3
May	1 522.1	305.4	1 827.5	1 225.6	3 053.1
June	1 715.7	307.2	2 022.9	877.6	2 900.6
July	1 844.1	297.2	2 141.3	1 256.8	3 398.0
TREND ESTIMATES					
<b>2000</b>					
May	1 558.4	287.2	1 845.6	1 052.9	2 898.5
June	1 422.9	276.4	1 699.2	994.7	2 693.9
July	1 317.9	265.9	1 583.8	934.2	2 518.1
August	1 260.8	258.6	1 519.3	903.5	2 422.8
September	1 248.4	254.8	1 503.2	909.5	2 412.7
October	1 264.0	255.1	1 519.1	951.6	2 470.7
November	1 285.1	257.4	1 542.5	1 006.2	2 548.7
December	1 293.5	259.5	1 553.0	1 055.1	2 608.1
<b>2001</b>					
January	1 289.1	261.3	1 550.4	1 089.5	2 639.9
February	1 297.3	264.8	1 562.1	1 101.0	2 663.1
March	1 338.7	270.3	1 609.0	1 099.6	2 708.6
April	1 416.0	278.3	1 694.4	1 094.9	2 789.3
May	1 518.2	287.1	1 805.3	1 092.3	2 897.7
June	1 626.8	295.1	1 921.9	1 094.4	3 016.3
July	1 732.8	302.5	2 035.2	1 102.2	3 137.5

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

(b) Refer to Explanatory Notes paragraph 16.

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

Month	New residential building	Alterations and additions to residential buildings(b)	Total residential building	Non- residential building	Total building
ORIGINAL (% change from preceding month)					
<b>2000</b>					
May	28.2	26.7	27.9	-11.6	11.7
June	-26.9	-27.5	-27.0	-7.8	-20.8
July	-14.3	-0.2	-12.1	20.1	0.1
August	8.6	4.6	7.9	-16.8	-3.3
September	-9.9	-12.5	-10.3	-1.5	-6.9
October	4.8	23.5	7.9	4.9	6.7
November	20.3	-8.5	14.8	-6.5	6.1
December	-15.0	-0.1	-12.8	-7.9	-11.0
<b>2001</b>					
January	-3.4	-12.5	-5.0	33.8	9.4
February	2.4	7.3	3.2	-25.6	-9.8
March	8.4	25.5	11.3	42.6	23.0
April	-8.2	-16.8	-9.9	-14.8	-12.0
May	42.8	30.7	40.7	29.1	35.8
June	-7.6	-12.8	-8.5	-34.0	-18.6
July	12.7	3.2	11.2	22.2	14.8
SEASONALLY ADJUSTED (% change from preceding month)					
<b>2000</b>					
May	-3.8	5.7	-2.4	-36.6	-16.8
June	-13.1	-16.4	-13.7	8.7	-6.5
July	-13.0	-0.4	-11.0	32.4	5.1
August	2.1	0.2	1.7	-44.4	-19.8
September	-1.3	-15.4	-3.8	41.5	10.9
October	2.1	26.8	5.9	-7.6	0.3
November	4.9	-9.9	2.2	0.2	1.4
December	4.2	18.4	6.5	15.7	10.0
<b>2001</b>					
January	-1.8	-8.9	-3.1	5.0	0.1
February	-11.2	-8.0	-10.6	-14.7	-12.3
March	9.0	15.1	10.1	42.2	23.1
April	0.3	-7.2	-1.1	-14.5	-7.4
May	16.1	13.2	15.6	2.5	10.0
June	12.7	0.6	10.7	-28.4	-5.0
July	7.5	-3.3	5.8	43.2	17.2
TREND ESTIMATES (% change from preceding month)					
<b>2000</b>					
May	-8.1	-2.6	-7.3	-3.6	-6.0
June	-8.7	-3.8	-7.9	-5.5	-7.1
July	-7.4	-3.8	-6.8	-6.1	-6.5
August	-4.3	-2.8	-4.1	-3.3	-3.8
September	-1.0	-1.5	-1.1	0.7	-0.4
October	1.2	0.1	1.1	4.6	2.4
November	1.7	0.9	1.5	5.7	3.2
December	0.7	0.8	0.7	4.9	2.3
<b>2001</b>					
January	-0.3	0.7	-0.2	3.3	1.2
February	0.6	1.3	0.8	1.1	0.9
March	3.2	2.1	3.0	-0.1	1.7
April	5.8	3.0	5.3	-0.4	3.0
May	7.2	3.2	6.6	-0.2	3.9
June	7.2	2.8	6.5	0.2	4.1
July	6.5	2.5	5.9	0.7	4.0

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

(b) Refer to Explanatory Notes paragraph 16.

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
PRIVATE SECTOR (Number)						
<b>1998-1999</b>	104 598	42 956	666	2 541	482	<b>151 243</b>
<b>1999-2000</b>	121 389	47 671	817	1 905	522	<b>172 304</b>
<b>2000-2001</b>	78 218	34 751	762	2 083	151	<b>115 965</b>
<b>2000</b>						
July	5 733	2 742	39	508	14	<b>9 036</b>
August	6 433	2 948	89	191	26	<b>9 687</b>
September	5 986	2 658	39	127	16	<b>8 826</b>
October	6 045	3 056	75	143	10	<b>9 329</b>
November	6 976	3 510	132	83	9	<b>10 710</b>
December	5 412	3 122	43	252	5	<b>8 834</b>
<b>2001</b>						
January	5 452	3 070	52	15	14	<b>8 603</b>
February	6 276	2 269	61	66	7	<b>8 679</b>
March	6 535	2 704	95	110	24	<b>9 468</b>
April	6 034	2 438	41	143	8	<b>8 664</b>
May	8 917	3 561	47	257	5	<b>12 787</b>
June	8 419	2 673	49	188	13	<b>11 342</b>
July	9 431	3 272	28	31	6	<b>12 768</b>
PUBLIC SECTOR (Number)						
<b>1998-1999</b>	2 723	2 986	35	2	4	<b>5 750</b>
<b>1999-2000</b>	1 755	2 547	64	6	9	<b>4 381</b>
<b>2000-2001</b>	1 129	2 533	105	105	3	<b>3 875</b>
<b>2000</b>						
July	78	131	0	3	0	<b>212</b>
August	107	154	17	0	0	<b>278</b>
September	91	148	0	0	0	<b>239</b>
October	114	112	1	0	0	<b>227</b>
November	81	164	3	0	0	<b>248</b>
December	80	144	0	0	0	<b>224</b>
<b>2001</b>						
January	97	127	3	101	3	<b>331</b>
February	63	193	8	0	0	<b>264</b>
March	102	175	48	1	0	<b>326</b>
April	113	325	1	0	0	<b>439</b>
May	99	399	1	0	0	<b>499</b>
June	104	461	23	0	0	<b>588</b>
July	181	194	0	0	0	<b>375</b>
TOTAL (Number)						
<b>1998-1999</b>	107 321	45 942	701	2 543	486	<b>156 993</b>
<b>1999-2000</b>	123 144	50 218	881	1 911	531	<b>176 685</b>
<b>2000-2001</b>	79 347	37 284	867	2 188	154	<b>119 840</b>
<b>2000</b>						
July	5 811	2 873	39	511	14	<b>9 248</b>
August	6 540	3 102	106	191	26	<b>9 965</b>
September	6 077	2 806	39	127	16	<b>9 065</b>
October	6 159	3 168	76	143	10	<b>9 556</b>
November	7 057	3 674	135	83	9	<b>10 958</b>
December	5 492	3 266	43	252	5	<b>9 058</b>
<b>2001</b>						
January	5 549	3 197	55	116	17	<b>8 934</b>
February	6 339	2 462	69	66	7	<b>8 943</b>
March	6 637	2 879	143	111	24	<b>9 794</b>
April	6 147	2 763	42	143	8	<b>9 103</b>
May	9 016	3 960	48	257	5	<b>13 286</b>
June	8 523	3 134	72	188	13	<b>11 930</b>
July	9 612	3 466	28	31	6	<b>13 143</b>

(a) See Glossary for definition.

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

Month	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(b)	Total residential building	Non-residential building(b)	Total building
PRIVATE SECTOR (\$ million)								
<b>1998-1999</b>	12 389.8	4 681.8	67.8	2 515.0	245.8	19 900.7	9 020.2	<b>28 920.9</b>
<b>1999-2000</b>	15 495.2	5 779.2	94.5	3 097.7	234.5	24 701.2	9 029.5	<b>33 730.6</b>
<b>2000-2001</b>	10 858.7	4 707.3	76.8	2 738.5	278.0	18 659.5	9 462.0	<b>28 121.5</b>
<b>2000</b>								
July	772.1	397.1	3.1	177.2	69.0	1 418.5	844.1	<b>2 262.6</b>
August	880.2	386.4	13.5	214.2	25.2	1 519.5	769.7	<b>2 289.2</b>
September	807.9	331.5	2.5	221.8	5.8	1 369.5	758.3	<b>2 127.8</b>
October	824.0	374.0	8.1	246.0	22.2	1 474.3	833.1	<b>2 307.4</b>
November	971.6	471.4	9.8	244.2	7.7	1 704.8	704.0	<b>2 408.8</b>
December	770.3	454.2	3.8	211.8	37.6	1 477.7	611.6	<b>2 089.3</b>
<b>2001</b>								
January	763.5	416.1	5.0	198.1	2.4	1 385.1	769.6	<b>2 154.8</b>
February	887.6	319.1	7.2	219.9	2.4	1 436.2	715.2	<b>2 151.4</b>
March	923.8	383.1	8.6	254.6	23.8	1 593.9	768.6	<b>2 362.5</b>
April	845.8	334.1	4.0	218.6	20.1	1 422.7	929.1	<b>2 351.7</b>
May	1 240.9	461.4	7.1	284.4	28.7	2 022.5	1 110.7	<b>3 133.2</b>
June	1 171.0	378.9	4.1	247.7	33.1	1 834.8	648.0	<b>2 482.8</b>
July	1 361.8	427.1	2.8	273.3	6.7	2 071.7	916.4	<b>2 988.1</b>
PUBLIC SECTOR (\$ million)								
<b>1998-1999</b>	292.7	240.1	4.3	88.2	0.1	625.0	3 578.2	<b>4 203.1</b>
<b>1999-2000</b>	201.1	243.4	4.1	102.9	0.9	552.5	3 149.3	<b>3 701.9</b>
<b>2000-2001</b>	147.8	284.9	7.6	158.1	13.7	612.2	3 362.4	<b>3 974.5</b>
<b>2000</b>								
July	9.5	14.0	0.0	7.6	0.1	31.3	358.4	<b>389.7</b>
August	13.8	14.9	1.3	14.5	0.0	44.6	231.1	<b>275.7</b>
September	11.8	16.2	0.0	5.1	0.0	33.1	227.9	<b>261.0</b>
October	13.8	11.5	0.4	13.9	0.0	39.6	201.8	<b>241.4</b>
November	11.1	17.5	0.6	3.3	0.0	32.5	263.5	<b>296.0</b>
December	10.1	15.6	0.0	12.1	0.0	37.8	279.9	<b>317.8</b>
<b>2001</b>								
January	13.7	14.2	0.3	12.9	13.6	54.7	423.6	<b>478.2</b>
February	8.6	21.7	0.9	18.7	0.0	49.8	172.9	<b>222.7</b>
March	14.2	19.9	2.2	23.5	0.0	59.8	498.1	<b>557.9</b>
April	16.2	34.7	0.1	17.2	0.0	68.2	150.2	<b>218.4</b>
May	12.6	42.9	0.2	19.5	0.0	75.2	282.8	<b>358.0</b>
June	12.4	61.8	1.6	9.8	0.0	85.6	272.2	<b>357.7</b>
July	21.9	19.6	0.0	22.9	0.0	64.4	207.7	<b>272.1</b>
TOTAL (\$ million)								
<b>1998-1999</b>	12 682.5	4 922.0	72.2	2 603.4	245.8	20 525.6	12 598.3	<b>33 124.1</b>
<b>1999-2000</b>	15 696.1	6 022.7	98.7	3 200.5	235.4	25 253.7	12 178.8	<b>37 432.5</b>
<b>2000-2001</b>	11 006.7	4 992.2	84.5	2 896.6	291.7	19 271.6	12 824.2	<b>32 095.9</b>
<b>2000</b>								
July	781.6	411.1	3.1	184.8	69.1	1 449.7	1 202.5	<b>2 652.3</b>
August	894.0	401.3	14.9	228.7	25.2	1 564.1	1 000.8	<b>2 564.9</b>
September	819.7	347.7	2.5	226.8	5.8	1 402.6	986.2	<b>2 388.8</b>
October	837.9	385.5	8.4	259.9	22.2	1 513.9	1 034.8	<b>2 548.8</b>
November	982.7	488.9	10.5	247.5	7.7	1 737.3	967.5	<b>2 704.8</b>
December	780.4	469.8	3.8	223.9	37.6	1 515.6	891.5	<b>2 407.0</b>
<b>2001</b>								
January	777.2	430.3	5.3	211.0	16.0	1 439.8	1 193.2	<b>2 633.0</b>
February	896.2	340.7	8.2	238.5	2.4	1 486.0	888.1	<b>2 374.1</b>
March	938.1	403.1	10.8	278.1	23.8	1 653.8	1 266.7	<b>2 920.4</b>
April	862.0	368.8	4.1	235.9	20.1	1 490.8	1 079.3	<b>2 570.1</b>
May	1 253.5	504.4	7.3	303.9	28.7	2 097.7	1 393.5	<b>3 491.2</b>
June	1 183.4	440.6	5.6	257.6	33.1	1 920.3	920.1	<b>2 840.5</b>
July	1 383.7	446.7	2.8	296.2	6.7	2 136.1	1 124.1	<b>3 260.2</b>

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

(b) See Glossary for definition.

## DWELLING UNITS APPROVED, States and Australia

	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
Month	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL									
<b>2000</b>									
May	4 555	3 460	3 576	804	1 810	233	110	203	14 751
June	3 142	3 280	2 081	598	1 717	91	141	204	11 254
July	2 216	3 365	1 591	710	1 113	84	93	76	9 248
August	2 767	2 746	2 304	522	1 279	83	94	170	9 965
September	2 579	2 562	2 005	409	1 198	119	62	131	9 065
October	3 485	2 099	1 873	514	1 209	121	70	185	9 556
November	3 423	3 114	2 231	661	1 227	116	61	125	10 958
December	2 702	3 015	1 631	458	1 061	57	37	97	9 058
<b>2001</b>									
January	2 750	2 607	1 780	432	1 044	93	44	184	8 934
February	2 478	3 186	1 550	469	1 003	106	28	123	8 943
March	2 519	3 394	1 797	635	1 178	88	117	66	9 794
April	2 535	2 456	1 930	515	1 302	68	178	119	9 103
May	3 660	3 668	3 075	709	1 722	134	131	187	13 286
June	3 085	3 333	2 402	736	1 779	127	183	285	11 930
July	3 850	3 727	2 451	975	1 746	118	94	182	13 143
SEASONALLY ADJUSTED									
<b>2000</b>									
May	3 956	3 451	3 194	736	1 549	237	n.a.	n.a.	13 291
June	3 326	3 320	2 217	524	1 491	122	n.a.	n.a.	11 325
July	1 992	3 633	1 695	646	1 185	89	n.a.	n.a.	9 554
August	2 529	2 542	2 087	524	1 228	90	n.a.	n.a.	9 671
September	2 892	2 609	1 937	391	1 292	114	n.a.	n.a.	9 484
October	3 606	2 223	1 854	530	1 212	106	n.a.	n.a.	9 772
November	2 994	2 879	1 997	658	1 111	111	n.a.	n.a.	9 915
December	2 918	3 137	1 907	549	1 167	54	n.a.	n.a.	9 930
<b>2001</b>									
January	2 910	3 122	1 945	540	1 170	84	n.a.	n.a.	9 702
February	2 614	2 949	1 646	452	1 079	109	n.a.	n.a.	8 746
March	2 714	2 902	1 766	571	1 125	82	n.a.	n.a.	9 406
April	2 721	2 602	2 001	605	1 466	69	n.a.	n.a.	9 378
May	3 212	3 572	2 694	664	1 449	141	n.a.	n.a.	12 104
June	3 288	3 497	2 524	662	1 612	167	n.a.	n.a.	12 510
July	3 313	4 014	2 564	827	1 750	121	n.a.	n.a.	13 292
TREND ESTIMATES									
<b>2000</b>									
May	3 656	3 686	2 610	705	1 505	138	103	162	12 450
June	3 339	3 358	2 328	620	1 401	126	100	149	11 314
July	3 079	3 058	2 105	559	1 319	115	97	145	10 409
August	2 916	2 830	1 966	529	1 261	106	90	147	9 857
September	2 849	2 698	1 905	520	1 218	99	79	152	9 618
October	2 842	2 686	1 889	525	1 185	95	65	152	9 582
November	2 852	2 743	1 875	532	1 158	92	53	147	9 573
December	2 844	2 830	1 847	537	1 131	87	45	135	9 493
<b>2001</b>									
January	2 809	2 906	1 824	538	1 113	84	46	121	9 373
February	2 787	2 963	1 861	545	1 128	86	55	115	9 429
March	2 818	3 019	1 972	563	1 191	95	71	123	9 790
April	2 909	3 123	2 131	600	1 292	107	88	142	10 433
May	3 032	3 290	2 307	649	1 410	120	105	168	11 230
June	3 160	3 486	2 474	700	1 531	132	119	194	12 043
July	3 279	3 685	2 615	747	1 645	140	128	218	12 804

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

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
<b>2000</b>									
May	33.7	-5.3	24.9	25.0	31.6	71.3	32.5	56.2	20.0
June	-31.0	-5.2	-41.8	-25.6	-5.1	-60.9	28.2	0.5	-23.7
July	-29.5	2.6	-23.5	18.7	-35.2	-7.7	-34.0	-62.7	-17.8
August	24.9	-18.4	44.8	-26.5	14.9	-1.2	1.1	123.7	7.8
September	-6.8	-6.7	-13.0	-21.6	-6.3	43.4	-34.0	-22.9	-9.0
October	35.1	-18.1	-6.6	25.7	0.9	1.7	12.9	41.2	5.4
November	-1.8	48.4	19.1	28.6	1.5	-4.1	-12.9	-32.4	14.7
December	-21.1	-3.2	-26.9	-30.7	-13.5	-50.9	-39.3	-22.4	-17.3
<b>2001</b>									
January	1.8	-13.5	9.1	-5.7	-1.6	63.2	18.9	89.7	-1.4
February	-9.9	22.2	-12.9	8.6	-3.9	14.0	-36.4	-33.2	0.1
March	1.7	6.5	15.9	35.4	17.4	-17.0	317.9	-46.3	9.5
April	0.6	-27.6	7.4	-18.9	10.5	-22.7	52.1	80.3	-7.1
May	44.4	49.3	59.3	37.7	32.3	97.1	-26.4	57.1	46.0
June	-15.7	-9.1	-21.9	3.8	3.3	-5.2	39.7	52.4	-10.2
July	24.8	11.8	2.0	32.5	-1.9	-7.1	-48.6	-36.1	10.2
SEASONALLY ADJUSTED (% change from preceding month)									
<b>2000</b>									
May	6.2	-11.6	11.5	-7.2	-2.9	70.1	n.a.	n.a.	-0.1
June	-15.9	-3.8	-30.6	-28.8	-3.8	-48.6	n.a.	n.a.	-14.8
July	-40.1	9.4	-23.5	23.4	-20.5	-26.6	n.a.	n.a.	-15.6
August	27.0	-30.0	23.1	-18.9	3.6	1.0	n.a.	n.a.	1.2
September	14.3	2.6	-7.2	-25.3	5.3	26.7	n.a.	n.a.	-1.9
October	24.7	-14.8	-4.3	35.5	-6.2	-7.3	n.a.	n.a.	3.0
November	-17.0	29.5	7.7	24.0	-8.4	4.8	n.a.	n.a.	1.5
December	-2.6	8.9	-4.5	-16.6	5.1	-51.3	n.a.	n.a.	0.2
<b>2001</b>									
January	-0.3	-0.5	2.0	-1.7	0.3	55.1	n.a.	n.a.	-2.3
February	-10.2	-5.5	-15.4	-16.2	-7.8	29.8	n.a.	n.a.	-9.8
March	3.8	-1.6	7.3	26.5	4.3	-24.6	n.a.	n.a.	7.5
April	0.3	-10.3	13.3	5.8	30.3	-16.0	n.a.	n.a.	-0.3
May	18.1	37.2	34.6	9.8	-1.2	104.1	n.a.	n.a.	29.1
June	2.4	-2.1	-6.3	-0.4	11.2	18.6	n.a.	n.a.	3.4
July	0.8	14.8	1.6	25.0	8.6	-27.6	n.a.	n.a.	6.3
TREND ESTIMATES (% change from preceding month)									
<b>2000</b>									
May	-7.8	-7.7	-10.1	-11.9	-7.8	-8.7	-6.0	-10.9	-8.5
June	-8.7	-8.9	-10.8	-12.1	-6.9	-9.0	-2.7	-7.9	-9.1
July	-7.8	-8.9	-9.6	-9.8	-5.8	-8.4	-3.4	-3.1	-8.0
August	-5.3	-7.5	-6.6	-5.4	-4.4	-7.8	-6.6	1.7	-5.3
September	-2.3	-4.7	-3.1	-1.6	-3.4	-6.4	-12.6	3.1	-2.4
October	-0.2	-0.4	-0.8	0.8	-2.7	-4.0	-17.6	0.5	-0.4
November	0.3	2.1	-0.8	1.4	-2.3	-3.5	-19.0	-3.4	-0.1
December	-0.3	3.2	-1.5	0.9	-2.3	-4.8	-14.3	-8.3	-0.8
<b>2001</b>									
January	-1.2	2.7	-1.2	0.2	-1.6	-4.0	1.1	-10.3	-1.3
February	-0.8	2.0	2.0	1.3	1.3	2.3	20.4	-5.2	0.6
March	1.1	1.9	6.0	3.3	5.7	10.1	28.4	7.0	3.8
April	3.2	3.5	8.0	6.6	8.4	13.2	25.3	15.9	6.6
May	4.2	5.3	8.3	8.2	9.2	12.0	18.8	17.7	7.6
June	4.2	5.9	7.2	7.9	8.6	10.0	13.0	15.6	7.2
July	3.8	5.7	5.7	6.7	7.4	6.0	8.2	12.5	6.3

## 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>2000</b>									
May	2 437	2 530	2 293	616	1 363	159	41	149	9 588
June	1 779	2 382	1 090	517	1 044	83	46	70	7 011
July	1 373	1 842	1 020	443	893	83	36	52	5 742
August	1 593	1 809	1 366	450	993	76	31	129	6 447
September	1 473	1 854	1 165	353	952	100	33	66	5 996
October	1 723	1 518	1 229	434	907	105	32	111	6 059
November	1 647	2 359	1 273	458	1 026	112	35	68	6 978
December	1 370	1 701	929	381	896	53	21	71	5 422
<b>2001</b>									
January	1 443	1 649	1 064	364	775	89	21	57	5 462
February	1 499	2 282	1 104	380	824	83	23	91	6 286
March	1 534	2 185	1 268	516	890	84	25	44	6 546
April	1 448	1 811	1 235	475	879	65	54	74	6 041
May	2 010	2 658	1 894	655	1 397	130	84	105	8 933
June	1 871	2 615	1 708	641	1 336	116	78	56	8 421
July	2 162	2 817	1 959	765	1 448	114	63	112	9 440
SEASONALLY ADJUSTED									
<b>2000</b>									
May	2 052	2 357	2 155	553	1 165	n.a.	n.a.	n.a.	8 325
June	1 891	2 362	1 100	490	1 020	n.a.	n.a.	n.a.	7 262
July	1 363	2 054	1 114	453	946	n.a.	n.a.	n.a.	6 079
August	1 543	1 777	1 279	430	924	n.a.	n.a.	n.a.	6 215
September	1 492	1 763	1 138	351	963	n.a.	n.a.	n.a.	6 009
October	1 753	1 610	1 175	435	901	n.a.	n.a.	n.a.	5 997
November	1 530	2 206	1 158	424	931	n.a.	n.a.	n.a.	6 532
December	1 466	1 864	1 145	436	932	n.a.	n.a.	n.a.	6 080
<b>2001</b>									
January	1 548	1 993	1 273	453	882	n.a.	n.a.	n.a.	6 147
February	1 573	2 053	1 080	375	898	n.a.	n.a.	n.a.	6 160
March	1 455	1 914	1 128	453	877	n.a.	n.a.	n.a.	6 040
April	1 542	1 936	1 264	538	957	n.a.	n.a.	n.a.	6 355
May	1 741	2 506	1 704	594	1 232	n.a.	n.a.	n.a.	7 933
June	2 075	2 632	1 801	632	1 314	n.a.	n.a.	n.a.	8 918
July	2 116	3 147	2 140	736	1 480	n.a.	n.a.	n.a.	9 898
TREND ESTIMATES									
<b>2000</b>									
May	2 039	2 510	1 694	569	1 135	n.a.	n.a.	n.a.	8 205
June	1 810	2 252	1 473	502	1 040	n.a.	n.a.	n.a.	7 324
July	1 645	2 034	1 297	452	977	n.a.	n.a.	n.a.	6 645
August	1 552	1 885	1 182	422	942	n.a.	n.a.	n.a.	6 220
September	1 525	1 822	1 137	409	924	n.a.	n.a.	n.a.	6 050
October	1 532	1 829	1 136	406	917	n.a.	n.a.	n.a.	6 042
November	1 540	1 865	1 145	409	906	n.a.	n.a.	n.a.	6 065
December	1 532	1 905	1 142	414	892	n.a.	n.a.	n.a.	6 054
<b>2001</b>									
January	1 511	1 934	1 130	423	883	n.a.	n.a.	n.a.	6 030
February	1 512	1 975	1 166	443	902	n.a.	n.a.	n.a.	6 142
March	1 564	2 061	1 262	478	961	n.a.	n.a.	n.a.	6 489
April	1 662	2 208	1 410	526	1 053	n.a.	n.a.	n.a.	7 055
May	1 781	2 405	1 588	581	1 163	n.a.	n.a.	n.a.	7 756
June	1 905	2 621	1 771	635	1 275	n.a.	n.a.	n.a.	8 488
July	2 017	2 819	1 938	685	1 380	n.a.	n.a.	n.a.	9 163



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

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
<b>2000</b>									
May	24.8	-1.0	27.4	9.8	27.1	32.5	-14.6	16.4	16.4
June	-27.0	-5.8	-52.5	-16.1	-23.4	-47.8	12.2	-53.0	-26.9
July	-22.8	-22.7	-6.4	-14.3	-14.5	0.0	-21.7	-25.7	-18.1
August	16.0	-1.8	33.9	1.6	11.2	-8.4	-13.9	148.1	12.3
September	-7.5	2.5	-14.7	-21.6	-4.1	31.6	6.5	-48.8	-7.0
October	17.0	-18.1	5.5	22.9	-4.7	5.0	-3.0	68.2	1.1
November	-4.4	55.4	3.6	5.5	13.1	6.7	9.4	-38.7	15.2
December	-16.8	-27.9	-27.0	-16.8	-12.7	-52.7	-40.0	4.4	-22.3
<b>2001</b>									
January	5.3	-3.1	14.5	-4.5	-13.5	67.9	0.0	-19.7	0.7
February	3.9	38.4	3.8	4.4	6.3	-6.7	9.5	59.6	15.1
March	2.3	-4.3	14.9	35.8	8.0	1.2	8.7	-51.6	4.1
April	-5.6	-17.1	-2.6	-7.9	-1.2	-22.6	116.0	68.2	-7.7
May	38.8	46.8	53.4	37.9	58.9	100.0	55.6	41.9	47.9
June	-6.9	-1.6	-9.8	-2.1	-4.4	-10.8	-7.1	-46.7	-5.7
July	15.6	7.7	14.7	19.3	8.4	-1.7	-19.2	100.0	12.1
SEASONALLY ADJUSTED (% change from preceding month)									
<b>2000</b>									
May	-7.5	-15.5	16.9	-17.1	-4.0	n.a.	n.a.	n.a.	-8.0
June	-7.8	0.2	-49.0	-11.4	-12.5	n.a.	n.a.	n.a.	-12.8
July	-28.0	-13.0	1.3	-7.5	-7.2	n.a.	n.a.	n.a.	-16.3
August	13.2	-13.5	14.8	-5.1	-2.4	n.a.	n.a.	n.a.	2.2
September	-3.3	-0.8	-11.0	-18.4	4.2	n.a.	n.a.	n.a.	-3.3
October	17.5	-8.7	3.3	23.9	-6.4	n.a.	n.a.	n.a.	-0.2
November	-12.7	37.0	-1.5	-2.4	3.3	n.a.	n.a.	n.a.	8.9
December	-4.2	-15.5	-1.1	2.9	0.2	n.a.	n.a.	n.a.	-6.9
<b>2001</b>									
January	5.6	6.9	11.1	3.7	-5.4	n.a.	n.a.	n.a.	1.1
February	1.6	3.0	-15.1	-17.1	1.8	n.a.	n.a.	n.a.	0.2
March	-7.6	-6.8	4.4	20.7	-2.3	n.a.	n.a.	n.a.	-2.0
April	6.0	1.1	12.1	18.8	9.2	n.a.	n.a.	n.a.	5.2
May	12.9	29.5	34.8	10.3	28.7	n.a.	n.a.	n.a.	24.8
June	19.2	5.0	5.7	6.4	6.7	n.a.	n.a.	n.a.	12.4
July	2.0	19.6	18.8	16.6	12.6	n.a.	n.a.	n.a.	11.0
TREND ESTIMATES (% change from preceding month)									
<b>2000</b>									
May	-11.3	-9.5	-12.2	-11.8	-9.8	n.a.	n.a.	n.a.	-10.5
June	-11.2	-10.3	-13.1	-11.7	-8.4	n.a.	n.a.	n.a.	-10.7
July	-9.1	-9.7	-11.9	-10.0	-6.1	n.a.	n.a.	n.a.	-9.3
August	-5.7	-7.3	-8.9	-6.5	-3.6	n.a.	n.a.	n.a.	-6.4
September	-1.7	-3.4	-3.8	-3.2	-1.8	n.a.	n.a.	n.a.	-2.7
October	0.5	0.4	0.0	-0.6	-0.8	n.a.	n.a.	n.a.	-0.1
November	0.5	2.0	0.7	0.7	-1.1	n.a.	n.a.	n.a.	0.4
December	-0.6	2.1	-0.2	1.2	-1.5	n.a.	n.a.	n.a.	-0.2
<b>2001</b>									
January	-1.4	1.5	-1.0	2.2	-1.0	n.a.	n.a.	n.a.	-0.4
February	0.1	2.1	3.2	4.8	2.2	n.a.	n.a.	n.a.	1.9
March	3.5	4.4	8.3	7.8	6.5	n.a.	n.a.	n.a.	5.7
April	6.2	7.1	11.7	10.1	9.6	n.a.	n.a.	n.a.	8.7
May	7.2	8.9	12.6	10.5	10.4	n.a.	n.a.	n.a.	9.9
June	6.9	9.0	11.5	9.3	9.6	n.a.	n.a.	n.a.	9.4
July	5.9	7.5	9.5	7.7	8.3	n.a.	n.a.	n.a.	8.0

## TOTAL DWELLINGS APPROVED, By Capital City Statistical Division

	Sydney	Melbourne	Brisbane	Adelaide	Perth	Greater Hobart	Darwin	Canberra
Month	no.	no.	no.	no.	no.	no.	no.	no.
PRIVATE SECTOR								
<b>1998-1999</b>	34 687	30 182	13 144	5 350	14 032	549	1 144	1 956
<b>1999-2000</b>	33 007	38 611	15 546	6 847	16 054	813	931	2 317
<b>2000-2001</b>	21 612	27 477	11 513	4 788	10 690	487	437	1 640
<b>2000</b>								
July	1 175	2 791	728	549	861	32	63	65
August	1 775	2 118	1 213	371	935	17	37	160
September	1 653	1 951	1 060	287	853	48	23	128
October	2 431	1 442	846	347	892	58	38	182
November	2 420	2 437	1 107	493	902	52	21	124
December	1 543	2 424	614	335	787	15	10	97
<b>2001</b>								
January	1 664	2 012	919	287	659	31	14	184
February	1 415	2 514	733	324	733	57	11	119
March	1 552	2 710	867	447	783	42	21	66
April	1 560	1 832	883	342	920	26	70	110
May	2 474	2 756	1 432	486	1 182	59	83	120
June	1 950	2 490	1 111	520	1 183	50	46	285
July	2 501	2 681	1 091	660	1 224	54	70	182
PUBLIC SECTOR								
<b>1998-1999</b>	1 112	666	473	151	549	0	243	117
<b>1999-2000</b>	644	629	271	87	775	21	119	55
<b>2000-2001</b>	700	378	353	75	689	16	227	107
<b>2000</b>								
July	70	36	7	3	0	0	0	11
August	52	32	7	13	34	6	0	10
September	71	32	4	0	21	5	20	2
October	20	68	13	0	28	3	12	3
November	75	15	44	7	21	0	0	1
December	66	11	40	18	16	0	8	0
<b>2001</b>								
January	20	51	23	9	130	2	21	0
February	122	25	22	3	0	0	0	4
March	38	19	18	6	130	0	0	0
April	67	19	26	11	92	0	71	9
May	83	15	75	3	111	0	0	67
June	16	55	74	2	106	0	95	0
July	8	138	8	6	97	0	0	0
TOTAL								
<b>1998-1999</b>	35 799	30 848	13 617	5 501	14 581	549	1 387	2 073
<b>1999-2000</b>	33 651	39 240	15 817	6 934	16 829	834	1 050	2 372
<b>2000-2001</b>	22 312	27 855	11 866	4 863	11 379	503	664	1 747
<b>2000</b>								
July	1 245	2 827	735	552	861	32	63	76
August	1 827	2 150	1 220	384	969	23	37	170
September	1 724	1 983	1 064	287	874	53	43	130
October	2 451	1 510	859	347	920	61	50	185
November	2 495	2 452	1 151	500	923	52	21	125
December	1 609	2 435	654	353	803	15	18	97
<b>2001</b>								
January	1 684	2 063	942	296	789	33	35	184
February	1 537	2 539	755	327	733	57	11	123
March	1 590	2 729	885	453	913	42	21	66
April	1 627	1 851	909	353	1 012	26	141	119
May	2 557	2 771	1 507	489	1 293	59	83	187
June	1 966	2 545	1 185	522	1 289	50	141	285
July	2 509	2 819	1 099	666	1 321	54	70	182

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	2 162	1 625	8	24	4	3 823
Victoria	2 814	733	7	1	2	3 557
Queensland	1 956	471	3	3	0	2 433
South Australia	763	196	5	2	0	966
Western Australia	1 448	143	4	0	0	1 595
Tasmania	113	4	0	1	0	118
Northern Territory	63	30	1	0	0	94
Australian Capital Territory	112	70	0	0	0	182
<b>Australia</b>	<b>9 431</b>	<b>3 272</b>	<b>28</b>	<b>31</b>	<b>6</b>	<b>12 768</b>
<b>PUBLIC SECTOR</b>						
New South Wales	5	22	0	0	0	27
Victoria	105	65	0	0	0	170
Queensland	14	4	0	0	0	18
South Australia	6	3	0	0	0	9
Western Australia	51	100	0	0	0	151
Tasmania	0	0	0	0	0	0
Northern Territory	0	0	0	0	0	0
Australian Capital Territory	0	0	0	0	0	0
<b>Australia</b>	<b>181</b>	<b>194</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>375</b>
<b>TOTAL</b>						
New South Wales	2 167	1 647	8	24	4	3 850
Victoria	2 919	798	7	1	2	3 727
Queensland	1 970	475	3	3	0	2 451
South Australia	769	199	5	2	0	975
Western Australia	1 499	243	4	0	0	1 746
Tasmania	113	4	0	1	0	118
Northern Territory	63	30	1	0	0	94
Australian Capital Territory	112	70	0	0	0	182
<b>Australia</b>	<b>9 612</b>	<b>3 466</b>	<b>28</b>	<b>31</b>	<b>6</b>	<b>13 143</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>1998-1999</b>	107 321	10 209	11 975	22 184	4 704	5 069	13 985	23 758	45 942	<b>153 263</b>
<b>1999-2000</b>	123 144	10 445	12 908	23 353	5 392	4 846	16 627	26 865	50 218	<b>173 362</b>
<b>2000-2001</b>	79 347	7 380	8 478	15 858	2 845	4 138	14 443	21 426	37 284	<b>116 631</b>
<b>2000</b>										
May	9 745	771	1 052	1 823	471	625	1 712	2 808	4 631	<b>14 376</b>
June	7 258	838	795	1 633	983	303	918	2 204	3 837	<b>11 095</b>
July	5 811	617	562	1 179	204	347	1 143	1 694	2 873	<b>8 684</b>
August	6 540	701	539	1 240	227	342	1 293	1 862	3 102	<b>9 642</b>
September	6 077	622	609	1 231	154	403	1 018	1 575	2 806	<b>8 883</b>
October	6 159	661	723	1 384	162	336	1 286	1 784	3 168	<b>9 327</b>
November	7 057	577	622	1 199	163	377	1 935	2 475	3 674	<b>10 731</b>
December	5 492	512	805	1 317	197	340	1 412	1 949	3 266	<b>8 758</b>
<b>2001</b>										
January	5 549	600	778	1 378	178	286	1 355	1 819	3 197	<b>8 746</b>
February	6 339	463	767	1 230	283	196	753	1 232	2 462	<b>8 801</b>
March	6 637	585	650	1 235	321	300	1 023	1 644	2 879	<b>9 516</b>
April	6 147	599	695	1 294	204	315	950	1 469	2 763	<b>8 910</b>
May	9 016	821	1 050	1 871	326	618	1 145	2 089	3 960	<b>12 976</b>
June	8 523	622	678	1 300	426	278	1 130	1 834	3 134	<b>11 657</b>
July	9 612	827	1 030	1 857	263	347	999	1 609	3 466	<b>13 078</b>
VALUE (\$ million)										
<b>1998-1999</b>	12 682.5	797.9	1 192.1	1 990.1	395.2	515.1	2 021.7	2 932.0	4 922.0	<b>17 604.5</b>
<b>1999-2000</b>	15 696.1	872.2	1 346.7	2 218.8	499.5	506.8	2 798.0	3 804.2	6 022.7	<b>21 718.9</b>
<b>2000-2001</b>	11 006.7	640.1	1 000.0	1 640.0	298.4	505.9	2 547.8	3 351.7	4 992.2	<b>15 998.7</b>
<b>2000</b>										
May	1 274.6	68.6	124.8	193.4	40.9	63.8	331.7	436.5	629.9	<b>1 904.5</b>
June	956.2	66.4	84.8	151.3	85.5	35.5	163.8	284.8	436.0	<b>1 392.2</b>
July	781.6	48.3	68.9	117.2	19.9	50.5	223.5	293.9	411.1	<b>1 192.7</b>
August	894.0	63.3	68.9	132.2	29.1	41.9	198.2	269.1	401.3	<b>1 295.3</b>
September	819.7	53.1	77.5	130.6	13.1	42.5	161.4	217.0	347.7	<b>1 167.4</b>
October	837.9	53.9	81.1	135.0	16.8	38.2	195.5	250.5	385.5	<b>1 223.4</b>
November	982.7	47.3	65.5	112.8	16.0	43.8	316.4	376.1	488.9	<b>1 471.6</b>
December	780.4	41.5	86.5	128.0	19.9	36.9	284.9	341.7	469.8	<b>1 250.2</b>
<b>2001</b>										
January	777.2	54.2	93.1	147.3	14.8	38.4	229.8	283.0	430.3	<b>1 207.5</b>
February	896.2	43.5	91.4	134.9	27.9	29.7	148.2	205.8	340.7	<b>1 236.9</b>
March	938.1	52.1	77.6	129.6	25.1	43.6	204.7	273.4	403.1	<b>1 341.1</b>
April	862.0	54.8	88.9	143.7	26.2	33.3	165.5	225.0	368.8	<b>1 230.8</b>
May	1 253.5	75.4	113.9	189.3	40.5	73.7	200.9	315.0	504.4	<b>1 757.8</b>
June	1 183.4	52.7	86.7	139.4	49.1	33.4	218.8	301.2	440.6	<b>1 624.0</b>
July	1 383.7	78.3	131.9	210.3	26.1	46.6	163.7	236.4	446.7	<b>1 830.4</b>

(a) See Glossary for definition.

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

Period	New houses	New other residential building	New residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
ORIGINAL (\$ million)							
<b>1998-1999</b>	13 439.8	5 253.9	18 693.3	3 104.4	21 797.6	12 976.1	34 824.9
<b>1999-2000</b>	15 696.1	6 022.8	21 718.8	3 534.7	25 253.5	12 178.9	37 432.4
<b>2000-2001</b>	9 707.2	4 650.4	14 357.6	2 883.2	17 240.8	12 744.4	29 985.2
<b>2000</b>							
March	4 120.9	1 592.9	5 713.5	866.3	6 579.9	2 808.8	9 380.3
June	3 192.1	1 417.8	4 608.9	863.9	5 472.8	3 297.8	8 779.6
September	2 210.5	1 075.1	3 285.6	673.8	3 959.4	3 172.0	7 131.4
December	2 297.5	1 255.4	3 552.9	724.9	4 277.8	2 892.2	7 170.0
<b>2001</b>							
March	2 297.1	1 090.1	3 387.3	697.6	4 084.9	3 326.8	7 411.7
June	2 902.1	1 229.7	4 131.8	786.8	4 918.6	3 353.5	8 272.2
SEASONALLY ADJUSTED (\$ million)							
<b>2000</b>							
March	4 207.6	1 624.5	5 831.4	891.8	6 723.4	2 933.8	9 647.6
June	3 155.9	1 374.3	4 529.2	850.0	5 378.9	3 281.6	8 672.2
September	2 190.7	1 130.0	3 320.6	661.9	3 982.5	3 022.1	7 004.7
December	2 319.6	1 225.0	3 544.6	736.6	4 281.2	2 980.6	7 261.8
<b>2001</b>							
March	2 347.3	1 087.9	3 435.2	714.7	4 149.9	3 497.1	7 647.0
June	2 849.6	1 207.5	4 057.1	770.0	4 827.1	3 244.6	8 071.7
TREND ESTIMATES (\$ million)							
<b>2000</b>							
March	3 955.6	1 488.5	5 443.9	878.7	6 322.7	3 026.9	9 347.1
June	3 200.7	1 366.7	4 566.9	805.5	5 372.3	3 055.5	8 429.1
September	2 474.4	1 237.9	3 711.9	737.0	4 448.8	3 106.9	7 559.0
December	2 280.2	1 152.4	3 434.7	710.9	4 145.7	3 160.5	7 296.6
<b>2001</b>							
March	2 432.6	1 150.6	3 583.6	726.9	4 310.6	3 254.5	7 563.2
June	2 708.5	1 168.7	3 879.1	760.4	4 641.4	3 335.0	7 941.9
TREND ESTIMATES (% change from preceding quarter)							
<b>2000</b>							
March	-7.4	-3.7	-6.5	-2.7	-6.0	3.8	-3.0
June	-19.1	-8.2	-16.1	-8.3	-15.0	0.9	-9.8
September	-22.7	-9.4	-18.7	-8.5	-17.2	1.7	-10.3
December	-7.8	-6.9	-7.5	-3.5	-6.8	1.7	-3.5
<b>2001</b>							
March	6.7	-0.2	4.3	2.2	4.0	3.0	3.7
June	11.3	1.6	8.2	4.6	7.7	2.5	5.0

(a) Reference year for chain volume measures is 1999-2000.  
Refer to Explanatory Notes paragraph 25.

(b) Refer to Explanatory Notes paragraph 16.

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

Reference Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL									
<b>2000</b>									
May	1 101.7	804.0	661.3	162.9	412.9	50.8	22.7	129.5	3 345.8
June	865.3	892.0	383.0	99.7	285.6	31.2	45.5	48.4	2 650.7
July	668.8	1 153.5	362.2	153.4	253.0	17.7	15.4	28.2	2 652.3
August	770.5	742.7	489.1	159.3	262.6	23.7	77.1	40.1	2 564.9
September	765.9	712.0	484.4	84.1	247.5	38.1	28.3	28.5	2 388.8
October	942.6	628.1	501.3	114.0	267.4	30.7	19.1	45.7	2 548.8
November	858.3	826.7	578.4	127.9	235.7	28.8	22.1	26.9	2 704.8
December	693.6	861.1	468.1	114.1	203.3	22.0	16.2	28.7	2 407.0
<b>2001</b>									
January	1 008.5	727.3	485.2	95.3	221.3	29.4	17.8	48.1	2 633.0
February	812.9	797.6	378.9	100.8	217.6	19.5	9.1	37.8	2 374.1
March	660.9	1 156.2	488.3	223.2	304.4	21.7	32.0	33.7	2 920.4
April	669.0	791.2	384.3	107.6	524.4	21.8	33.8	38.0	2 570.1
May	912.8	1 165.9	684.0	191.8	384.4	45.6	55.8	50.9	3 491.2
June	850.2	799.7	617.5	150.0	285.5	24.5	47.0	66.1	2 840.5
July	1 186.5	942.1	541.1	160.1	306.9	26.4	22.4	74.7	3 260.2
SEASONALLY ADJUSTED									
<b>2000</b>									
May	915.1	775.7	583.0	147.9	319.7	n.a.	n.a.	n.a.	2 840.2
June	866.7	921.6	382.4	106.2	278.9	n.a.	n.a.	n.a.	2 655.0
July	631.5	1 221.4	371.5	129.5	261.4	n.a.	n.a.	n.a.	2 790.0
August	630.8	691.2	459.0	142.4	247.8	n.a.	n.a.	n.a.	2 236.9
September	873.1	707.8	458.3	85.8	250.2	n.a.	n.a.	n.a.	2 481.5
October	931.0	672.0	508.5	122.6	248.5	n.a.	n.a.	n.a.	2 489.0
November	836.6	775.4	477.5	117.7	222.5	n.a.	n.a.	n.a.	2 524.2
December	865.4	898.1	575.8	126.2	232.5	n.a.	n.a.	n.a.	2 776.0
<b>2001</b>									
January	1 009.1	844.5	526.2	128.0	267.1	n.a.	n.a.	n.a.	2 778.5
February	877.2	727.9	427.7	98.2	244.4	n.a.	n.a.	n.a.	2 435.6
March	733.6	1 058.8	476.2	213.3	278.9	n.a.	n.a.	n.a.	2 997.3
April	657.5	820.1	425.1	119.7	639.4	n.a.	n.a.	n.a.	2 776.3
May	777.3	1 145.8	594.5	179.4	281.8	n.a.	n.a.	n.a.	3 053.1
June	872.9	816.6	633.6	160.5	280.4	n.a.	n.a.	n.a.	2 900.6
July	1 078.6	1 055.8	521.7	133.7	303.3	n.a.	n.a.	n.a.	3 398.0
TREND ESTIMATES									
<b>2000</b>									
May	929.7	869.6	502.0	140.8	300.5	n.a.	n.a.	n.a.	2 898.5
June	839.9	830.2	464.8	132.1	283.3	n.a.	n.a.	n.a.	2 693.9
July	776.5	788.0	441.4	123.7	267.5	n.a.	n.a.	n.a.	2 518.1
August	754.7	756.4	439.9	118.5	254.9	n.a.	n.a.	n.a.	2 422.8
September	779.2	738.0	456.7	116.9	244.6	n.a.	n.a.	n.a.	2 412.7
October	832.3	740.3	484.4	117.1	236.3	n.a.	n.a.	n.a.	2 470.7
November	878.8	758.6	505.0	116.2	234.3	n.a.	n.a.	n.a.	2 548.7
December	893.1	795.4	505.9	114.3	238.5	n.a.	n.a.	n.a.	2 608.1
<b>2001</b>									
January	868.2	840.2	495.4	114.2	247.6	n.a.	n.a.	n.a.	2 639.9
February	824.8	879.0	488.3	117.9	260.0	n.a.	n.a.	n.a.	2 663.1
March	796.2	909.4	492.2	124.0	273.0	n.a.	n.a.	n.a.	2 708.6
April	794.1	935.9	507.2	132.4	283.8	n.a.	n.a.	n.a.	2 789.3
May	815.3	961.1	528.7	141.4	291.3	n.a.	n.a.	n.a.	2 897.7
June	854.0	982.2	549.7	149.0	296.5	n.a.	n.a.	n.a.	3 016.3
July	896.0	1 003.6	571.9	154.9	299.6	n.a.	n.a.	n.a.	3 137.5

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

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

Reference Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
<b>2000</b>									
May	3.3	-7.9	20.2	20.4	50.8	97.9	-12.4	187.4	11.7
June	-21.5	11.0	-42.1	-38.8	-30.8	-38.7	100.3	-62.6	-20.8
July	-22.7	29.3	-5.4	53.8	-11.4	-43.4	-66.0	-41.7	0.1
August	15.2	-35.6	35.0	3.9	3.8	34.0	398.9	42.1	-3.3
September	-0.6	-4.1	-1.0	-47.2	-5.7	61.2	-63.3	-28.9	-6.9
October	23.1	-11.8	3.5	35.6	8.0	-19.6	-32.5	60.4	6.7
November	-8.9	31.6	15.4	12.2	-11.8	-6.2	16.1	-41.2	6.1
December	-19.2	4.2	-19.1	-10.8	-13.7	-23.6	-26.8	7.0	-11.0
<b>2001</b>									
January	45.4	-15.5	3.7	-16.5	8.9	33.8	10.0	67.7	9.4
February	-19.4	9.7	-21.9	5.8	-1.7	-33.6	-49.0	-21.5	-9.8
March	-18.7	45.0	28.9	121.4	39.9	11.2	252.2	-10.7	23.0
April	1.2	-31.6	-21.3	-51.8	72.3	0.4	5.5	12.7	-12.0
May	36.4	47.4	78.0	78.4	-26.7	109.0	65.3	33.8	35.8
June	-6.9	-31.4	-9.7	-21.8	-25.7	-46.3	-15.9	29.8	-18.6
July	39.6	17.8	-12.4	6.7	7.5	7.7	-52.4	13.1	14.8
SEASONALLY ADJUSTED (% change from preceding month)									
<b>2000</b>									
May	-17.4	-14.5	-6.2	-5.1	0.3	n.a.	n.a.	n.a.	-16.8
June	-5.3	18.8	-34.4	-28.2	-12.8	n.a.	n.a.	n.a.	-6.5
July	-27.1	32.5	-2.8	21.9	-6.3	n.a.	n.a.	n.a.	5.1
August	-0.1	-43.4	23.5	10.0	-5.2	n.a.	n.a.	n.a.	-19.8
September	38.4	2.4	-0.1	-39.8	1.0	n.a.	n.a.	n.a.	10.9
October	6.6	-5.1	11.0	43.0	-0.7	n.a.	n.a.	n.a.	0.3
November	-10.1	15.4	-6.1	-4.0	-10.5	n.a.	n.a.	n.a.	1.4
December	3.4	15.8	20.6	7.2	4.5	n.a.	n.a.	n.a.	10.0
<b>2001</b>									
January	16.6	-6.0	-8.6	1.4	14.9	n.a.	n.a.	n.a.	0.1
February	-13.1	-13.8	-18.7	-23.3	-8.5	n.a.	n.a.	n.a.	-12.3
March	-16.4	45.5	11.3	117.3	14.1	n.a.	n.a.	n.a.	23.1
April	-10.4	-22.5	-10.7	-43.9	129.3	n.a.	n.a.	n.a.	-7.4
May	18.2	39.7	39.9	49.9	-55.9	n.a.	n.a.	n.a.	10.0
June	12.3	-28.7	6.6	-10.6	-0.5	n.a.	n.a.	n.a.	-5.0
July	23.6	29.3	-17.7	-16.7	8.2	n.a.	n.a.	n.a.	17.2
TREND ESTIMATES (% change from preceding month)									
<b>2000</b>									
May	-9.2	-3.0	-7.4	-4.8	-5.5	n.a.	n.a.	n.a.	-6.0
June	-9.6	-4.5	-7.4	-6.2	-5.7	n.a.	n.a.	n.a.	-7.1
July	-7.6	-5.1	-5.0	-6.3	-5.6	n.a.	n.a.	n.a.	-6.5
August	-2.8	-4.0	-0.4	-4.3	-4.7	n.a.	n.a.	n.a.	-3.8
September	3.2	-2.4	3.8	-1.3	-4.0	n.a.	n.a.	n.a.	-0.4
October	6.8	0.3	6.1	0.1	-3.4	n.a.	n.a.	n.a.	2.4
November	5.6	2.5	4.3	-0.7	-0.9	n.a.	n.a.	n.a.	3.2
December	1.6	4.8	0.2	-1.6	1.8	n.a.	n.a.	n.a.	2.3
<b>2001</b>									
January	-2.8	5.6	-2.1	-0.1	3.8	n.a.	n.a.	n.a.	1.2
February	-5.0	4.6	-1.4	3.2	5.0	n.a.	n.a.	n.a.	0.9
March	-3.5	3.5	0.8	5.2	5.0	n.a.	n.a.	n.a.	1.7
April	-0.3	2.9	3.0	6.8	3.9	n.a.	n.a.	n.a.	3.0
May	2.7	2.7	4.2	6.8	2.7	n.a.	n.a.	n.a.	3.9
June	4.7	2.2	4.0	5.3	1.8	n.a.	n.a.	n.a.	4.1
July	4.9	2.2	4.0	4.0	1.0	n.a.	n.a.	n.a.	4.0

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

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

Reference Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL									
<b>2000</b>									
May	312.0	240.2	201.6	66.1	147.7	17.1	5.5	95.7	1 086.0
June	350.5	350.7	138.1	24.3	83.7	16.7	18.2	18.8	1 001.0
July	287.4	562.6	166.4	60.6	98.9	7.3	4.4	15.0	1 202.5
August	280.4	267.7	188.9	89.6	90.0	10.7	63.2	10.3	1 000.8
September	309.8	292.9	217.0	29.4	88.5	23.2	17.8	7.5	986.2
October	381.2	228.7	242.1	45.3	105.2	12.6	6.4	13.2	1 034.8
November	270.1	290.4	265.6	49.6	63.2	13.1	10.9	4.6	967.5
December	208.9	311.7	239.8	52.6	43.9	12.4	9.9	12.2	891.5
<b>2001</b>									
January	553.1	266.8	228.6	35.2	63.5	16.5	9.5	20.0	1 193.2
February	391.3	257.8	136.9	36.6	45.1	4.1	3.9	12.4	888.1
March	210.3	501.5	226.8	141.9	140.6	8.1	19.3	18.0	1 266.7
April	217.2	346.9	96.9	40.5	339.5	11.0	7.6	19.8	1 079.3
May	270.6	517.2	271.9	95.7	157.9	26.7	35.3	18.1	1 393.5
June	257.7	216.2	297.5	51.5	60.8	6.8	8.5	21.1	920.1
July	480.3	289.2	181.3	45.9	63.8	9.9	7.8	45.9	1 124.1
TREND ESTIMATES									
<b>2000</b>									
May	356.0	286.5	171.9	52.3	96.1	n.a.	n.a.	n.a.	1 052.9
June	316.3	280.8	167.6	53.1	94.2	n.a.	n.a.	n.a.	994.7
July	284.3	272.4	169.7	52.2	90.7	n.a.	n.a.	n.a.	934.2
August	271.7	267.8	183.1	51.2	86.3	n.a.	n.a.	n.a.	903.5
September	289.8	264.1	202.9	50.9	80.7	n.a.	n.a.	n.a.	909.5
October	332.2	265.2	226.1	50.5	74.4	n.a.	n.a.	n.a.	951.6
November	373.6	271.0	241.4	48.3	72.0	n.a.	n.a.	n.a.	1 006.2
December	395.8	288.9	239.6	45.1	74.8	n.a.	n.a.	n.a.	1 055.1
<b>2001</b>									
January	388.5	317.4	229.0	43.3	82.9	n.a.	n.a.	n.a.	1 089.5
February	354.2	345.3	216.9	44.4	92.2	n.a.	n.a.	n.a.	1 101.0
March	312.7	368.1	208.2	47.2	98.5	n.a.	n.a.	n.a.	1 099.6
April	279.3	379.6	204.9	51.0	99.4	n.a.	n.a.	n.a.	1 094.9
May	261.2	379.2	204.7	55.2	94.8	n.a.	n.a.	n.a.	1 092.3
June	259.6	369.7	203.8	58.2	87.2	n.a.	n.a.	n.a.	1 094.4
July	263.7	357.8	206.8	60.5	77.5	n.a.	n.a.	n.a.	1 102.2

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



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

Reference Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
<b>2000</b>									
May	-41.6	-25.8	11.3	12.7	68.9	113.8	-52.3	317.2	-11.6
June	12.3	46.0	-31.5	-63.2	-43.4	-2.4	227.5	-80.3	-7.8
July	-18.0	60.4	20.5	148.9	18.2	-56.5	-75.8	-20.3	20.1
August	-2.4	-52.4	13.6	48.0	-9.1	47.1	1 337.6	-31.4	-16.8
September	10.5	9.4	14.9	-67.2	-1.6	117.6	-71.8	-27.1	-1.5
October	23.0	-21.9	11.6	54.2	18.9	-45.7	-64.2	76.1	4.9
November	-29.1	26.9	9.7	9.4	-39.9	3.9	70.8	-65.1	-6.5
December	-22.7	7.4	-9.7	6.2	-30.5	-5.3	-9.2	165.2	-7.9
<b>2001</b>									
January	164.8	-14.4	-4.7	-33.1	44.4	33.0	-3.6	63.2	33.8
February	-29.3	-3.4	-40.1	3.8	-28.9	-74.9	-58.6	-37.9	-25.6
March	-46.3	94.5	65.7	288.0	211.7	95.5	391.2	45.5	42.6
April	3.3	-30.8	-57.3	-71.5	141.4	36.2	-60.5	9.7	-14.8
May	24.6	49.1	180.7	136.3	-53.5	142.4	362.6	-8.3	29.1
June	-4.8	-58.2	9.4	-46.2	-61.5	-74.7	-75.8	16.2	-34.0
July	86.4	33.7	-39.0	-10.9	4.9	46.8	-9.2	117.7	22.2
TREND ESTIMATES (% change from preceding month)									
<b>2000</b>									
May	-9.9	0.4	-3.2	5.2	-0.7	n.a.	n.a.	n.a.	-3.6
June	-11.2	-2.0	-2.5	1.6	-1.9	n.a.	n.a.	n.a.	-5.5
July	-10.1	-3.0	1.2	-1.6	-3.7	n.a.	n.a.	n.a.	-6.1
August	-4.4	-1.7	7.9	-2.0	-4.9	n.a.	n.a.	n.a.	-3.3
September	6.7	-1.4	10.8	-0.6	-6.5	n.a.	n.a.	n.a.	0.7
October	14.6	0.4	11.4	-0.8	-7.8	n.a.	n.a.	n.a.	4.6
November	12.5	2.2	6.8	-4.4	-3.2	n.a.	n.a.	n.a.	5.7
December	5.9	6.6	-0.7	-6.6	3.9	n.a.	n.a.	n.a.	4.9
<b>2001</b>									
January	-1.9	9.9	-4.4	-3.8	10.7	n.a.	n.a.	n.a.	3.3
February	-8.8	8.8	-5.3	2.5	11.2	n.a.	n.a.	n.a.	1.1
March	-11.7	6.6	-4.0	6.2	6.9	n.a.	n.a.	n.a.	-0.1
April	-10.7	3.1	-1.6	8.2	0.9	n.a.	n.a.	n.a.	-0.4
May	-6.5	-0.1	-0.1	8.1	-4.6	n.a.	n.a.	n.a.	-0.2
June	-0.6	-2.5	-0.4	5.6	-8.1	n.a.	n.a.	n.a.	0.2
July	1.6	-3.2	1.5	3.9	-11.1	n.a.	n.a.	n.a.	0.7

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

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

<i>State/Territory</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions creating dwellings</i>	<i>Alterations and additions not creating dwellings</i>	<i>Conversion(b)</i>	<i>Total residential building</i>	<i>Non-residential building(a)</i>	<i>Total building</i>
<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
<b>PRIVATE SECTOR</b>								
New South Wales	354.3	235.6	0.9	102.5	6.0	699.4	401.3	<b>1 100.6</b>
Victoria	433.3	90.1	0.7	94.1	0.5	618.8	230.3	<b>849.1</b>
Queensland	272.0	46.7	0.2	32.7	0.1	351.8	152.7	<b>504.4</b>
South Australia	81.4	16.2	0.3	15.4	0.1	113.4	28.6	<b>142.0</b>
Western Australia	183.5	28.5	0.7	16.7	0.0	229.4	48.4	<b>277.7</b>
Tasmania	12.4	0.2	0.0	3.7	0.0	16.2	9.6	<b>25.9</b>
Northern Territory	8.8	3.2	0.1	1.8	0.0	13.9	5.4	<b>19.3</b>
Australian Capital Territory	16.1	6.4	0.0	6.3	0.0	28.8	40.2	<b>69.1</b>
Australia	1 361.8	427.1	2.8	273.3	6.7	2 071.7	916.4	<b>2 988.1</b>
<b>PUBLIC SECTOR</b>								
New South Wales	1.0	2.9	0.0	3.0	0.0	6.9	79.0	<b>85.9</b>
Victoria	13.1	7.5	0.0	13.6	0.0	34.1	58.9	<b>93.0</b>
Queensland	2.6	0.7	0.0	4.7	0.0	8.0	28.7	<b>36.7</b>
South Australia	0.5	0.2	0.0	0.1	0.0	0.8	17.3	<b>18.1</b>
Western Australia	4.7	8.3	0.0	0.7	0.0	13.7	15.5	<b>29.1</b>
Tasmania	0.0	0.0	0.0	0.2	0.0	0.2	0.3	<b>0.5</b>
Northern Territory	0.0	0.0	0.0	0.7	0.0	0.7	2.4	<b>3.1</b>
Australian Capital Territory	0.0	0.0	0.0	0.0	0.0	0.0	5.7	<b>5.7</b>
Australia	21.9	19.6	0.0	22.9	0.0	64.4	207.7	<b>272.1</b>
<b>TOTAL</b>								
New South Wales	355.3	238.6	0.9	105.5	6.0	706.2	480.3	<b>1 186.5</b>
Victoria	446.4	97.7	0.7	107.7	0.5	652.9	289.2	<b>942.1</b>
Queensland	274.7	47.4	0.2	37.4	0.1	359.8	181.3	<b>541.1</b>
South Australia	81.9	16.4	0.3	15.6	0.1	114.2	45.9	<b>160.1</b>
Western Australia	188.2	36.8	0.7	17.4	0.0	243.0	63.8	<b>306.9</b>
Tasmania	12.4	0.2	0.0	3.9	0.0	16.5	9.9	<b>26.4</b>
Northern Territory	8.8	3.2	0.1	2.5	0.0	14.6	7.8	<b>22.4</b>
Australian Capital Territory	16.1	6.4	0.0	6.3	0.0	28.8	45.9	<b>74.7</b>
Australia	1 383.7	446.7	2.8	296.2	6.7	2 136.1	1 124.1	<b>3 260.2</b>

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

(b) See Glossary for definition.

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

State/Territory	<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>	<i>Religious</i>	<i>Health</i>	<i>Entertainment and recreational</i>	<i>Miscellaneous</i>	<i>Total non-residential building</i>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR											
New South Wales	44.2	86.0	27.1	99.5	69.4	27.8	5.7	14.3	24.9	2.5	401.3
Victoria	8.9	39.6	64.8	24.7	30.6	19.3	2.2	7.0	18.0	15.3	230.3
Queensland	39.4	35.7	11.2	26.6	15.5	2.8	1.9	1.4	6.7	11.5	152.7
South Australia	0.7	6.2	1.4	0.7	9.1	2.7	0.4	7.2	0.0	0.3	28.6
Western Australia	2.1	24.6	8.8	6.3	2.4	0.0	0.7	0.2	3.0	0.4	48.4
Tasmania	0.3	2.1	0.5	0.2	1.8	0.0	0.0	4.0	0.4	0.4	9.6
Northern Territory	0.3	0.3	1.2	0.4	1.8	0.2	0.0	1.2	0.0	0.0	5.4
Australian Capital Territory	0.0	0.9	0.0	26.1	0.0	0.0	3.5	0.0	9.7	0.0	40.2
Australia	96.0	195.3	114.9	184.4	130.5	52.8	14.3	35.2	62.7	30.4	916.4
PUBLIC SECTOR											
New South Wales	0.0	2.0	0.4	1.0	0.7	42.0	0.0	1.5	21.3	10.1	79.0
Victoria	0.1	1.1	0.1	3.3	0.2	23.6	0.0	2.2	22.7	5.5	58.9
Queensland	0.0	1.0	0.2	4.6	1.1	16.5	0.0	0.9	3.2	1.3	28.7
South Australia	0.0	0.0	0.0	2.4	0.0	3.8	0.0	4.2	3.7	3.2	17.3
Western Australia	0.4	0.7	0.0	2.6	0.2	8.6	0.0	0.4	1.8	0.8	15.5
Tasmania	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.1	0.0	0.1	0.3
Northern Territory	0.0	0.0	0.0	0.1	0.1	1.3	0.0	0.5	0.0	0.3	2.4
Australian Capital Territory	0.0	1.9	0.0	1.4	0.0	1.1	0.0	1.4	0.0	0.0	5.7
Australia	0.5	6.7	0.6	15.4	2.3	96.9	0.0	11.2	52.7	21.4	207.7
TOTAL											
New South Wales	44.2	88.1	27.5	100.5	70.0	69.7	5.7	15.8	46.2	12.6	480.3
Victoria	9.0	40.6	64.8	28.0	30.8	43.0	2.2	9.2	40.7	20.8	289.2
Queensland	39.4	36.7	11.4	31.2	16.6	19.2	1.9	2.3	9.9	12.8	181.3
South Australia	0.7	6.2	1.4	3.1	9.1	6.5	0.4	11.4	3.7	3.5	45.9
Western Australia	2.5	25.3	8.8	8.8	2.6	8.6	0.7	0.6	4.8	1.3	63.8
Tasmania	0.3	2.1	0.6	0.2	1.8	0.0	0.0	4.1	0.4	0.5	9.9
Northern Territory	0.3	0.3	1.2	0.5	1.9	1.6	0.0	1.7	0.0	0.3	7.8
Australian Capital Territory	0.0	2.7	0.0	27.5	0.0	1.1	3.5	1.4	9.7	0.0	45.9
Australia	96.5	201.9	115.6	199.8	132.8	149.6	14.3	46.4	115.4	51.7	1 124.1

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

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

Period	<i>Hotels, motels and other short term accommodation....</i>		<i>Shops.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<i>Other business premises.....</i>		<i>Educational.....</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999												
<b>2001</b>												
May	35	3.7	280	25.0	61	6.6	201	20.7	135	14.2	44	4.8
June	23	2.1	262	24.2	42	4.1	154	15.1	123	11.1	65	7.1
July	35	3.2	282	26.4	67	7.0	160	15.3	99	9.4	70	7.1
Value—\$200,000–\$499,999												
<b>2001</b>												
May	13	4.3	57	17.0	37	11.6	77	22.9	71	21.7	33	10.3
June	8	2.6	66	19.3	56	17.4	66	21.1	36	11.2	31	9.2
July	10	3.0	74	21.4	41	12.6	59	17.9	58	17.6	25	7.1
Value—\$500,000–\$999,999												
<b>2001</b>												
May	6	3.9	25	17.7	14	10.0	26	17.3	31	21.7	14	10.1
June	6	4.2	24	15.6	17	11.3	18	11.8	32	20.9	14	10.4
July	3	2.2	31	22.6	13	8.8	17	11.7	24	16.5	31	22.3
Value—\$1,000,000–\$4,999,999												
<b>2001</b>												
May	8	13.8	30	65.5	16	25.4	30	53.0	42	87.3	36	87.3
June	5	6.3	24	48.2	10	21.4	31	63.9	30	62.0	18	30.8
July	4	12.9	31	57.9	10	17.4	24	46.7	28	60.3	35	74.2
Value—\$5,000,000 and over												
<b>2001</b>												
May	2	25.3	8	182.0	4	59.9	6	79.7	6	52.3	4	34.3
June	1	5.0	4	27.4	1	7.4	7	112.1	5	33.3	4	53.9
July	4	75.3	8	73.7	5	69.7	6	108.2	4	29.1	4	39.0
Value—Total												
<b>1998-1999</b>	638	831.5	4 671	2 455.8	2 066	949.9	3 214	1 779.0	2 957	2 046.3	1 389	1 412.1
<b>1999-2000</b>	767	753.4	5 340	2 360.0	2 144	978.3	3 636	1 933.7	3 389	1 782.4	1 550	1 492.3
<b>2000-2001</b>	530	484.6	4 731	2 124.0	1 651	782.4	3 633	2 622.1	2 787	1 671.7	1 730	1 997.0
<b>2001</b>												
May	64	50.9	400	307.2	132	113.5	340	193.7	285	197.3	131	146.9
June	43	20.2	380	134.8	126	61.6	276	223.9	226	138.5	132	111.4
July	56	96.5	426	201.9	136	115.6	266	199.8	213	132.8	165	149.6

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

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

Period	Religious.....		Health.....		Entertainment and recreational....		Miscellaneous.....		Total non- residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999										
<b>2001</b>										
May	17	1.8	34	3.3	44	3.9	75	6.8	926	90.9
June	9	0.7	25	2.8	42	4.0	65	6.0	810	77.1
July	8	0.9	38	3.7	42	4.1	65	5.7	866	82.8
Value—\$200,000–\$499,999										
<b>2001</b>										
May	6	1.9	14	4.3	27	8.6	27	7.9	362	110.4
June	5	1.5	20	6.6	11	3.6	15	4.8	314	97.2
July	8	2.2	17	5.7	25	7.9	23	7.3	340	102.7
Value—\$500,000–\$999,999										
<b>2001</b>										
May	2	1.4	8	5.9	11	7.5	14	9.5	151	105.1
June	4	2.8	13	8.7	4	2.7	8	5.5	140	93.8
July	3	2.4	6	4.2	19	12.6	4	2.7	151	106.0
Value—\$1,000,000–\$4,999,999										
<b>2001</b>										
May	4	6.9	15	32.6	9	15.7	16	33.3	206	420.8
June	1	2.0	12	26.2	15	29.1	7	15.7	153	305.6
July	3	8.8	8	22.2	20	38.1	12	30.9	175	369.5
Value—\$5,000,000 and over										
<b>2001</b>										
May	0	0.0	7	152.5	6	48.9	3	31.5	46	666.4
June	0	0.0	5	80.0	1	14.0	2	13.2	30	346.4
July	0	0.0	2	10.5	6	52.7	1	5.0	40	463.1
Value—Total										
<b>1998-1999</b>	232	93.5	799	1 313.5	994	1 199.5	1 075	517.4	18 035	12 598.3
<b>1999-2000</b>	245	128.7	798	1 098.7	1 022	803.0	1 114	848.3	20 005	12 178.8
<b>2000-2001</b>	219	105.0	731	1 315.0	939	918.3	1 072	804.7	18 023	12 824.2
<b>2001</b>										
May	29	12.0	78	198.6	97	84.6	135	89.0	1 691	1 393.5
June	19	7.0	75	124.3	73	53.4	97	45.2	1 447	920.1
July	22	14.3	71	46.4	112	115.4	105	51.7	1 572	1 124.1

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

## EXPLANATORY NOTES

### INTRODUCTION

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

### SCOPE AND COVERAGE

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

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

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

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

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

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

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

### VALUE DATA

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

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

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

# EXPLANATORY NOTES

VALUE DATA  
*continued*

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

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

OWNERSHIP

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

BUILDING CLASSIFICATION

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

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

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

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

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

## EXPLANATORY NOTES

### SEASONAL ADJUSTMENT

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

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

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

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

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

### TREND ESTIMATES

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

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

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



## EXPLANATORY NOTES

### CHAIN VOLUME MEASURES

**25** The chain volume measures appearing in this publication are annually reweighted chain Laspeyres indexes referenced to current price values in a chosen reference year. The reference year 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).

### ABS DATA AVAILABLE ON REQUEST

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

### RELATED PUBLICATIONS

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

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

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

### ROUNDING

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

## G L O S S A R Y

<b>Alterations and additions</b>	Building activity carried out on existing buildings. Includes adding to or diminishing floor area, altering the structural design of a building and affixing rigid components which are integral to the functioning of the building.
<b>Alterations and additions to residential buildings</b>	Alterations and additions carried out on existing residential buildings, which may result in the creation of new dwelling units. See also Explanatory Notes paragraph 16.
<b>Building</b>	A building is a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design is the provision for regular access by persons in order to satisfy its intended use.
<b>Conversion</b>	Building activity which converts a non-residential building to a residential building, e.g. conversion of a warehouse to residential apartments. Conversion is considered to be a special type of alteration, and these jobs have been separately identified as such from the July 1996 reference month, though they have only appeared separately in this publication from the January 1998 issue. Prior to that issue, conversions were published as part of the 'Conversions, etc.' category or included elsewhere within a table. See also Explanatory Notes paragraph 16.
<b>Dwelling unit</b>	A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Regardless of whether they are self-contained or not, units within buildings offering institutional care (e.g. hospitals) or temporary accommodation (e.g. motels, hostels and holiday apartments) are not defined as dwelling units. Such units are included in the appropriate category of non-residential building approvals. Dwelling units can be created in one of four ways: through new work to create a residential building; through alteration/addition work to an existing residential building; through either new or alteration/addition work on non-residential building or through conversion of a non-residential building to a residential building.
<b>Educational</b>	Includes schools, colleges, kindergartens, libraries, museums and universities.
<b>Entertainment and recreational</b>	Includes clubs, cinemas, sport and recreation centres.
<b>Factories</b>	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
<b>Flats, units or apartments</b>	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
<b>Health</b>	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
<b>Hotels, motels and other short term accommodation</b>	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
<b>House</b>	A house is a detached building primarily used for long term residential purposes. It consists of one dwelling unit. For instance, detached 'granny flats' and detached dwelling units (e.g. caretaker's residences) associated with a non-residential building are defined as houses.
<b>Miscellaneous</b>	Includes justice and defence buildings, welfare and charitable homes, prisons and reformatories, maintenance camps, farming and livestock buildings, veterinary clinics, child-minding centres, police stations and public toilets.

## G L O S S A R Y

<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.

# AVERAGE FLOOR AREA OF NEW DWELLINGS

## INTRODUCTION

This article presents information obtained from the quarterly Building Activity Survey relating to the floor area of new dwellings.

The 'Floor Area' of a building is a measure of the amount of areal space in a building (and its attachments), and is measured in square metres. The boundary of the recorded floor area of a building is delineated by the external perimeter of the external walls of the building. If a building has an unenclosed verandah, carport, etc, attached outside an external wall of one or more storeys, then the area under the verandah is excluded.

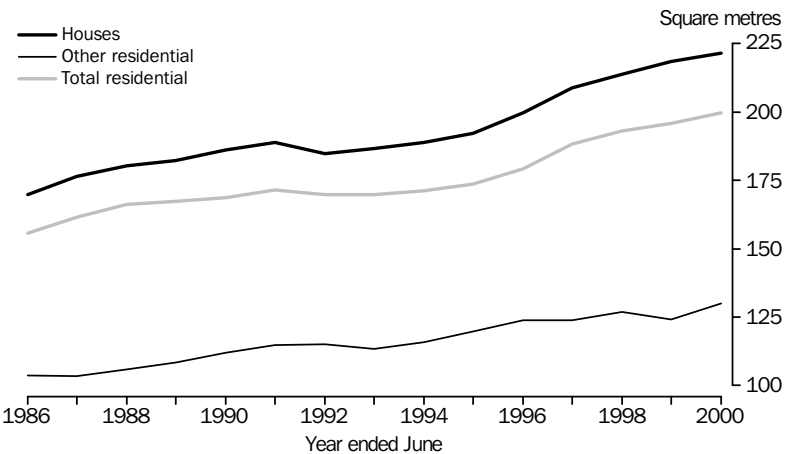
## METHOD

The floor area data used in the following analyses was obtained from Building Activity collections and is a measure of the floor area of a building at the final stage of its construction. Average floor area data was not stated for about 10% of all dwellings and therefore these were excluded from the analyses. Average floor area was calculated using the formula: Total floor area of all completed dwellings in the year/ Number of completed dwellings in the year.

## RESULTS

The average floor area of new residential buildings from 1985–86 to 1999–2000 is summarised below.

AVERAGE FLOOR AREA OF NEW RESIDENTIAL BUILDINGS, AUSTRALIA



There has been a steady increase in the average floor area of new dwellings over the last 15 years. The average floor area of new dwellings increased by 28% between 1985–86 and 1999–2000, from 155.6 m<sup>2</sup> to 199.5 m<sup>2</sup>. New houses increased from 169.7 m<sup>2</sup> to 221.5 m<sup>2</sup> (31%), while new other residential buildings increased from 103.6 m<sup>2</sup> to 129.9 m<sup>2</sup> (25%).

# AVERAGE FLOOR AREA OF NEW DWELLINGS *continued*

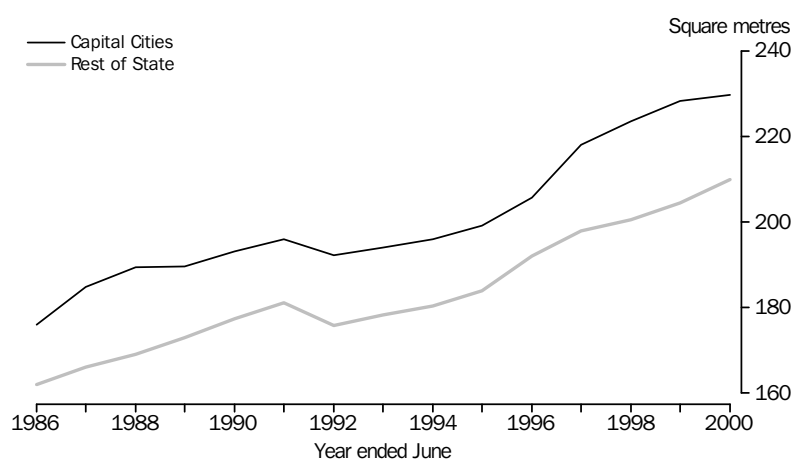
RESULTS *continued*

## AVERAGE FLOOR AREA OF RESIDENTIAL BUILDINGS

	1985-86	1995-96	1999-00	1985-86 to 1999-00	1995-96 to 1999-00
	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	% change	% change
<b>Australia</b>					
Houses	169.7	199.6	221.5	31	11
Other residential	103.6	123.8	129.9	25	5
Total	155.6	179.3	199.5	28	11
<b>Capital cities</b>					
Houses	175.9	205.8	229.8	31	12
Other residential	108.2	124.0	128.3	19	4
Total	160.1	180.9	200.3	25	11
<b>Rest of State</b>					
Houses	162.0	192.1	209.9	30	9
Other residential	96.1	123.4	134.7	40	9
Total	149.7	177.2	198.1	32	12

The average floor area of new houses in capital cities increased by 31% in the fifteen years from 1985-86 to 1999-2000, from 175.9 m<sup>2</sup> to 229.8 m<sup>2</sup>. Similarly, the average floor area of new houses outside the capital city regions increased by 30%, from 162.0 m<sup>2</sup> to 209.9 m<sup>2</sup>.

## AVERAGE FLOOR AREA OF NEW HOUSES, CAPITAL CITIES VS REST OF STATE



The graph shows the average floor area of new houses was higher in capital cities than in regions outside the capital cities. For example, in 1999-2000, average floor area was 9.4% or 19.8 m<sup>2</sup> higher in capital cities. There was no significant difference in other residential buildings.

# AVERAGE FLOOR AREA OF NEW DWELLINGS *continued*

## RESULTS *continued*

### AVERAGE FLOOR AREA OF HOUSES BY STATE OR TERRITORY (a)

	1985-86	1995-96	1999-00	1985-86 to 1999-00	1995-96 to 1999-00
	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	% change	% change
NSW	168.8	199.4	241.3	43	21
Vic.	168.7	189.8	212.1	26	12
Qld	164.7	201.0	224.4	36	12
SA	165.6	192.1	207.4	25	8
WA	196.3	220.8	218.6	11	-1
Tas.	150.9	176.7	194.1	29	10
NT	147.4	184.3	185.4	26	1
ACT	149.2	174.4	214.3	44	23
Aust.	169.7	199.6	221.5	31	11

(a) Careful interpretation should be placed on data at the State or Territory level as annual variations can occur depending on the mix of houses with stated floor area.

The average floor area of houses increased in all States and Territories over the last 15 years. Highest increases were in the Australian Capital Territory (44%), New South Wales (43%) and Queensland (36%).

In the last five years, the average floor area of houses in Western Australia and the Northern Territory remained relatively stable, while the average floor area in the remaining States and Territories increased. The highest increases were recorded in the Australian Capital Territory (23%) and New South Wales (21%).

The table shows that the average floor area of houses was higher in the larger States than in the smaller States and Territories. For example, in 1999-2000, average floor area was highest in New South Wales (241.3 m<sup>2</sup>) and Queensland (224.4 m<sup>2</sup>), and lowest in the Northern Territory (185.4 m<sup>2</sup>) and Tasmania (194.1 m<sup>2</sup>).

## FURTHER INFORMATION

For more information on this topic contact Roger Mableson on 08 8237 7494.



## FOR MORE INFORMATION...

- INTERNET** [www.abs.gov.au](http://www.abs.gov.au) the ABS web site is the best place to start for access to summary data from our latest publications, information about the ABS, advice about upcoming releases, our catalogue, and Australia Now—a statistical profile.
- LIBRARY** A range of ABS publications is available from public and tertiary libraries Australia-wide. Contact your nearest library to determine whether it has the ABS statistics you require, or visit our web site for a list of libraries.
- CPI INFOLINE** For current and historical Consumer Price Index data, call 1902 981 074 (call cost 77c per minute).
- DIAL-A-STATISTIC** For the latest figures for National Accounts, Balance of Payments, Labour Force, Average Weekly Earnings, Estimated Resident Population and the Consumer Price Index call 1900 986 400 (call cost 77c per minute).

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