

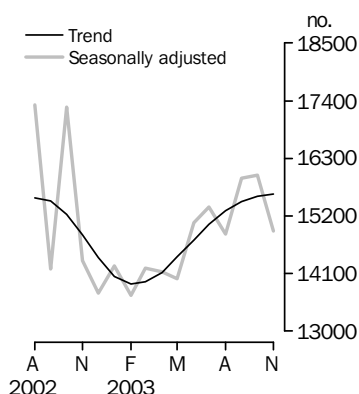
BUILDING APPROVALS

AUSTRALIA

EMBARGO: 11.30AM (CANBERRA TIME) WED 7 JAN 2004

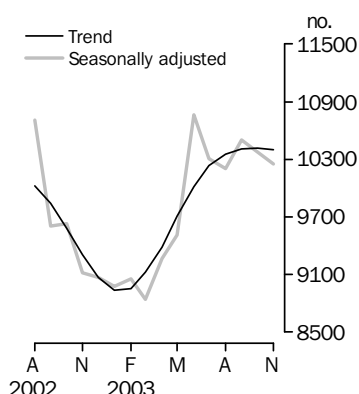
Dwelling units approved

Total number



Private sector houses approved

Total number



KEY FIGURES

TREND

Dwelling units approved

	Nov 03	Oct 03 to Nov 03	Nov 02 to Nov 03
	no.	% change	% change
Private sector houses	10 400	-0.2	11.7
Total dwelling units	15 618	0.3	5.2

SEASONALLY ADJUSTED

Dwelling units approved

	Nov 03	Oct 03 to Nov 03	Nov 02 to Nov 03
	no.	% change	% change
Private sector houses	10 252	-1.2	12.5
Total dwelling units	14 913	-6.7	3.9

KEY POINTS

TREND ESTIMATES

- The trend estimate for total dwelling units approved has now risen for nine consecutive months, however the rate of growth has slowed significantly in the last two months. The trend estimate rose 0.3% in November 2003.
- The trend estimate for private sector houses approved fell 0.2% in November 2003, following nine months of growth.
- The trend estimate for other dwellings approved rose 1.4% in November 2003, the sixth consecutive monthly rise. The rate of growth has slowed over recent months.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units approved fell 6.7%, to 14,913, in November 2003.
- The seasonally adjusted estimate for private sector houses approved fell 1.2%, to 10,252, in November 2003.
- The seasonally adjusted estimate for other dwellings approved fell 17.0%, to 4,559, in November 2003.
- The seasonally adjusted estimate for total dwellings fell in all states and territories except Queensland (+11.1%) and Tasmania (+27.2%).
- The seasonally adjusted estimate of the value of total building approved fell 21.5%, to \$3,649.9 million, in November 2003. Residential building fell 10.0%, to \$2,849.8 million, and non-residential building fell 46.0%, to \$800.1 million, the lowest level since February 2000 (\$780.6 million).

INQUIRIES

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

NOTES

FORTHCOMING ISSUES

ISSUE

RELEASE DATE

December 2003	3 February 2004
January 2004	4 March 2004
February 2004	30 March 2004
March 2004	5 May 2004
April 2004	4 June 2004
May 2004	2 July 2004

.....

CHANGES IN THIS ISSUE

There are no changes in this issue.

REVISIONS THIS MONTH

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

.....

	2002-03	2003-04	TOTAL
New South Wales	83	124	207
Victoria	-	-86	-86
Queensland	182	-21	161
South Australia	4	121	125
Western Australia	-	10	10
Tasmania	-	24	24
Northern Territory	-	-	-
Australian Capital Territory	-	-	-
TOTAL	269	172	441

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DATA NOTES

There are no notes about the data this issue.

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ABBREVIATIONS

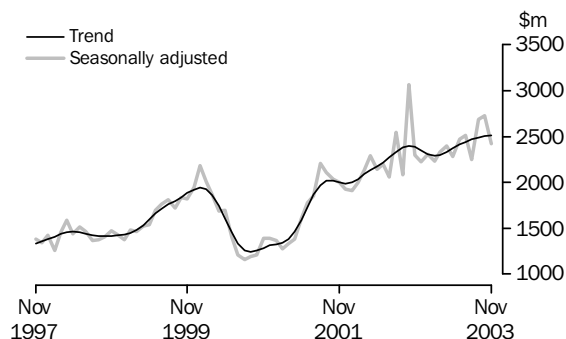
\$m	million dollars
ABS	Australian Bureau of Statistics
ACT	Australian Capital Territory
Aust.	Australia
FCB	functional classification of buildings
GST	Goods and Services Tax
NSW	New South Wales
NT	Northern Territory
Qld	Queensland
SA	South Australia
Tas.	Tasmania
Vic.	Victoria
WA	Western Australia

Dennis Trewin
Australian Statistician

VALUE OF BUILDING APPROVED

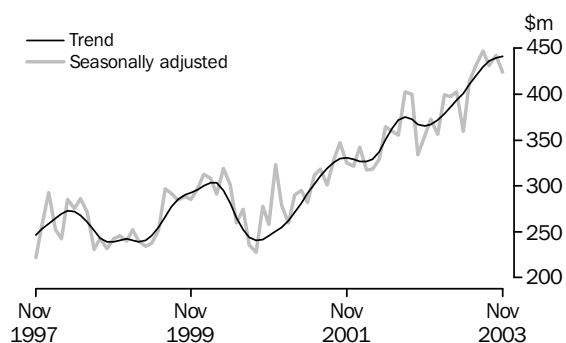
NEW RESIDENTIAL BUILDING

The trend estimate of the value of new residential building has risen for the last nine months, although the rate of growth has slowed significantly over recent months. The trend rose 0.4% in November 2003.



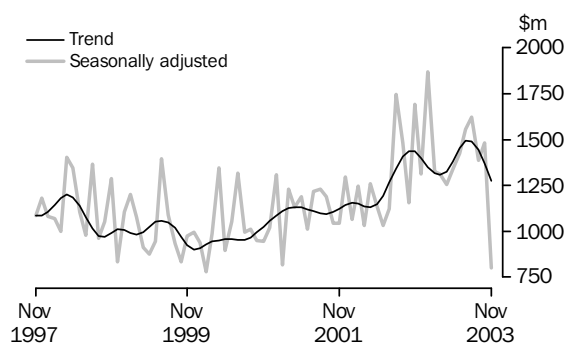
ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING

The trend estimate of the value of alterations and additions to residential building has risen for the last twelve months. The trend rose 0.5% in November 2003.



NON-RESIDENTIAL BUILDING

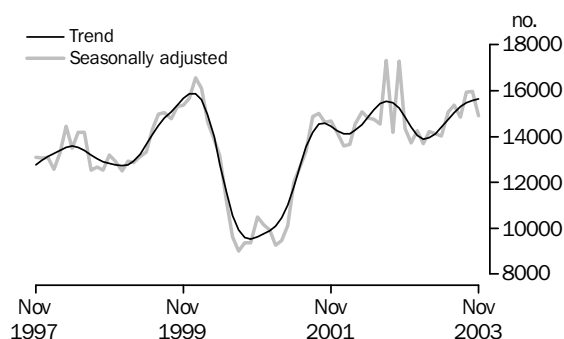
The trend estimate of the value of non-residential building approved is now showing falls for the last four months, following four months of growth. The trend fell 6.9% in November 2003.



DWELLINGS APPROVED

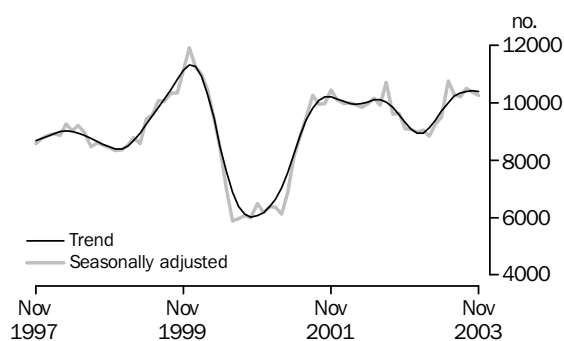
TOTAL DWELLING UNITS

While the trend estimate for total dwelling units approved has risen for the last nine months, the rate of growth has slowed significantly over recent months. The trend rose 0.3% in November 2003.



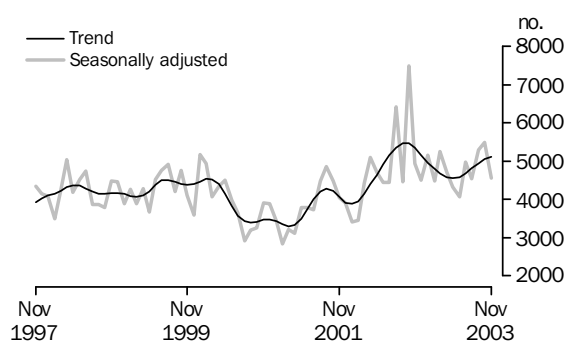
PRIVATE SECTOR HOUSES

The trend estimate for private sector houses approved fell 0.2% in November 2003, following nine months of growth.



OTHER DWELLINGS

The trend estimate for other dwellings approved has risen for the last six months, following seven months of decline. The trend rose 1.4% in November 2003.



DWELLING UNITS APPROVED STATES AND TERRITORIES

SUMMARY COMMENTS

The trend estimate for total dwelling units approved rose 0.3% in November 2003. The trend rose in Victoria, Western Australia, Tasmania and the Northern Territory, falling in other states and the Australian Capital Territory.

The trend estimate for private sector houses approved fell 0.2% in November 2003. The trend fell in New South Wales, Victoria and South Australia, rising in Queensland and Western Australia.

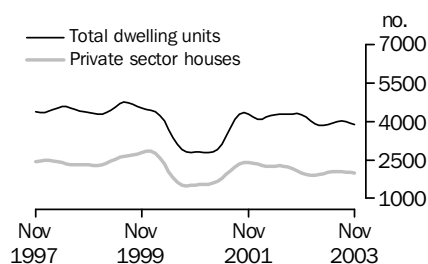
	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
ORIGINAL									
Dwelling units approved									
Private sector houses (no.)	2 008	2 901	2 410	692	1 596	244	21	120	9 992
Total dwelling units (no.)	3 757	3 542	3 682	832	2 001	325	50	125	14 314
Percentage change from previous month									
Private sector houses (%)	-4.7	-11.4	-5.4	-8.8	-19.1	11.4	-47.5	-34.1	-10.0
Total dwelling units (%)	-9.8	-31.1	-2.5	-33.5	-16.9	36.6	-52.4	-74.2	-18.5
SEASONALLY ADJUSTED									
Dwelling units approved									
Private sector houses (no.)	1 905	3 118	2 566	714	1 574	na	na	na	10 252
Total dwelling units (no.)	3 617	4 000	3 856	899	2 046	291	na	na	14 913
Percentage change from previous month									
Private sector houses (%)	-2.3	3.1	6.1	-4.9	-14.1	na	na	na	-1.2
Total dwelling units (%)	-4.2	-12.6	11.1	-21.9	-10.7	27.2	na	na	-6.7
TREND									
Dwelling units approved									
Private sector houses (no.)	1 984	3 055	2 565	745	1 670	na	na	na	10 400
Total dwelling units (no.)	3 868	4 040	3 785	963	2 119	254	93	153	15 618
Percentage change from previous month									
Private sector houses (%)	-1.1	-0.2	0.2	-1.0	1.7	na	na	na	-0.2
Total dwelling units (%)	-1.9	0.7	-0.4	-0.1	2.3	0.8	0.4	-2.1	0.3

na not available

DWELLING UNITS APPROVED

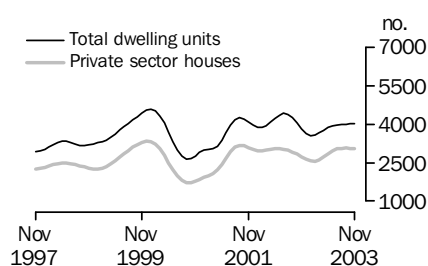
STATE TRENDS

NEW SOUTH WALES



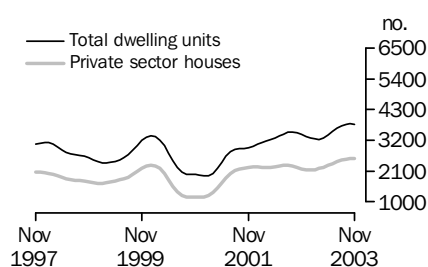
The trend estimate for total dwelling units approved in New South Wales has now fallen for three months, following four months of growth. The trend for private sector houses has now fallen for four months.

VICTORIA



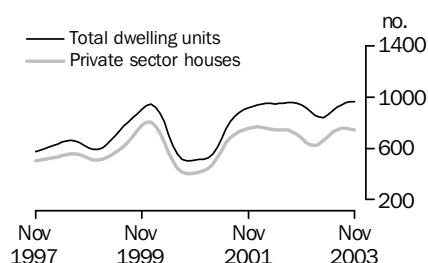
The trend estimate for total dwelling units approved in Victoria has risen for the last ten months. The trend for private sector houses has now fallen for two months.

QUEENSLAND



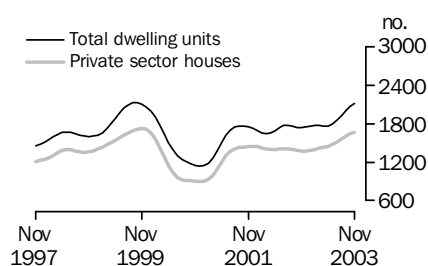
The trend estimate for total dwelling units approved in Queensland fell in November 2003 after seven months of growth. The trend for private sector houses has risen for the last ten months.

SOUTH AUSTRALIA



The trend estimate for total dwelling units approved fell in November 2003, after six months of growth. The trend for private sector houses has now fallen for two months, after seven months of growth.

WESTERN AUSTRALIA



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

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DWELLING UNITS APPROVED

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

ORIGINAL

2002							
September	9 567	9 693	4 116	4 221	13 683	231	13 914
October	10 351	10 540	8 763	8 941	19 114	367	19 481
November	9 108	9 386	4 733	4 798	13 841	343	14 184
December	8 349	8 487	4 436	4 497	12 785	199	12 984
2003							
January	7 753	7 854	4 729	4 778	12 482	150	12 632
February	8 980	9 135	3 657	3 865	12 637	363	13 000
March	9 136	9 227	4 874	5 051	14 010	268	14 278
April	8 640	8 776	4 743	4 870	13 383	263	13 646
May	10 156	10 325	4 424	4 737	14 580	482	15 062
June	10 631	10 927	3 181	3 628	13 812	743	14 555
July	11 225	11 334	4 748	4 910	15 973	271	16 244
August	10 124	10 201	4 485	4 594	14 609	186	14 795
September	10 752	10 912	5 649	5 688	16 401	199	16 600
October	11 103	11 223	6 205	6 346	17 308	261	17 569
November	9 992	10 083	4 104	4 231	14 096	218	14 314

SEASONALLY ADJUSTED

2002							
September	9 604	9 729	4 305	4 469	13 909	289	14 198
October	9 634	9 781	7 275	7 497	16 909	369	17 278
November	9 113	9 415	4 834	4 937	13 947	405	14 352
December	9 068	9 218	4 427	4 509	13 495	232	13 727
2003							
January	8 977	9 105	5 078	5 147	14 055	197	14 252
February	9 054	9 212	4 288	4 473	13 342	343	13 685
March	8 841	8 953	5 061	5 258	13 902	309	14 211
April	9 270	9 400	4 604	4 727	13 874	253	14 127
May	9 513	9 686	4 114	4 322	13 627	381	14 008
June	10 763	11 002	3 875	4 064	14 638	428	15 066
July	10 303	10 397	4 791	4 980	15 094	283	15 377
August	10 202	10 298	4 381	4 550	14 583	265	14 848
September	10 508	10 637	5 228	5 290	15 736	191	15 927
October	10 376	10 488	5 318	5 492	15 694	286	15 980
November	10 252	10 354	4 356	4 559	14 608	305	14 913

TREND

2002							
September	9 839	10 021	5 309	5 464	15 148	337	15 485
October	9 582	9 768	5 328	5 467	14 909	326	15 235
November	9 310	9 493	5 225	5 351	14 536	308	14 844
December	9 073	9 244	5 041	5 161	14 114	291	14 405
2003							
January	8 938	9 096	4 831	4 956	13 769	283	14 052
February	8 955	9 105	4 658	4 796	13 613	288	13 901
March	9 122	9 269	4 522	4 679	13 645	303	13 948
April	9 386	9 534	4 407	4 583	13 793	324	14 117
May	9 711	9 863	4 375	4 559	14 086	336	14 422
June	10 012	10 164	4 396	4 574	14 408	330	14 738
July	10 234	10 377	4 504	4 671	14 739	309	15 048
August	10 356	10 486	4 653	4 812	15 010	288	15 298
September	10 407	10 524	4 792	4 947	15 200	271	15 471
October	10 420	10 527	4 895	5 050	15 316	261	15 577
November	10 400	10 497	4 966	5 121	15 367	251	15 618

DWELLING UNITS APPROVED, Percentage change

Month	HOUSES		OTHER DWELLINGS		TOTAL DWELLING UNITS		
	Private	Total	Private	Total	Private	Public	Total
	%	%	%	%	%	%	%

ORIGINAL

2002

September	-13.7	-13.7	-40.8	-39.6	-24.1	23.5	-23.6
October	8.2	8.7	112.9	111.8	39.7	58.9	40.0
November	-12.0	-10.9	-46.0	-46.3	-27.6	-6.5	-27.2
December	-8.3	-9.6	-6.3	-6.3	-7.6	-42.0	-8.5

2003

January	-7.1	-7.5	6.6	6.2	-2.4	-24.6	-2.7
February	15.8	16.3	-22.7	-19.1	1.2	142.0	2.9
March	1.7	1.0	33.3	30.7	10.9	-26.2	9.8
April	-5.4	-4.9	-2.7	-3.6	-4.5	-1.9	-4.4
May	17.5	17.7	-6.7	-2.7	8.9	83.3	10.4
June	4.7	5.8	-28.1	-23.4	-5.3	54.1	-3.4
July	5.6	3.7	49.3	35.3	15.6	-63.5	11.6
August	-9.8	-10.0	-5.5	-6.4	-8.5	-31.4	-8.9
September	6.2	7.0	26.0	23.8	12.3	7.0	12.2
October	3.3	2.9	9.8	11.6	5.5	31.2	5.8
November	-10.0	-10.2	-33.9	-33.3	-18.6	-16.5	-18.5

SEASONALLY ADJUSTED

2002

September	-10.3	-10.7	-32.6	-30.5	-18.6	23.0	-18.1
October	0.3	0.5	69.0	67.8	21.6	27.7	21.7
November	-5.4	-3.7	-33.6	-34.1	-17.5	9.8	-16.9
December	-0.5	-2.1	-8.4	-8.7	-3.2	-42.7	-4.4

2003

January	-1.0	-1.2	14.7	14.1	4.1	-15.1	3.8
February	0.9	1.2	-15.6	-13.1	-5.1	74.1	-4.0
March	-2.4	-2.8	18.0	17.5	4.2	-9.9	3.8
April	4.9	5.0	-9.0	-10.1	-0.2	-18.1	-0.6
May	2.6	3.0	-10.6	-8.6	-1.8	50.6	-0.8
June	13.1	13.6	-5.8	-6.0	7.4	12.3	7.6
July	-4.3	-5.5	23.6	22.5	3.1	-33.9	2.1
August	-1.0	-1.0	-8.6	-8.6	-3.4	-6.4	-3.4
September	3.0	3.3	19.3	16.3	7.9	-27.9	7.3
October	-1.3	-1.4	1.7	3.8	-0.3	49.7	0.3
November	-1.2	-1.3	-18.1	-17.0	-6.9	6.6	-6.7

TREND

2002

September	-1.9	-1.7	2.4	2.1	-0.4	—	-0.4
October	-2.6	-2.5	0.4	0.1	-1.6	-3.3	-1.6
November	-2.8	-2.8	-1.9	-2.1	-2.5	-5.5	-2.6
December	-2.6	-2.6	-3.5	-3.6	-2.9	-5.5	-3.0

2003

January	-1.5	-1.6	-4.2	-4.0	-2.4	-2.7	-2.5
February	0.2	0.1	-3.6	-3.2	-1.1	1.8	-1.1
March	1.9	1.8	-2.9	-2.4	0.2	5.2	0.3
April	2.9	2.9	-2.5	-2.1	1.1	6.9	1.2
May	3.5	3.5	-0.7	-0.5	2.1	3.7	2.2
June	3.1	3.1	0.5	0.3	2.3	-1.8	2.2
July	2.2	2.1	2.5	2.1	2.3	-6.4	2.1
August	1.2	1.1	3.3	3.0	1.8	-6.8	1.7
September	0.5	0.4	3.0	2.8	1.3	-5.9	1.1
October	0.1	—	2.1	2.1	0.8	-3.7	0.7
November	-0.2	-0.3	1.5	1.4	0.3	-3.8	0.3

— nil or rounded to zero (including null cells)

DWELLING UNITS APPROVED, States and territories

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

ORIGINAL

2002									
September	3 798	3 851	2 910	860	1 641	179	108	567	13 914
October	6 154	4 739	5 114	1 125	1 758	172	101	318	19 481
November	4 506	3 311	3 139	933	1 795	148	60	292	14 184
December	3 590	3 527	2 863	882	1 528	198	80	316	12 984
2003									
January	3 793	3 226	2 860	785	1 657	142	30	139	12 632
February	3 583	3 475	2 927	747	1 809	152	83	224	13 000
March	3 774	3 399	3 942	1 051	1 639	185	69	219	14 278
April	3 595	4 561	2 843	706	1 504	173	43	221	13 646
May	4 168	4 042	3 435	824	2 053	251	97	192	15 062
June	3 548	4 022	3 222	907	2 438	189	67	162	14 555
July	4 370	3 912	4 483	1 004	1 932	284	73	186	16 244
August	4 102	3 671	3 811	919	1 861	247	58	126	14 795
September	4 376	4 385	4 020	1 043	1 938	237	233	368	16 600
October	4 164	5 142	3 777	1 251	2 407	238	105	485	17 569
November	3 757	3 542	3 682	832	2 001	325	50	125	14 314

SEASONALLY ADJUSTED

2002									
September	3 909	3 904	2 929	853	1 704	173	na	na	14 198
October	5 601	4 139	4 399	999	1 672	155	na	na	17 278
November	4 132	3 688	3 278	990	1 741	129	na	na	14 352
December	3 788	3 637	3 250	858	1 628	184	na	na	13 727
2003									
January	4 116	3 664	3 286	949	1 853	154	na	na	14 252
February	3 931	3 486	3 109	780	1 919	167	na	na	13 685
March	3 959	3 258	3 819	899	1 771	192	na	na	14 211
April	3 727	4 622	2 879	812	1 629	188	na	na	14 127
May	3 803	3 944	3 150	820	1 783	233	na	na	14 008
June	3 871	4 247	3 411	919	2 195	222	na	na	15 066
July	4 011	3 950	4 120	912	1 855	289	na	na	15 377
August	4 217	3 419	3 830	973	1 921	253	na	na	14 848
September	4 237	4 306	3 750	977	1 906	211	na	na	15 927
October	3 774	4 575	3 471	1 151	2 290	229	na	na	15 980
November	3 617	4 000	3 856	899	2 046	291	na	na	14 913

TREND

2002									
September	4 299	4 251	3 513	959	1 757	169	97	346	15 485
October	4 311	4 049	3 480	954	1 742	162	92	345	15 235
November	4 276	3 827	3 416	941	1 738	157	83	319	14 844
December	4 166	3 643	3 352	916	1 747	157	75	281	14 405
2003									
January	4 026	3 547	3 289	885	1 764	161	69	245	14 052
February	3 904	3 569	3 244	859	1 777	171	66	222	13 901
March	3 843	3 661	3 240	844	1 776	187	63	210	13 948
April	3 836	3 766	3 292	843	1 765	206	62	202	14 117
May	3 889	3 870	3 403	862	1 766	223	63	190	14 422
June	3 947	3 940	3 525	891	1 795	235	68	182	14 738
July	4 000	3 976	3 640	921	1 856	243	75	173	15 048
August	4 022	3 985	3 725	944	1 933	246	82	166	15 298
September	3 999	3 996	3 774	957	2 007	249	88	161	15 471
October	3 945	4 011	3 801	964	2 072	252	92	156	15 577
November	3 868	4 040	3 785	963	2 119	254	93	153	15 618

na not available

DWELLING UNITS APPROVED, States and territories—Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%

ORIGINAL

2002

September	-19.8	-33.4	-32.9	-19.8	-10.9	1.1	28.6	195.3	-23.6
October	62.0	23.1	75.7	30.8	7.1	-3.9	-6.5	-43.9	40.0
November	-26.8	-30.1	-38.6	-17.1	2.1	-14.0	-40.6	-8.2	-27.2
December	-20.3	6.5	-8.8	-5.5	-14.9	33.8	33.3	8.2	-8.5

2003

January	5.7	-8.5	-0.1	-11.0	8.4	-28.3	-62.5	-56.0	-2.7
February	-5.5	7.7	2.3	-4.8	9.2	7.0	176.7	61.2	2.9
March	5.3	-2.2	34.7	40.7	-9.4	21.7	-16.9	-2.2	9.8
April	-4.7	34.2	-27.9	-32.8	-8.2	-6.5	-37.7	0.9	-4.4
May	15.9	-11.4	20.8	16.7	36.5	45.1	125.6	-13.1	10.4
June	-14.9	-0.5	-6.2	10.1	18.8	-24.7	-30.9	-15.6	-3.4
July	23.2	-2.7	39.1	10.7	-20.8	50.3	9.0	14.8	11.6
August	-6.1	-6.2	-15.0	-8.5	-3.7	-13.0	-20.5	-32.3	-8.9
September	6.7	19.4	5.5	13.5	4.1	-4.0	301.7	192.1	12.2
October	-4.8	17.3	-6.0	19.9	24.2	0.4	-54.9	31.8	5.8
November	-9.8	-31.1	-2.5	-33.5	-16.9	36.6	-52.4	-74.2	-18.5

SEASONALLY ADJUSTED

2002

September	-20.2	-21.0	-27.6	-21.7	-6.7	-7.0	na	na	-18.1
October	43.3	6.0	50.2	17.2	-1.9	-10.3	na	na	21.7
November	-26.2	-10.9	-25.5	-0.9	4.1	-17.0	na	na	-16.9
December	-8.3	-1.4	-0.8	-13.3	-6.5	43.1	na	na	-4.4

2003

January	8.7	0.7	1.1	10.5	13.8	-16.2	na	na	3.8
February	-4.5	-4.9	-5.4	-17.7	3.5	8.1	na	na	-4.0
March	0.7	-6.5	22.8	15.2	-7.7	15.0	na	na	3.8
April	-5.8	41.9	-24.6	-9.6	-8.0	-1.9	na	na	-0.6
May	2.0	-14.7	9.4	0.9	9.5	23.9	na	na	-0.8
June	1.8	7.7	8.3	12.1	23.1	-4.5	na	na	7.6
July	3.6	-7.0	20.8	-0.8	-15.5	29.8	na	na	2.1
August	5.2	-13.4	-7.0	6.8	3.6	-12.4	na	na	-3.4
September	0.5	26.0	-2.1	0.4	-0.8	-16.8	na	na	7.3
October	-10.9	6.2	-7.4	17.8	20.2	8.6	na	na	0.3
November	-4.2	-12.6	11.1	-21.9	-10.7	27.2	na	na	-6.7

TREND

2002

September	0.3	-3.0	0.5	0.1	-0.9	-3.5	-1.0	7.8	-0.4
October	0.3	-4.8	-0.9	-0.5	-0.9	-4.1	-4.8	-0.3	-1.6
November	-0.8	-5.5	-1.8	-1.3	-0.2	-3.3	-9.6	-7.5	-2.6
December	-2.6	-4.8	-1.9	-2.7	0.5	-0.1	-10.0	-11.9	-3.0

2003

January	-3.4	-2.6	-1.9	-3.4	1.0	3.2	-7.1	-12.9	-2.5
February	-3.0	0.6	-1.4	-2.9	0.7	6.1	-4.7	-9.3	-1.1
March	-1.6	2.6	-0.1	-1.8	—	9.1	-4.5	-5.7	0.3
April	-0.2	2.9	1.6	-0.1	-0.6	10.0	-2.5	-3.7	1.2
May	1.4	2.8	3.4	2.3	—	8.2	2.5	-5.7	2.2
June	1.5	1.8	3.6	3.4	1.6	5.7	8.0	-4.6	2.2
July	1.3	0.9	3.3	3.4	3.4	3.2	9.9	-4.9	2.1
August	0.5	0.2	2.3	2.4	4.2	1.4	9.6	-4.0	1.7
September	-0.6	0.3	1.3	1.4	3.8	1.0	7.3	-3.0	1.1
October	-1.3	0.4	0.7	0.7	3.3	1.2	4.6	-2.9	0.7
November	-1.9	0.7	-0.4	-0.1	2.3	0.8	0.4	-2.1	0.3

— nil or rounded to zero (including null cells)

na not available

PRIVATE SECTOR HOUSES APPROVED, States and territories

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

ORIGINAL

2002									
September	2 064	2 898	2 105	762	1 430	173	36	99	9 567
October	2 245	3 146	2 423	729	1 441	150	24	193	10 351
November	2 259	2 405	1 860	720	1 456	145	41	222	9 108
December	1 692	2 685	1 853	570	1 195	189	34	131	8 349
2003									
January	1 727	2 059	1 872	493	1 354	138	23	87	7 753
February	1 791	2 762	2 195	633	1 266	147	30	156	8 980
March	1 908	2 467	2 449	667	1 362	156	31	96	9 136
April	1 803	2 701	1 988	591	1 219	149	19	170	8 640
May	2 166	2 929	2 404	705	1 588	189	26	149	10 156
June	2 126	3 119	2 373	770	1 881	167	35	160	10 631
July	2 031	3 372	2 932	870	1 635	223	35	127	11 225
August	1 958	2 900	2 580	708	1 590	232	33	123	10 124
September	2 240	2 996	2 594	854	1 642	225	42	159	10 752
October	2 108	3 274	2 547	759	1 974	219	40	182	11 103
November	2 008	2 901	2 410	692	1 596	244	21	120	9 992

SEASONALLY ADJUSTED

2002									
September	2 120	2 883	2 111	733	1 428	na	na	na	9 604
October	2 095	2 947	2 220	688	1 370	na	na	na	9 634
November	2 071	2 509	2 048	733	1 332	na	na	na	9 113
December	1 817	2 801	2 184	607	1 309	na	na	na	9 068
2003									
January	1 908	2 558	2 140	608	1 465	na	na	na	8 977
February	1 898	2 626	2 161	633	1 411	na	na	na	9 054
March	1 901	2 315	2 318	618	1 400	na	na	na	8 841
April	1 986	2 761	2 129	649	1 402	na	na	na	9 270
May	2 004	2 795	2 222	685	1 458	na	na	na	9 513
June	2 144	3 090	2 387	763	1 929	na	na	na	10 763
July	1 935	3 296	2 496	768	1 447	na	na	na	10 303
August	1 981	2 982	2 564	745	1 554	na	na	na	10 202
September	2 218	2 925	2 605	770	1 554	na	na	na	10 508
October	1 950	3 023	2 419	751	1 832	na	na	na	10 376
November	1 905	3 118	2 566	714	1 574	na	na	na	10 252

TREND

2002									
September	2 158	2 913	2 289	731	1 397	na	na	na	9 839
October	2 078	2 829	2 232	707	1 382	na	na	na	9 582
November	2 000	2 735	2 178	678	1 371	na	na	na	9 310
December	1 936	2 642	2 144	648	1 370	na	na	na	9 073
2003									
January	1 903	2 569	2 138	626	1 381	na	na	na	8 938
February	1 904	2 552	2 158	621	1 398	na	na	na	8 955
March	1 927	2 607	2 194	634	1 416	na	na	na	9 122
April	1 963	2 717	2 239	661	1 429	na	na	na	9 386
May	2 004	2 848	2 303	696	1 446	na	na	na	9 711
June	2 032	2 963	2 374	727	1 474	na	na	na	10 012
July	2 043	3 038	2 443	747	1 515	na	na	na	10 234
August	2 039	3 066	2 498	756	1 561	na	na	na	10 356
September	2 026	3 067	2 535	757	1 605	na	na	na	10 407
October	2 007	3 059	2 559	753	1 643	na	na	na	10 420
November	1 984	3 055	2 565	745	1 670	na	na	na	10 400

na not available

PRIVATE SECTOR HOUSES APPROVED, Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%

ORIGINAL

2002

September	-11.8	-7.8	-28.6	-5.6	-3.0	0.6	-7.7	-38.1	-13.7
October	8.8	8.6	15.1	-4.3	0.8	-13.3	-33.3	94.9	8.2
November	0.6	-23.6	-23.2	-1.2	1.0	-3.3	70.8	15.0	-12.0
December	-25.1	11.6	-0.4	-20.8	-17.9	30.3	-17.1	-41.0	-8.3

2003

January	2.1	-23.3	1.0	-13.5	13.3	-27.0	-32.4	-33.6	-7.1
February	3.7	34.1	17.3	28.4	-6.5	6.5	30.4	79.3	15.8
March	6.5	-10.7	11.6	5.4	7.6	6.1	3.3	-38.5	1.7
April	-5.5	9.5	-18.8	-11.4	-10.5	-4.5	-38.7	77.1	-5.4
May	20.1	8.4	20.9	19.3	30.3	26.8	36.8	-12.4	17.5
June	-1.8	6.5	-1.3	9.2	18.5	-11.6	34.6	7.4	4.7
July	-4.5	8.1	23.6	13.0	-13.1	33.5	—	-20.6	5.6
August	-3.6	-14.0	-12.0	-18.6	-2.8	4.0	-5.7	-3.1	-9.8
September	14.4	3.3	0.5	20.6	3.3	-3.0	27.3	29.3	6.2
October	-5.9	9.3	-1.8	-11.1	20.2	-2.7	-4.8	14.5	3.3
November	-4.7	-11.4	-5.4	-8.8	-19.1	11.4	-47.5	-34.1	-10.0

SEASONALLY ADJUSTED

2002

September	-7.5	-6.9	-24.0	-8.0	2.3	na	na	na	-10.3
October	-1.2	2.2	5.2	-6.1	-4.1	na	na	na	0.3
November	-1.1	-14.9	-7.7	6.4	-2.8	na	na	na	-5.4
December	-12.3	11.6	6.7	-17.2	-1.8	na	na	na	-0.5

2003

January	5.1	-8.7	-2.0	0.2	11.9	na	na	na	-1.0
February	-0.5	2.7	1.0	4.1	-3.7	na	na	na	0.9
March	0.1	-11.9	7.3	-2.5	-0.8	na	na	na	-2.4
April	4.5	19.3	-8.1	5.1	0.1	na	na	na	4.9
May	0.9	1.2	4.3	5.6	4.0	na	na	na	2.6
June	7.0	10.6	7.4	11.3	32.3	na	na	na	13.1
July	-9.7	6.6	4.6	0.6	-25.0	na	na	na	-4.3
August	2.4	-9.5	2.8	-3.0	7.5	na	na	na	-1.0
September	12.0	-1.9	1.6	3.4	—	na	na	na	3.0
October	-12.1	3.4	-7.1	-2.4	17.9	na	na	na	-1.3
November	-2.3	3.1	6.1	-4.9	-14.1	na	na	na	-1.2

TREND

2002

September	-2.9	-2.3	-1.5	-1.8	-0.8	na	na	na	-1.9
October	-3.7	-2.9	-2.5	-3.2	-1.1	na	na	na	-2.6
November	-3.8	-3.3	-2.4	-4.2	-0.7	na	na	na	-2.8
December	-3.2	-3.4	-1.6	-4.4	-0.1	na	na	na	-2.6

2003

January	-1.7	-2.7	-0.3	-3.4	0.8	na	na	na	-1.5
February	—	-0.7	0.9	-0.8	1.2	na	na	na	0.2
March	1.2	2.2	1.7	2.2	1.3	na	na	na	1.9
April	1.9	4.2	2.1	4.2	1.0	na	na	na	2.9
May	2.1	4.8	2.9	5.2	1.2	na	na	na	3.5
June	1.4	4.0	3.1	4.5	1.9	na	na	na	3.1
July	0.5	2.5	2.9	2.7	2.8	na	na	na	2.2
August	-0.2	0.9	2.2	1.2	3.0	na	na	na	1.2
September	-0.6	—	1.5	0.1	2.8	na	na	na	0.5
October	-1.0	-0.2	0.9	-0.5	2.4	na	na	na	0.1
November	-1.1	-0.2	0.2	-1.0	1.7	na	na	na	-0.2

— nil or rounded to zero (including null cells)

na not available

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

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
<i>Period</i>	no.	no.	no.	no.	no.	no.	no.	no.	no.
HOUSES									
2000-01	19 127	24 564	16 027	5 644	12 123	1 116	611	967	80 179
2001-02	27 605	37 071	26 519	9 177	17 376	1 881	643	1 214	121 486
2002-03	24 674	33 528	27 283	8 604	18 029	1 973	518	1 889	116 498
2002									
December	1 708	2 712	1 868	614	1 229	189	36	131	8 487
2003									
January	1 729	2 071	1 897	514	1 389	138	26	90	7 854
February	1 813	2 789	2 237	651	1 305	148	35	157	9 135
March	1 916	2 481	2 458	678	1 389	177	32	96	9 227
April	1 804	2 709	2 002	614	1 292	149	23	183	8 776
May	2 202	2 945	2 424	721	1 644	189	49	151	10 325
June	2 133	3 129	2 421	808	2 050	167	59	160	10 927
July	2 036	3 385	2 955	893	1 658	223	57	127	11 334
August	1 975	2 902	2 590	737	1 603	232	38	124	10 201
September	2 272	3 007	2 621	882	1 665	225	78	162	10 912
October	2 138	3 289	2 569	792	1 979	219	51	186	11 223
November	2 027	2 932	2 413	701	1 623	244	22	121	10 083
OTHER DWELLINGS									
2000-01	15 371	11 014	8 985	1 131	3 142	82	491	781	40 997
2001-02	22 726	12 468	9 726	1 726	2 899	151	307	1 018	51 021
2002-03	24 463	14 586	13 777	2 224	3 752	172	432	1 281	60 687
2002									
December	1 882	815	995	268	299	9	44	185	4 497
2003									
January	2 064	1 155	963	271	268	4	4	49	4 778
February	1 770	686	690	96	504	4	48	67	3 865
March	1 858	918	1 484	373	250	8	37	123	5 051
April	1 791	1 852	841	92	212	24	20	38	4 870
May	1 966	1 097	1 011	103	409	62	48	41	4 737
June	1 415	893	801	99	388	22	8	2	3 628
July	2 334	527	1 528	111	274	61	16	59	4 910
August	2 127	769	1 221	182	258	15	20	2	4 594
September	2 104	1 378	1 399	161	273	12	155	206	5 688
October	2 026	1 853	1 208	459	428	19	54	299	6 346
November	1 730	610	1 269	131	378	81	28	4	4 231
TOTAL DWELLING UNITS									
2000-01	34 498	35 578	25 012	6 775	15 265	1 198	1 102	1 748	121 176
2001-02	50 331	49 539	36 245	10 903	20 275	2 032	950	2 232	172 507
2002-03	49 137	48 114	41 060	10 828	21 781	2 145	950	3 170	177 185
2002									
December	3 590	3 527	2 863	882	1 528	198	80	316	12 984
2003									
January	3 793	3 226	2 860	785	1 657	142	30	139	12 632
February	3 583	3 475	2 927	747	1 809	152	83	224	13 000
March	3 774	3 399	3 942	1 051	1 639	185	69	219	14 278
April	3 595	4 561	2 843	706	1 504	173	43	221	13 646
May	4 168	4 042	3 435	824	2 053	251	97	192	15 062
June	3 548	4 022	3 222	907	2 438	189	67	162	14 555
July	4 370	3 912	4 483	1 004	1 932	284	73	186	16 244
August	4 102	3 671	3 811	919	1 861	247	58	126	14 795
September	4 376	4 385	4 020	1 043	1 938	237	233	368	16 600
October	4 164	5 142	3 777	1 251	2 407	238	105	485	17 569
November	3 757	3 542	3 682	832	2 001	325	50	125	14 314

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

	Sydney	Melbourne	Brisbane	Adelaide	Perth	Greater Hobart	Darwin	Canberra
Period	no.	no.	no.	no.	no.	no.	no.	no.
HOUSES								
2000-01	9 818	17 492	7 832	3 826	8 710	448	290	966
2001-02	13 235	25 652	12 165	5 817	12 719	813	395	1 212
2002-03	10 665	22 660	13 003	5 500	13 281	918	316	1 888
2002								
December	742	1 874	941	416	920	97	28	131
2003								
January	852	1 358	989	320	1 054	64	12	90
February	873	1 874	1 102	397	965	68	24	157
March	722	1 648	1 152	439	988	76	27	96
April	750	1 782	906	401	911	57	15	183
May	942	1 952	1 123	464	1 237	83	20	150
June	887	2 149	1 121	517	1 495	70	36	160
July	809	2 194	1 386	555	1 182	95	34	127
August	756	1 980	1 217	479	1 159	102	29	124
September	1 016	1 916	1 168	554	1 209	105	29	162
October	856	2 199	1 149	477	1 476	80	30	186
November	824	1 959	1 069	388	1 150	105	17	121
OTHER DWELLINGS								
2000-01	12 776	10 410	4 683	1 041	2 679	58	374	781
2001-02	18 885	11 714	5 161	1 405	2 353	54	232	1 018
2002-03	20 300	13 692	6 274	2 027	2 904	60	361	1 281
2002								
December	1 574	728	592	259	198	6	44	185
2003								
January	1 772	1 103	282	264	223	2	—	49
February	1 477	615	466	89	422	2	42	67
March	1 564	873	848	336	220	—	37	123
April	1 445	1 775	328	86	180	21	10	38
May	1 578	949	284	94	348	4	36	41
June	1 132	829	349	89	312	2	6	2
July	1 825	458	680	103	163	56	14	59
August	1 728	705	491	165	205	—	17	2
September	1 664	1 304	799	153	273	8	150	206
October	1 583	1 780	618	435	350	8	52	299
November	1 181	540	457	116	201	—	26	4
TOTAL DWELLING UNITS								
2000-01	22 594	27 902	12 515	4 867	11 389	506	664	1 747
2001-02	32 120	37 366	17 326	7 222	15 072	867	627	2 230
2002-03	30 965	36 352	19 277	7 527	16 185	978	677	3 169
2002								
December	2 316	2 602	1 533	675	1 118	103	72	316
2003								
January	2 624	2 461	1 271	584	1 277	66	12	139
February	2 350	2 489	1 568	486	1 387	70	66	224
March	2 286	2 521	2 000	775	1 208	76	64	219
April	2 195	3 557	1 234	487	1 091	78	25	221
May	2 520	2 901	1 407	558	1 585	87	56	191
June	2 019	2 978	1 470	606	1 807	72	42	162
July	2 634	2 652	2 066	658	1 345	151	48	186
August	2 484	2 685	1 708	644	1 364	102	46	126
September	2 680	3 220	1 967	707	1 482	113	179	368
October	2 439	3 979	1 767	912	1 826	88	82	485
November	2 005	2 499	1 526	504	1 351	105	43	125

— nil or rounded to zero (including null cells)

(a) Refer to Explanatory Notes paragraph 24.

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
PRIVATE SECTOR						
2000-01	78 926	35 388	763	2 120	155	117 352
2001-02	119 403	46 491	592	1 903	258	168 647
2002-03	114 277	55 820	817	1 817	379	173 110
2002						
December	8 337	4 237	47	93	71	12 785
2003						
January	7 746	4 637	47	41	11	12 482
February	8 969	3 482	29	125	32	12 637
March	9 126	4 549	49	277	9	14 010
April	8 623	4 503	107	99	51	13 383
May	10 139	4 023	134	200	84	14 580
June	10 612	3 047	61	70	22	13 812
July	11 217	4 675	30	23	28	15 973
August	10 107	4 121	105	252	24	14 609
September	10 739	5 332	102	136	92	16 401
October	11 090	5 908	43	240	27	17 308
November	9 978	3 988	25	61	44	14 096
PUBLIC SECTOR						
2000-01	1 110	2 502	105	105	2	3 824
2001-02	1 932	1 917	7	1	3	3 860
2002-03	2 061	2 001	12	—	1	4 075
2002						
December	138	61	—	—	—	199
2003						
January	101	49	—	—	—	150
February	155	208	—	—	—	363
March	91	177	—	—	—	268
April	136	127	—	—	—	263
May	169	301	12	—	—	482
June	296	447	—	—	—	743
July	109	160	—	2	—	271
August	77	109	—	—	—	186
September	160	39	—	—	—	199
October	120	116	25	—	—	261
November	91	127	—	—	—	218
TOTAL						
2000-01	80 036	37 890	868	2 225	157	121 176
2001-02	121 335	48 408	599	1 904	261	172 507
2002-03	116 338	57 821	829	1 817	380	177 185
2002						
December	8 475	4 298	47	93	71	12 984
2003						
January	7 847	4 686	47	41	11	12 632
February	9 124	3 690	29	125	32	13 000
March	9 217	4 726	49	277	9	14 278
April	8 759	4 630	107	99	51	13 646
May	10 308	4 324	146	200	84	15 062
June	10 908	3 494	61	70	22	14 555
July	11 326	4 835	30	25	28	16 244
August	10 184	4 230	105	252	24	14 795
September	10 899	5 371	102	136	92	16 600
October	11 210	6 024	68	240	27	17 569
November	10 069	4 115	25	61	44	14 314

— nil or rounded to zero (including null cells)

(a) See Glossary for definition.

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

<i>States and territories</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversions(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
	no.	no.	no.	no.	no.	no.
PRIVATE SECTOR						
NSW	2 005	1 685	8	11	2	3 711
Vic.	2 892	480	10	27	30	3 439
Qld	2 409	1 247	5	13	5	3 679
SA	692	99	—	—	6	797
WA	1 595	366	2	10	1	1 974
Tas.	244	81	—	—	—	325
NT	21	26	—	—	—	47
ACT	120	4	—	—	—	124
Aust.	9 978	3 988	25	61	44	14 096
PUBLIC SECTOR						
NSW	19	27	—	—	—	46
Vic.	31	72	—	—	—	103
Qld	3	—	—	—	—	3
SA	9	26	—	—	—	35
WA	27	—	—	—	—	27
Tas.	—	—	—	—	—	—
NT	1	2	—	—	—	3
ACT	1	—	—	—	—	1
Aust.	91	127	—	—	—	218
TOTAL						
NSW	2 024	1 712	8	11	2	3 757
Vic.	2 923	552	10	27	30	3 542
Qld	2 412	1 247	5	13	5	3 682
SA	701	125	—	—	6	832
WA	1 622	366	2	10	1	2 001
Tas.	244	81	—	—	—	325
NT	22	28	—	—	—	50
ACT	121	4	—	—	—	125
Aust.	10 069	4 115	25	61	44	14 314

— nil or rounded to zero (including null cells)

(a) See Glossary for definition.

	NEW SEMI-DETACHED, ROW OR TERRACE HOUSES, TOWNHOUSES, ETC. OF				NEW FLATS, UNITS OR APARTMENTS IN A BUILDING OF					
	New houses	One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total	Total new other residential building	Total new residential building
DWELLING UNITS (no.)										
2000-01	80 036	7 420	8 509	15 929	2 876	4 188	14 897	21 961	37 890	117 926
2001-02	121 335	9 038	10 546	19 584	3 402	4 974	20 448	28 824	48 408	169 743
2002-03	116 338	9 464	11 838	21 302	3 552	5 244	27 723	36 519	57 821	174 159
2002										
September	9 683	766	815	1 581	232	273	1 805	2 310	3 891	13 574
October	10 527	1 069	1 070	2 139	536	705	5 462	6 703	8 842	19 369
November	9 369	626	869	1 495	257	350	2 541	3 148	4 643	14 012
December	8 475	682	880	1 562	190	194	2 352	2 736	4 298	12 773
2003										
January	7 847	595	956	1 551	330	355	2 450	3 135	4 686	12 533
February	9 124	632	864	1 496	176	428	1 590	2 194	3 690	12 814
March	9 217	694	897	1 591	282	527	2 326	3 135	4 726	13 943
April	8 759	890	942	1 832	269	351	2 178	2 798	4 630	13 389
May	10 308	974	995	1 969	336	547	1 472	2 355	4 324	14 632
June	10 908	740	1 254	1 994	266	379	855	1 500	3 494	14 402
July	11 326	749	945	1 694	369	435	2 337	3 141	4 835	16 161
August	10 184	786	1 367	2 153	353	319	1 405	2 077	4 230	14 414
September	10 899	769	1 078	1 847	414	498	2 612	3 524	5 371	16 270
October	11 210	1 197	1 272	2 469	307	549	2 699	3 555	6 024	17 234
November	10 069	871	1 148	2 019	568	514	1 014	2 096	4 115	14 184
VALUE (\$m)										
2000-01	11 120.4	642.4	1 003.4	1 645.9	302.4	510.4	2 648.8	3 461.7	5 107.5	16 227.9
2001-02	17 644.7	864.5	1 389.5	2 254.0	358.7	699.1	3 761.7	4 819.5	7 073.6	24 718.3
2002-03	18 619.4	969.9	1 682.3	2 652.2	437.5	736.1	5 886.6	7 060.2	9 712.4	28 331.8
2002										
September	1 505.4	72.3	110.9	183.3	33.9	35.5	311.6	381.0	564.3	2 069.7
October	1 651.0	117.9	158.0	275.9	44.4	103.3	1 335.6	1 483.3	1 759.2	3 410.2
November	1 475.8	62.3	123.6	185.9	30.0	52.0	570.9	652.9	838.8	2 314.6
December	1 364.5	76.2	131.8	208.0	20.3	24.7	486.8	531.8	739.8	2 104.3
2003										
January	1 257.3	61.5	127.7	189.2	47.6	54.6	499.7	601.9	791.1	2 048.3
February	1 480.5	68.4	124.2	192.6	20.7	58.0	363.3	442.1	634.7	2 115.2
March	1 502.3	68.8	136.2	205.1	35.0	71.7	437.7	544.3	749.4	2 251.7
April	1 435.0	92.2	141.0	233.1	30.5	42.2	583.8	656.5	889.7	2 324.6
May	1 728.1	99.1	144.2	243.3	51.6	74.8	294.4	420.7	664.1	2 392.2
June	1 822.8	77.2	187.0	264.3	50.8	46.1	154.1	251.0	515.3	2 338.1
July	1 910.0	79.4	144.7	224.1	54.0	77.4	487.4	618.8	843.0	2 753.0
August	1 711.4	79.4	177.7	257.2	45.7	42.6	249.4	337.7	594.9	2 306.2
September	1 863.6	84.7	172.0	256.7	52.7	71.1	589.1	712.9	969.6	2 833.2
October	1 935.2	128.9	165.8	294.8	40.6	76.0	605.0	721.6	1 016.3	2 951.5
November	1 762.1	93.6	184.9	278.5	61.4	81.8	201.5	344.7	623.2	2 385.3

(a) See Glossary for definition.

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

		NEW SEMI-DETACHED, ROW OR TERRACE HOUSES, TOWNHOUSES, ETC. OF			NEW FLATS, UNITS OR APARTMENTS IN A BUILDING OF					
States and territories	New houses	One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total	Total new other residential building	Total new residential building
DWELLING UNITS (no.)										
NSW	2 024	243	520	763	89	228	632	949	1 712	3 736
Vic.	2 923	217	199	416	19	29	88	136	552	3 475
Qld	2 412	250	331	581	220	251	195	666	1 247	3 659
SA	701	58	15	73	52	—	—	52	125	826
WA	1 622	71	24	95	184	—	87	271	366	1 988
Tas.	244	30	51	81	—	—	—	—	81	325
NT	22	2	8	10	—	6	12	18	28	50
ACT	121	—	—	—	4	—	—	4	4	125
Aust.	10 069	871	1 148	2 019	568	514	1 014	2 096	4 115	14 184
VALUE (\$m)										
NSW	393.4	26.9	79.7	106.7	18.3	37.0	111.6	166.9	273.6	667.0
Vic.	544.4	25.4	32.5	57.9	3.7	9.7	16.0	29.3	87.2	631.6
Qld	426.3	26.5	63.3	89.8	21.0	33.9	52.1	107.0	196.8	623.1
SA	92.7	6.5	2.1	8.6	2.7	—	—	2.7	11.3	104.1
WA	243.9	5.9	3.3	9.2	15.5	—	18.8	34.3	43.5	287.4
Tas.	33.0	1.8	2.5	4.3	—	—	—	—	4.3	37.3
NT	4.1	0.4	1.5	1.9	—	1.3	3.0	4.3	6.2	10.2
ACT	24.4	—	—	—	0.2	—	—	0.2	0.2	24.6
Aust.	1 762.1	93.6	184.9	278.5	61.4	81.8	201.5	344.7	623.2	2 385.3

— nil or rounded to zero (including null cells)

VALUE OF BUILDING APPROVED

	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non- residential building	Total building
Month	\$m	\$m	\$m	\$m	\$m
ORIGINAL					
2002					
September	2 069.7	405.3	2 475.0	1 393.1	3 868.1
October	3 410.2	379.3	3 789.5	1 374.2	5 163.7
November	2 314.6	342.7	2 657.3	1 884.5	4 541.8
December	2 104.3	314.8	2 419.1	1 225.9	3 645.0
2003					
January	2 048.3	294.4	2 342.8	1 602.1	3 944.9
February	2 115.2	384.3	2 499.5	1 493.2	3 992.7
March	2 251.7	411.0	2 662.7	1 375.4	4 038.1
April	2 324.6	375.1	2 699.8	1 298.1	3 997.9
May	2 392.2	424.9	2 817.1	1 525.4	4 342.5
June	2 338.1	388.3	2 726.4	1 168.8	3 895.2
July	2 753.0	439.8	3 192.7	1 489.5	4 682.3
August	2 306.2	485.0	2 791.2	1 334.7	4 125.9
September	2 833.2	466.9	3 300.0	1 412.0	4 712.1
October	2 951.5	492.8	3 444.4	1 669.1	5 113.5
November	2 385.3	390.3	2 775.6	947.9	3 723.5
SEASONALLY ADJUSTED					
2002					
September	2 079.4	400.0	2 479.4	1 481.5	3 961.0
October	3 067.2	333.7	3 400.9	1 153.6	4 554.5
November	2 302.3	354.7	2 657.0	1 692.6	4 349.6
December	2 228.1	372.7	2 600.8	1 314.7	3 915.5
2003					
January	2 307.6	356.1	2 663.7	1 870.1	4 533.8
February	2 235.3	399.0	2 634.3	1 323.8	3 958.1
March	2 331.0	397.3	2 728.2	1 314.7	4 042.9
April	2 397.0	402.6	2 799.6	1 254.6	4 054.2
May	2 278.8	359.2	2 638.0	1 339.3	3 977.3
June	2 474.5	413.8	2 888.3	1 425.3	4 313.6
July	2 515.3	432.0	2 947.3	1 553.8	4 501.1
August	2 247.7	447.1	2 694.8	1 623.7	4 318.5
September	2 686.9	431.7	3 118.5	1 385.0	4 503.5
October	2 725.7	441.8	3 167.5	1 480.6	4 648.1
November	2 426.0	423.8	2 849.8	800.1	3 649.9
TREND					
2002					
September	2 379.2	372.4	2 751.6	1 405.6	4 157.1
October	2 401.6	367.4	2 768.9	1 437.7	4 206.7
November	2 391.0	365.3	2 756.2	1 434.7	4 190.9
December	2 352.6	367.1	2 719.7	1 398.7	4 118.5
2003					
January	2 309.9	371.9	2 681.8	1 351.7	4 033.5
February	2 291.6	378.6	2 670.2	1 316.7	3 986.9
March	2 301.5	386.2	2 687.7	1 309.7	3 997.4
April	2 330.0	393.2	2 723.2	1 324.0	4 047.2
May	2 375.0	401.0	2 776.0	1 380.0	4 156.0
June	2 410.4	410.8	2 821.1	1 451.6	4 272.7
July	2 442.7	420.8	2 863.5	1 493.1	4 356.6
August	2 469.5	429.7	2 899.2	1 491.5	4 390.7
September	2 490.4	435.9	2 926.3	1 445.8	4 372.2
October	2 504.4	439.2	2 943.6	1 370.7	4 314.2
November	2 515.2	441.5	2 956.7	1 275.6	4 232.3

(a) Refer to Explanatory Notes, paragraph 13.

VALUE OF BUILDING APPROVED, Percentage change

<i>Month</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non- residential building</i>	<i>Total building</i>
	%	%	%	%	%
ORIGINAL					
2002					
September	-24.8	-11.1	-22.9	-9.2	-18.5
October	64.8	-6.4	53.1	-1.4	33.5
November	-32.1	-9.6	-29.9	37.1	-12.0
December	-9.1	-8.2	-9.0	-34.9	-19.7
2003					
January	-2.7	-6.5	-3.2	30.7	8.2
February	3.3	30.5	6.7	-6.8	1.2
March	6.5	6.9	6.5	-7.9	1.1
April	3.2	-8.7	1.4	-5.6	-1.0
May	2.9	13.3	4.3	17.5	8.6
June	-2.3	-8.6	-3.2	-23.4	-10.3
July	17.7	13.3	17.1	27.4	20.2
August	-16.2	10.3	-12.6	-10.4	-11.9
September	22.8	-3.7	18.2	5.8	14.2
October	4.2	5.6	4.4	18.2	8.5
November	-19.2	-20.8	-19.4	-43.2	-27.2
SEASONALLY ADJUSTED					
2002					
September	-18.3	-0.7	-15.9	-15.1	-15.6
October	47.5	-16.6	37.2	-22.1	15.0
November	-24.9	6.3	-21.9	46.7	-4.5
December	-3.2	5.1	-2.1	-22.3	-10.0
2003					
January	3.6	-4.5	2.4	42.2	15.8
February	-3.1	12.0	-1.1	-29.2	-12.7
March	4.3	-0.4	3.6	-0.7	2.1
April	2.8	1.3	2.6	-4.6	0.3
May	-4.9	-10.8	-5.8	6.7	-1.9
June	8.6	15.2	9.5	6.4	8.5
July	1.6	4.4	2.0	9.0	4.3
August	-10.6	3.5	-8.6	4.5	-4.1
September	19.5	-3.5	15.7	-14.7	4.3
October	1.4	2.4	1.6	6.9	3.2
November	-11.0	-4.1	-10.0	-46.0	-21.5
TREND					
2002					
September	2.1	-0.8	1.7	4.7	2.7
October	0.9	-1.3	0.6	2.3	1.2
November	-0.4	-0.6	-0.5	-0.2	-0.4
December	-1.6	0.5	-1.3	-2.5	-1.7
2003					
January	-1.8	1.3	-1.4	-3.4	-2.1
February	-0.8	1.8	-0.4	-2.6	-1.2
March	0.4	2.0	0.7	-0.5	0.3
April	1.2	1.8	1.3	1.1	1.2
May	1.9	2.0	1.9	4.2	2.7
June	1.5	2.4	1.6	5.2	2.8
July	1.3	2.4	1.5	2.9	2.0
August	1.1	2.1	1.2	-0.1	0.8
September	0.8	1.4	0.9	-3.1	-0.4
October	0.6	0.7	0.6	-5.2	-1.3
November	0.4	0.5	0.4	-6.9	-1.9

(a) Refer to Explanatory Notes, paragraph 13.

VALUE OF TOTAL BUILDING APPROVED, States and territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL									
2002									
September	1 218.3	1 208.6	714.0	195.1	319.0	34.5	51.6	127.0	3 868.1
October	1 728.5	1 283.3	1 366.8	274.7	357.2	36.1	34.5	82.7	5 163.7
November	1 875.5	1 135.6	774.3	300.0	335.4	33.2	20.7	67.1	4 541.8
December	1 238.6	1 064.4	675.7	195.8	302.9	39.8	21.8	105.9	3 645.0
2003									
January	1 132.9	1 353.7	714.7	163.0	482.6	48.1	9.2	40.7	3 944.9
February	1 373.6	1 224.0	708.0	182.1	352.5	40.4	20.5	91.6	3 992.7
March	1 186.2	1 118.5	1 053.2	218.9	343.1	46.3	27.2	44.7	4 038.1
April	1 087.3	1 444.8	750.0	204.7	373.8	46.8	27.7	62.8	3 997.9
May	1 405.8	1 277.8	872.5	233.8	404.4	49.2	25.5	73.5	4 342.5
June	1 017.8	1 195.3	794.3	246.5	501.3	60.8	25.3	53.8	3 895.2
July	1 667.6	1 104.2	1 082.2	248.0	421.5	78.3	27.6	52.7	4 682.3
August	1 212.0	1 296.4	883.9	234.4	368.4	52.9	27.5	50.4	4 125.9
September	1 384.5	1 183.1	1 271.1	202.9	460.3	45.8	53.7	110.6	4 712.1
October	1 379.7	1 504.3	1 033.3	497.4	454.6	57.5	39.1	147.6	5 113.5
November	1 041.7	1 034.0	913.5	178.8	427.1	64.8	23.3	40.2	3 723.5
SEASONALLY ADJUSTED									
2002									
September	1 213.1	1 273.1	725.4	211.4	342.0	na	na	na	3 961.0
October	1 465.7	1 139.6	1 274.7	246.3	305.9	na	na	na	4 554.5
November	1 763.1	1 164.4	681.2	310.1	307.1	na	na	na	4 349.6
December	1 345.1	1 065.5	780.3	209.1	356.3	na	na	na	3 915.5
2003									
January	1 248.3	1 600.6	795.8	204.9	551.5	na	na	na	4 533.8
February	1 354.6	1 072.1	784.0	195.7	395.5	na	na	na	3 958.1
March	1 325.0	1 012.5	1 003.1	201.2	374.9	na	na	na	4 042.9
April	1 218.9	1 412.3	695.2	207.8	371.3	na	na	na	4 054.2
May	1 298.7	1 185.5	793.8	218.6	327.4	na	na	na	3 977.3
June	1 141.1	1 361.3	882.6	263.3	531.9	na	na	na	4 313.6
July	1 453.3	1 229.2	1 053.4	232.1	389.7	na	na	na	4 501.1
August	1 288.1	1 383.8	920.8	203.3	371.8	na	na	na	4 318.5
September	1 282.8	1 218.0	1 163.2	212.7	448.6	na	na	na	4 503.5
October	1 197.4	1 349.9	1 030.8	465.3	406.4	na	na	na	4 648.1
November	1 007.3	1 070.1	835.9	184.1	414.6	na	na	na	3 649.9
TREND									
2002									
September	1 212.7	1 265.6	836.7	213.5	376.6	na	na	na	4 157.1
October	1 283.3	1 217.0	836.7	222.5	370.0	na	na	na	4 206.7
November	1 336.8	1 154.0	828.1	225.6	373.0	na	na	na	4 190.9
December	1 354.0	1 092.7	816.1	221.7	382.0	na	na	na	4 118.5
2003									
January	1 337.1	1 057.6	804.5	214.7	394.0	na	na	na	4 033.5
February	1 307.9	1 063.4	802.2	209.5	404.6	na	na	na	3 986.9
March	1 286.5	1 099.4	809.1	209.5	406.5	na	na	na	3 997.4
April	1 275.7	1 144.0	826.8	213.9	401.2	na	na	na	4 047.2
May	1 282.5	1 187.9	863.6	221.7	398.1	na	na	na	4 156.0
June	1 292.5	1 216.6	907.4	228.4	401.9	na	na	na	4 272.7
July	1 291.2	1 221.0	954.8	228.1	411.9	na	na	na	4 356.6
August	1 274.9	1 206.1	992.2	223.1	418.1	na	na	na	4 390.7
September	1 241.6	1 182.2	1 011.6	216.1	418.8	na	na	na	4 372.2
October	1 197.3	1 156.5	1 015.9	208.8	418.2	na	na	na	4 314.2
November	1 146.0	1 131.5	998.5	201.3	417.2	na	na	na	4 232.3

na not available

VALUE OF TOTAL BUILDING APPROVED, Percentage change

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	%	%	%	%	%	%	%	%	%
ORIGINAL									
2002									
September	-3.2	-20.7	-23.9	-23.0	-48.9	-4.6	15.4	97.2	-18.5
October	41.9	6.2	91.4	40.8	12.0	4.6	-33.1	-34.9	33.5
November	8.5	-11.5	-43.4	9.2	-6.1	-8.1	-40.0	-18.8	-12.0
December	-34.0	-6.3	-12.7	-34.7	-9.7	19.9	5.5	57.8	-19.7
2003									
January	-8.5	27.2	5.8	-16.8	59.3	20.8	-57.6	-61.6	8.2
February	21.2	-9.6	-0.9	11.7	-27.0	-15.9	121.9	125.1	1.2
March	-13.6	-8.6	48.8	20.2	-2.7	14.5	32.5	-51.2	1.1
April	-8.3	29.2	-28.8	-6.5	8.9	1.2	1.7	40.7	-1.0
May	29.3	-11.6	16.3	14.2	8.2	5.0	-7.7	17.1	8.6
June	-27.6	-6.5	-9.0	5.4	24.0	23.6	-0.9	-26.9	-10.3
July	63.8	-7.6	36.2	0.6	-15.9	28.8	9.3	-2.0	20.2
August	-27.3	17.4	-18.3	-5.5	-12.6	-32.4	-0.6	-4.3	-11.9
September	14.2	-8.7	43.8	-13.4	24.9	-13.5	95.5	119.3	14.2
October	-0.3	27.2	-18.7	145.1	-1.2	25.6	-27.2	33.4	8.5
November	-24.5	-31.3	-11.6	-64.0	-6.1	12.7	-40.3	-72.8	-27.2
SEASONALLY ADJUSTED									
2002									
September	-5.5	-14.1	-23.0	-3.6	-43.3	na	na	na	-15.6
October	20.8	-10.5	75.7	16.5	-10.5	na	na	na	15.0
November	20.3	2.2	-46.6	25.9	0.4	na	na	na	-4.5
December	-23.7	-8.5	14.5	-32.6	16.0	na	na	na	-10.0
2003									
January	-7.2	50.2	2.0	-2.0	54.8	na	na	na	15.8
February	8.5	-33.0	-1.5	-4.5	-28.3	na	na	na	-12.7
March	-2.2	-5.6	27.9	2.8	-5.2	na	na	na	2.1
April	-8.0	39.5	-30.7	3.3	-0.9	na	na	na	0.3
May	6.5	-16.1	14.2	5.2	-11.8	na	na	na	-1.9
June	-12.1	14.8	11.2	20.5	62.5	na	na	na	8.5
July	27.4	-9.7	19.4	-11.9	-26.7	na	na	na	4.3
August	-11.4	12.6	-12.6	-12.4	-4.6	na	na	na	-4.1
September	-0.4	-12.0	26.3	4.6	20.6	na	na	na	4.3
October	-6.7	10.8	-11.4	118.8	-9.4	na	na	na	3.2
November	-15.9	-20.7	-18.9	-60.4	2.0	na	na	na	-21.5
TREND									
2002									
September	5.2	-1.5	1.9	6.1	-2.4	na	na	na	2.7
October	5.8	-3.8	—	4.2	-1.8	na	na	na	1.2
November	4.2	-5.2	-1.0	1.4	0.8	na	na	na	-0.4
December	1.3	-5.3	-1.4	-1.7	2.4	na	na	na	-1.7
2003									
January	-1.2	-3.2	-1.4	-3.2	3.1	na	na	na	-2.1
February	-2.2	0.5	-0.3	-2.4	2.7	na	na	na	-1.2
March	-1.6	3.4	0.9	—	0.5	na	na	na	0.3
April	-0.8	4.1	2.2	2.1	-1.3	na	na	na	1.2
May	0.5	3.8	4.5	3.7	-0.8	na	na	na	2.7
June	0.8	2.4	5.1	3.0	1.0	na	na	na	2.8
July	-0.1	0.4	5.2	-0.1	2.5	na	na	na	2.0
August	-1.3	-1.2	3.9	-2.2	1.5	na	na	na	0.8
September	-2.6	-2.0	2.0	-3.2	0.2	na	na	na	-0.4
October	-3.6	-2.2	0.4	-3.4	-0.1	na	na	na	-1.3
November	-4.3	-2.2	-1.7	-3.6	-0.2	na	na	na	-1.9

— nil or rounded to zero (including null cells)

na not available

VALUE OF RESIDENTIAL BUILDING APPROVED, States and territories

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m

ORIGINAL

2002

September	713.3	802.4	466.3	120.0	247.4	25.3	22.7	77.7	2 475.0
October	1 292.9	949.8	966.1	218.6	262.6	25.8	18.5	55.2	3 789.5
November	909.7	733.2	533.6	137.2	260.0	20.7	13.0	49.9	2 657.3
December	756.9	690.9	503.0	131.2	231.7	29.8	16.7	58.9	2 419.1

2003

January	743.8	661.1	502.1	120.6	262.1	23.9	6.3	22.9	2 342.8
February	788.8	709.4	503.3	117.0	302.6	23.4	15.5	39.6	2 499.5
March	739.2	683.1	730.5	170.6	254.6	28.9	15.6	40.2	2 662.7
April	686.0	1 088.7	510.2	109.1	229.6	26.3	10.7	39.1	2 699.8
May	818.5	797.4	673.2	128.5	309.6	33.2	20.1	36.6	2 817.1
June	724.2	814.6	601.1	135.0	368.4	33.2	17.4	32.6	2 726.4
July	958.2	822.0	819.0	161.5	315.4	62.0	16.2	38.4	3 192.7
August	868.1	755.3	657.3	139.2	284.8	39.9	13.8	32.7	2 791.2
September	945.8	882.8	847.9	161.9	291.4	39.2	45.1	85.9	3 300.0
October	887.4	1 162.4	660.3	181.2	395.8	39.4	21.8	96.1	3 444.4
November	793.3	753.7	696.8	125.2	316.4	45.4	12.9	31.9	2 775.6

SEASONALLY ADJUSTED

2002

September	722.2	805.1	439.2	117.2	260.6	na	na	na	2 479.4
October	1 134.3	809.6	912.4	215.4	252.1	na	na	na	3 400.9
November	850.0	801.9	525.9	138.3	253.1	na	na	na	2 657.0
December	815.4	728.3	560.2	133.6	258.7	na	na	na	2 600.8

2003

January	847.5	741.5	566.3	145.7	296.7	na	na	na	2 663.7
February	851.5	716.5	552.6	125.4	302.9	na	na	na	2 634.3
March	802.8	669.3	729.0	159.3	281.4	na	na	na	2 728.2
April	732.6	1 121.1	488.1	121.6	249.4	na	na	na	2 799.6
May	742.9	783.3	632.4	123.0	273.7	na	na	na	2 638.0
June	777.4	851.8	686.6	135.8	357.3	na	na	na	2 888.3
July	869.0	804.7	747.5	137.4	272.7	na	na	na	2 947.3
August	830.8	718.7	634.5	140.6	278.1	na	na	na	2 694.8
September	910.6	854.1	747.2	156.3	290.6	na	na	na	3 118.5
October	791.0	1 012.6	667.0	175.6	390.2	na	na	na	3 167.5
November	776.3	836.4	687.5	130.1	322.8	na	na	na	2 849.8

TREND

2002

September	797.0	846.7	570.8	125.1	257.0	na	na	na	2 751.6
October	829.8	822.6	571.9	129.5	260.5	na	na	na	2 768.9
November	856.1	786.9	571.7	133.8	266.1	na	na	na	2 756.2
December	860.0	751.0	573.0	135.8	271.0	na	na	na	2 719.7

2003

January	842.0	728.3	575.3	135.1	275.6	na	na	na	2 681.8
February	813.9	727.3	582.6	132.6	280.1	na	na	na	2 670.2
March	789.2	741.5	596.2	129.6	283.6	na	na	na	2 687.7
April	776.5	757.0	615.7	127.3	284.2	na	na	na	2 723.2
May	782.3	775.4	641.3	128.4	284.8	na	na	na	2 776.0
June	797.9	794.6	662.8	132.9	288.8	na	na	na	2 821.1
July	818.1	813.2	680.7	139.4	297.3	na	na	na	2 863.5
August	833.6	832.2	692.8	145.5	308.1	na	na	na	2 899.2
September	838.2	852.7	699.1	150.1	318.7	na	na	na	2 926.3
October	834.8	872.5	702.9	153.1	329.2	na	na	na	2 943.6
November	824.9	892.4	694.3	154.2	336.7	na	na	na	2 956.7

na not available

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

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m

ORIGINAL

2002

September	505.0	406.2	247.7	75.1	71.7	9.2	28.9	49.3	1 393.1
October	435.6	333.5	400.7	56.1	94.6	10.3	16.0	27.4	1 374.2
November	965.8	402.4	240.7	162.8	75.4	12.5	7.7	17.2	1 884.5
December	481.7	373.4	172.7	64.6	71.2	9.9	5.1	47.0	1 225.9

2003

January	389.2	692.6	212.5	42.4	220.5	24.1	2.9	17.8	1 602.1
February	584.8	514.6	204.7	65.2	49.9	17.0	5.0	52.0	1 493.2
March	447.0	435.4	322.7	48.4	88.5	17.4	11.6	4.4	1 375.4
April	401.3	356.1	239.8	95.6	144.2	20.5	16.9	23.7	1 298.1
May	587.3	480.4	199.4	105.4	94.8	16.0	5.4	36.9	1 525.4
June	293.6	380.7	193.2	111.5	132.9	27.6	7.9	21.2	1 168.8
July	709.3	282.3	263.2	86.5	106.1	16.3	11.5	14.3	1 489.5
August	343.8	541.1	226.6	95.2	83.6	13.0	13.7	17.7	1 334.7
September	438.8	300.3	423.2	41.0	168.9	6.6	8.6	24.7	1 412.0
October	492.4	342.0	372.9	316.2	58.8	18.1	17.3	51.5	1 669.1
November	248.4	280.2	216.8	53.7	110.7	19.4	10.5	8.3	947.9

TREND

2002

September	415.7	418.9	265.8	88.4	119.7	na	na	na	1 405.6
October	453.4	394.4	264.7	93.0	109.4	na	na	na	1 437.7
November	480.7	367.1	256.3	91.7	106.9	na	na	na	1 434.7
December	494.0	341.7	243.1	85.9	111.0	na	na	na	1 398.7

2003

January	495.1	329.4	229.2	79.6	118.5	na	na	na	1 351.7
February	494.0	336.2	219.6	77.0	124.5	na	na	na	1 316.7
March	497.3	357.9	212.8	79.9	122.9	na	na	na	1 309.7
April	499.1	384.3	211.0	82.0	117.0	na	na	na	1 324.0
May	500.2	408.5	222.4	86.7	113.2	na	na	na	1 380.0
June	494.6	421.2	244.6	94.2	113.1	na	na	na	1 451.6
July	473.1	415.0	274.1	100.9	114.6	na	na	na	1 493.1
August	441.3	392.4	299.4	108.7	110.0	na	na	na	1 491.5
September	403.4	360.1	312.5	117.4	100.1	na	na	na	1 445.8
October	362.6	325.5	313.0	125.4	89.1	na	na	na	1 370.7
November	321.1	289.1	304.2	131.3	80.5	na	na	na	1 275.6

na not available

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

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions creating dwellings</i>	<i>Alterations and additions not creating dwellings</i>	<i>Conversions</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
PRIVATE SECTOR								
2000-01	10 973.1	4 825.3	77.1	2 758.0	277.9	18 911.3	9 507.7	28 419.1
2001-02	17 390.9	6 860.1	66.1	3 461.8	275.7	28 054.5	9 927.2	37 981.8
2002-03	18 328.9	9 456.3	106.5	3 973.8	273.1	32 138.6	13 485.2	45 623.9
2002								
December	1 346.6	732.6	5.6	278.4	14.8	2 378.0	882.7	3 260.6
2003								
January	1 243.6	785.3	5.4	275.0	3.6	2 312.8	1 274.8	3 587.6
February	1 457.4	600.3	3.0	335.4	25.7	2 421.8	1 190.8	3 612.6
March	1 491.9	725.2	8.7	333.3	55.1	2 614.2	1 077.2	3 691.5
April	1 415.5	875.3	13.7	334.3	14.8	2 653.5	1 013.6	3 667.2
May	1 701.1	626.0	20.7	367.6	17.2	2 732.5	1 253.6	3 986.1
June	1 779.3	458.9	6.1	362.7	11.1	2 618.1	936.9	3 555.0
July	1 892.5	824.7	4.0	417.0	2.5	3 140.8	1 230.8	4 371.6
August	1 699.4	584.2	14.3	390.7	69.0	2 757.6	1 149.7	3 907.3
September	1 838.8	964.8	14.4	425.4	20.1	3 263.5	1 116.2	4 379.7
October	1 916.1	999.3	4.4	430.7	43.0	3 393.7	1 093.6	4 487.2
November	1 748.4	609.2	3.0	360.6	13.4	2 734.6	750.8	3 485.4
PUBLIC SECTOR								
2000-01	147.3	282.2	7.5	157.6	13.7	608.3	3 376.4	3 984.7
2001-02	253.9	213.4	0.4	156.6	0.1	624.4	3 793.1	4 417.5
2002-03	290.5	256.1	1.8	177.9	—	726.3	3 452.5	4 178.8
2002								
December	17.9	7.2	—	16.0	—	41.1	343.2	384.4
2003								
January	13.7	5.8	—	10.5	—	30.0	327.2	357.2
February	23.1	34.4	—	20.2	—	77.7	302.4	380.1
March	10.3	24.2	—	13.9	—	48.4	298.2	346.6
April	19.5	14.3	—	12.4	—	46.2	284.5	330.7
May	27.0	38.1	1.8	17.7	—	84.5	271.8	356.4
June	43.5	56.4	—	8.4	—	108.3	231.8	340.1
July	17.5	18.3	—	15.8	0.4	51.9	258.8	310.7
August	12.0	10.7	—	11.0	—	33.7	185.0	218.6
September	24.7	4.8	—	7.0	—	36.5	295.9	332.4
October	19.1	17.0	0.8	13.8	—	50.7	575.5	626.2
November	13.8	14.0	—	13.2	—	41.0	197.1	238.1
TOTAL								
2000-01	11 120.4	5 107.5	84.5	2 915.7	291.6	19 519.6	12 884.2	32 403.8
2001-02	17 644.7	7 073.6	66.5	3 618.4	275.8	28 678.9	13 720.4	42 399.3
2002-03	18 619.4	9 712.4	108.3	4 151.7	273.1	32 864.9	16 937.8	49 802.6
2002								
December	1 364.5	739.8	5.6	294.4	14.8	2 419.1	1 225.9	3 645.0
2003								
January	1 257.3	791.1	5.4	285.5	3.6	2 342.8	1 602.1	3 944.9
February	1 480.5	634.7	3.0	355.6	25.7	2 499.5	1 493.2	3 992.7
March	1 502.3	749.4	8.7	347.2	55.1	2 662.7	1 375.4	4 038.1
April	1 435.0	889.7	13.7	346.7	14.8	2 699.8	1 298.1	3 997.9
May	1 728.1	664.1	22.5	385.2	17.2	2 817.1	1 525.4	4 342.5
June	1 822.8	515.3	6.1	371.1	11.1	2 726.4	1 168.8	3 895.2
July	1 910.0	843.0	4.0	432.9	2.9	3 192.7	1 489.5	4 682.3
August	1 711.4	594.9	14.3	401.7	69.0	2 791.2	1 334.7	4 125.9
September	1 863.6	969.6	14.4	432.4	20.1	3 300.0	1 412.0	4 712.1
October	1 935.2	1 016.3	5.3	444.5	43.0	3 444.4	1 669.1	5 113.5
November	1 762.1	623.2	3.0	373.9	13.4	2 775.6	947.9	3 723.5

— nil or rounded to zero (including null cells)

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

<i>States and territories</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions creating dwellings</i>	<i>Alterations and additions not creating dwellings</i>	<i>Conversions</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
PRIVATE SECTOR								
NSW	389.9	270.6	1.0	123.2	0.7	785.4	190.4	975.8
Vic.	540.0	79.3	1.4	109.2	5.3	735.2	222.3	957.5
Qld	425.8	196.8	0.6	62.5	6.1	691.8	161.7	853.5
SA	91.8	8.6	—	21.1	—	121.5	45.7	167.2
WA	239.7	43.5	0.1	27.5	1.3	312.2	101.3	413.5
Tas.	33.0	4.3	—	8.0	—	45.3	18.3	63.6
NT	3.9	5.8	—	1.8	—	11.4	5.0	16.4
ACT	24.3	0.2	—	7.3	—	31.8	6.1	37.9
<i>Aust.</i>	<i>1 748.4</i>	<i>609.2</i>	<i>3.0</i>	<i>360.6</i>	<i>13.4</i>	<i>2 734.6</i>	<i>750.8</i>	<i>3 485.4</i>
PUBLIC SECTOR								
NSW	3.4	3.0	—	1.5	—	8.0	58.0	66.0
Vic.	4.4	7.9	—	6.3	—	18.5	57.9	76.5
Qld	0.5	—	—	4.5	—	5.0	55.1	60.1
SA	0.9	2.7	—	—	—	3.6	8.0	11.6
WA	4.2	—	—	—	—	4.3	9.3	13.6
Tas.	—	—	—	0.1	—	0.1	1.1	1.2
NT	0.2	0.4	—	0.8	—	1.4	5.5	6.9
ACT	0.1	—	—	—	—	0.1	2.2	2.3
<i>Aust.</i>	<i>13.8</i>	<i>14.0</i>	<i>—</i>	<i>13.2</i>	<i>—</i>	<i>41.0</i>	<i>197.1</i>	<i>238.1</i>
TOTAL								
NSW	393.4	273.6	1.0	124.7	0.7	793.3	248.4	1 041.7
Vic.	544.4	87.2	1.4	115.4	5.3	753.7	280.2	1 034.0
Qld	426.3	196.8	0.6	67.0	6.1	696.8	216.8	913.5
SA	92.7	11.3	—	21.1	—	125.2	53.7	178.8
WA	243.9	43.5	0.1	27.6	1.3	316.4	110.7	427.1
Tas.	33.0	4.3	—	8.1	—	45.4	19.4	64.8
NT	4.1	6.2	—	2.6	—	12.9	10.5	23.3
ACT	24.4	0.2	—	7.3	—	31.9	8.3	40.2
<i>Aust.</i>	<i>1 762.1</i>	<i>623.2</i>	<i>3.0</i>	<i>373.9</i>	<i>13.4</i>	<i>2 775.6</i>	<i>947.9</i>	<i>3 723.5</i>

— nil or rounded to zero (including null cells)

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
Commercial									
Retail/wholesale trade	22.6	57.1	54.6	25.7	33.2	1.1	1.9	0.6	196.9
Transport	1.2	0.2	0.9	0.2	—	—	2.4	—	4.9
Offices	62.6	56.3	28.0	8.2	12.6	0.2	2.4	3.2	173.6
Other commercial n.e.c.	0.8	3.4	0.5	0.2	0.2	0.3	—	—	5.5
<i>Total commercial</i>	<i>87.2</i>	<i>117.0</i>	<i>84.1</i>	<i>34.3</i>	<i>46.0</i>	<i>1.6</i>	<i>6.7</i>	<i>3.8</i>	<i>380.8</i>
Industrial									
Factories	10.5	21.5	12.8	2.3	6.4	0.7	—	—	54.2
Warehouses	39.4	16.5	11.1	4.2	14.2	0.9	0.2	1.6	88.3
Agricultural/aquacultural	0.6	1.0	0.4	0.5	0.6	1.6	0.1	—	4.7
Other industrial n.e.c.	22.3	0.9	1.4	0.4	0.7	0.1	—	—	25.8
<i>Total industrial</i>	<i>72.9</i>	<i>39.9</i>	<i>25.7</i>	<i>7.5</i>	<i>21.9</i>	<i>3.2</i>	<i>0.3</i>	<i>1.6</i>	<i>172.9</i>
Other non-residential									
Educational	31.5	57.5	6.5	4.6	4.2	1.0	0.7	2.2	108.2
Religious	2.2	0.5	1.8	0.7	1.0	0.3	—	—	6.5
Aged care facilities	5.7	20.7	19.7	0.5	15.3	10.9	—	0.5	73.2
Health	12.5	8.8	14.8	0.3	0.9	0.1	—	—	37.4
Entertainment and recreation	11.6	20.0	24.5	2.6	5.7	0.6	0.4	0.2	65.5
Accommodation	19.3	8.9	34.5	1.9	14.1	0.6	—	—	79.3
Other non-residential n.e.c.	5.6	7.0	5.3	1.2	1.6	1.0	2.4	—	24.0
<i>Total other non-residential</i>	<i>88.3</i>	<i>123.4</i>	<i>107.0</i>	<i>11.8</i>	<i>42.7</i>	<i>14.6</i>	<i>3.5</i>	<i>2.9</i>	<i>394.1</i>
Total non-residential	248.4	280.2	216.8	53.7	110.7	19.4	10.5	8.3	947.9

— nil or rounded to zero (including null cells)

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR									
Commercial									
Retail/wholesale trade	21.2	56.8	53.8	25.7	32.6	1.1	1.9	0.6	193.7
Transport	0.5	0.2	0.2	0.2	—	—	—	—	1.0
Offices	45.2	51.0	11.2	5.0	11.0	0.2	2.3	1.9	127.7
Other commercial n.e.c.	0.8	2.1	0.4	0.2	0.2	0.3	—	—	4.1
<i>Total commercial</i>	<i>67.7</i>	<i>110.1</i>	<i>65.6</i>	<i>31.2</i>	<i>43.8</i>	<i>1.6</i>	<i>4.1</i>	<i>2.5</i>	<i>326.6</i>
Industrial									
Factories	10.3	21.5	9.1	2.3	6.0	0.7	—	—	49.8
Warehouses	38.4	16.5	10.9	4.2	14.2	0.9	—	1.6	86.8
Agricultural/aquacultural	0.6	1.0	0.4	0.5	0.6	1.6	0.1	—	4.7
Other industrial n.e.c.	22.2	0.9	1.0	0.4	0.7	—	—	—	25.3
<i>Total industrial</i>	<i>71.6</i>	<i>39.9</i>	<i>21.4</i>	<i>7.5</i>	<i>21.5</i>	<i>3.1</i>	<i>0.1</i>	<i>1.6</i>	<i>166.6</i>
Other non-residential									
Educational	14.0	26.3	4.9	1.9	2.3	0.5	0.3	1.8	52.0
Religious	2.2	0.2	1.8	0.7	1.0	0.3	—	—	6.3
Aged care facilities	5.7	13.6	19.7	—	15.3	10.9	—	—	65.1
Health	1.6	7.9	3.1	0.2	0.5	0.1	—	—	13.5
Entertainment and recreation	10.2	13.0	6.4	2.1	1.5	0.6	0.3	0.2	34.3
Accommodation	15.6	8.4	34.5	1.9	14.1	0.6	—	—	75.1
Other non-residential n.e.c.	1.8	3.0	4.4	0.2	1.3	0.5	0.2	—	11.3
<i>Total other non-residential</i>	<i>51.1</i>	<i>72.3</i>	<i>74.8</i>	<i>7.0</i>	<i>36.0</i>	<i>13.5</i>	<i>0.8</i>	<i>2.0</i>	<i>257.6</i>
Total non-residential	190.4	222.3	161.7	45.7	101.3	18.3	5.0	6.1	750.8
PUBLIC SECTOR									
Commercial									
Retail/wholesale trade	1.4	0.3	0.9	—	0.6	—	—	—	3.2
Transport	0.7	—	0.8	—	—	—	2.4	—	3.9
Offices	17.4	5.3	16.8	3.2	1.6	—	0.1	1.3	45.8
Other commercial n.e.c.	—	1.3	0.1	—	—	—	—	—	1.4
<i>Total commercial</i>	<i>19.5</i>	<i>6.9</i>	<i>18.5</i>	<i>3.2</i>	<i>2.2</i>	<i>—</i>	<i>2.5</i>	<i>1.3</i>	<i>54.2</i>
Industrial									
Factories	0.2	—	3.7	—	0.4	—	—	—	4.4
Warehouses	1.0	—	0.2	—	—	—	0.2	—	1.4
Agricultural/aquacultural	—	—	—	—	—	—	—	—	—
Other industrial n.e.c.	0.1	—	0.4	—	—	0.1	—	—	0.5
<i>Total industrial</i>	<i>1.3</i>	<i>—</i>	<i>4.3</i>	<i>—</i>	<i>0.4</i>	<i>0.1</i>	<i>0.2</i>	<i>—</i>	<i>6.3</i>
Other non-residential									
Educational	17.5	31.2	1.6	2.7	1.8	0.5	0.4	0.4	56.1
Religious	—	0.2	—	—	—	—	—	—	0.2
Aged care facilities	—	7.1	—	0.5	—	—	—	0.5	8.1
Health	10.9	0.9	11.6	0.1	0.4	—	—	—	23.9
Entertainment and recreation	1.4	7.0	18.1	0.5	4.2	—	0.1	—	31.2
Accommodation	3.7	0.6	—	—	—	—	—	—	4.2
Other non-residential n.e.c.	3.8	4.0	0.9	1.0	0.3	0.5	2.3	—	12.8
<i>Total other non-residential</i>	<i>37.2</i>	<i>51.0</i>	<i>32.2</i>	<i>4.8</i>	<i>6.7</i>	<i>1.0</i>	<i>2.7</i>	<i>0.9</i>	<i>136.5</i>
Total non-residential	58.0	57.9	55.1	8.0	9.3	1.1	5.5	2.2	197.1

— nil or rounded to zero (including null cells)

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

	\$50,000 to less than \$1m	\$1m to less than \$5m	\$5m and over	Total
BUILDING JOBS (no.)				
Commercial				
Retail/wholesale trade	515	21	9	545
Transport	10	1	—	11
Offices	326	21	6	353
Other commercial n.e.c.	21	1	—	22
<i>Total commercial</i>	<i>872</i>	<i>44</i>	<i>15</i>	<i>931</i>
Industrial				
Factories	125	11	—	136
Warehouses	150	15	1	166
Agricultural/aquacultural	29	1	—	30
Other industrial n.e.c.	30	5	1	36
<i>Total industrial</i>	<i>334</i>	<i>32</i>	<i>2</i>	<i>368</i>
Other non-residential				
Educational	132	21	4	157
Religious	22	1	—	23
Aged care facilities	15	10	5	30
Health	36	7	1	44
Entertainment and recreation	66	19	2	87
Accommodation	48	6	4	58
Other non-residential n.e.c.	61	5	—	66
<i>Total other non-residential</i>	<i>380</i>	<i>69</i>	<i>16</i>	<i>465</i>
Total non-residential	1 586	145	33	1 764

VALUE (\$m)				
Commercial				
Retail/wholesale trade	83.2	40.5	73.2	196.9
Transport	2.6	2.2	—	4.9
Offices	69.6	31.4	72.6	173.6
Other commercial n.e.c.	4.2	1.3	—	5.5
<i>Total commercial</i>	<i>159.6</i>	<i>75.4</i>	<i>145.8</i>	<i>380.8</i>
Industrial				
Factories	35.7	18.5	—	54.2
Warehouses	37.9	30.6	19.8	88.3
Agricultural/aquacultural	3.2	1.5	—	4.7
Other industrial n.e.c.	4.8	9.5	11.5	25.8
<i>Total industrial</i>	<i>81.5</i>	<i>60.1</i>	<i>31.3</i>	<i>172.9</i>
Other non-residential				
Educational	36.4	37.1	34.7	108.2
Religious	5.2	1.3	—	6.5
Aged care facilities	4.1	24.5	44.6	73.2
Health	8.5	18.6	10.3	37.4
Entertainment and recreation	14.1	35.4	16.0	65.5
Accommodation	11.2	16.0	52.1	79.3
Other non-residential n.e.c.	16.0	8.1	—	24.0
<i>Total other non-residential</i>	<i>95.5</i>	<i>140.9</i>	<i>157.7</i>	<i>394.1</i>
Total non-residential	336.7	276.4	334.8	947.9

— nil or rounded to zero (including null cells)

VALUE OF BUILDING APPROVED, Chain volume measures(a)

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$m)							
2000-01	11 408.0	5 223.1	16 632.6	3 381.8	20 012.9	13 192.9	33 208.9
2001-02	17 644.8	7 073.6	24 718.3	3 960.6	28 678.9	13 720.3	42 399.2
2002-03	17 843.8	9 221.5	27 065.3	4 359.0	31 424.3	16 071.0	47 495.4
2002							
June	4 647.1	1 937.4	6 586.2	1 078.3	7 664.3	3 511.8	11 182.1
September	4 794.4	2 080.2	6 874.7	1 193.7	8 068.3	3 881.8	11 950.1
December	4 356.1	3 194.9	7 551.0	1 008.2	8 559.1	4 283.9	12 843.0
2003							
March	4 043.5	2 038.1	6 081.6	1 041.8	7 123.5	4 205.1	11 328.5
June	4 649.8	1 908.3	6 558.1	1 115.4	7 673.4	3 700.3	11 373.7
September	5 004.2	2 181.0	7 185.3	1 284.8	8 470.1	3 869.5	12 339.6
SEASONALLY ADJUSTED (\$m)							
2002							
June	4 538.5	1 991.9	6 532.1	1 038.5	7 570.5	3 356.8	10 931.9
September	4 584.2	1 945.4	6 529.6	1 132.5	7 662.1	4 207.1	11 869.2
December	4 324.1	3 018.9	7 343.0	1 028.9	8 372.0	3 949.5	12 321.4
2003							
March	4 275.5	2 255.0	6 530.6	1 098.1	7 628.6	4 213.4	11 842.0
June	4 660.0	2 002.1	6 662.2	1 099.5	7 761.7	3 701.0	11 462.7
September	4 750.6	2 008.3	6 758.9	1 207.5	7 966.4	4 144.7	12 111.1
TREND (\$m)							
2002							
June	4 526.3	1 881.4	6 409.1	1 045.2	7 454.2	3 561.5	11 019.4
September	4 475.6	2 287.9	6 764.1	1 073.3	7 837.4	3 907.6	11 746.6
December	4 387.3	2 503.5	6 890.8	1 077.1	7 967.9	4 079.2	12 047.1
2003							
March	4 411.8	2 393.5	6 805.5	1 085.5	7 891.1	4 037.2	11 926.4
June	4 554.7	2 145.3	6 700.9	1 123.6	7 824.4	3 967.9	11 792.8
September	4 750.4	1 917.2	6 602.3	1 180.4	7 792.8	3 989.9	11 798.7
TREND (% change from previous quarter)							
2002							
June	0.3	12.8	3.7	3.7	3.7	5.4	4.3
September	-1.1	21.6	5.5	2.7	5.1	9.7	6.6
December	-2.0	9.4	1.9	0.4	1.7	4.4	2.6
2003							
March	0.6	-4.4	-1.2	0.8	-1.0	-1.0	-1.0
June	3.2	-10.4	-1.5	3.5	-0.8	-1.7	-1.1
September	4.3	-10.6	-1.5	5.1	-0.4	0.6	—

— nil or rounded to zero (including null cells)

(b) Refer to Explanatory Notes, paragraph 13.

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

VALUE OF BUILDING APPROVED, States and territories—Chain volume measures(a):

Original

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
Period	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
TOTAL RESIDENTIAL BUILDING									
2000-01	6 159.5	6 524.0	3 547.8	932.9	2 184.3	175.7	179.6	313.5	20 012.9
2001-02	8 963.8	8 999.7	5 636.4	1 393.9	2 861.6	272.7	161.7	389.1	28 678.9
2002-03	9 360.4	9 508.2	6 770.6	1 582.6	3 201.4	297.9	185.8	517.4	31 424.3
2002									
June	2 509.8	2 282.3	1 531.9	370.2	774.3	62.9	43.8	88.3	7 664.3
September	2 235.0	2 689.9	1 646.3	373.6	823.7	75.7	58.1	166.1	8 068.3
December	2 859.3	2 321.0	1 898.0	469.0	736.4	71.8	46.7	157.0	8 559.1
2003									
March	2 161.3	1 967.1	1 617.9	388.9	787.9	68.7	35.5	96.1	7 123.5
June	2 104.8	2 530.3	1 608.4	351.1	853.4	81.8	45.5	98.2	7 673.4
September	2 574.2	2 291.9	2 025.4	429.5	815.0	124.3	71.2	138.6	8 470.1
NON-RESIDENTIAL BUILDING									
2000-01	3 707.3	4 145.4	2 753.9	744.8	1 316.6	155.5	199.1	179.8	13 192.9
2001-02	4 385.6	4 519.0	2 462.4	804.8	976.5	168.0	159.4	244.7	13 720.3
2002-03	5 403.2	4 849.6	2 688.1	975.2	1 465.6	193.6	148.2	347.7	16 071.0
2002									
June	1 046.1	1 254.8	638.9	177.8	295.8	32.0	26.3	39.6	3 511.8
September	1 136.9	1 059.9	653.3	246.2	555.4	44.8	71.4	113.8	3 881.8
December	1 786.2	1 073.9	768.4	277.5	230.2	31.7	28.2	87.7	4 283.9
2003									
March	1 316.9	1 567.9	687.5	151.2	336.3	56.1	19.1	70.0	4 205.1
June	1 163.1	1 147.9	578.9	300.2	343.6	61.1	29.4	76.2	3 700.3
September	1 333.4	1 052.6	824.7	212.2	327.9	33.9	32.7	52.2	3 869.5
TOTAL BUILDING									
2000-01	9 868.1	10 677.4	6 283.1	1 678.7	3 498.7	331.4	378.7	493.2	33 208.9
2001-02	13 349.4	13 518.7	8 098.8	2 198.7	3 838.1	440.7	321.1	633.8	42 399.2
2002-03	14 763.7	14 357.8	9 458.7	2 557.8	4 667.0	491.5	333.9	865.1	47 495.4
2002									
June	3 561.0	3 538.1	2 173.6	548.3	1 068.5	94.8	70.3	127.8	11 182.1
September	3 372.0	3 749.8	2 299.6	619.8	1 379.1	120.4	129.5	279.9	11 950.1
December	4 645.5	3 394.9	2 666.4	746.6	966.6	103.4	74.9	244.7	12 843.0
2003									
March	3 478.3	3 535.0	2 305.4	540.1	1 124.3	124.8	54.6	166.1	11 328.5
June	3 267.9	3 678.1	2 187.3	651.3	1 197.0	142.8	74.8	174.4	11 373.7
September	3 907.6	3 344.5	2 850.1	641.7	1 142.9	158.1	103.9	190.8	12 339.6

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

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

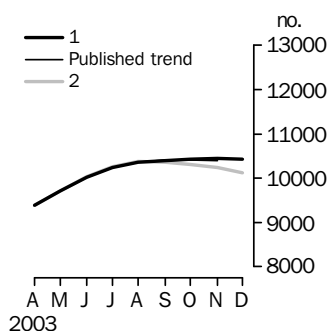
TREND REVISIONS

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

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

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

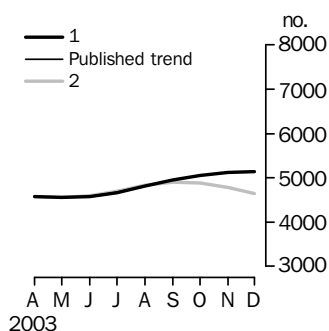
PRIVATE SECTOR HOUSES APPROVED



	Trend as published		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	(1) rises by 4% on Nov 2003		(2) falls by 4% on Nov 2003	
	no.	% change	no.	% change	no.	% change
2003						
July	10 234	2.2	10 239	2.2	10 264	2.3
August	10 356	1.2	10 359	1.2	10 371	1.0
September	10 407	0.5	10 401	0.4	10 368	—
October	10 420	0.1	10 423	0.2	10 314	-0.5
November	10 400	-0.2	10 445	0.2	10 239	-0.7
December	—	—	10 432	-0.1	10 121	-1.2

— nil or rounded to zero (including null cells)

OTHER DWELLINGS



	Trend as published		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	(1) rises by 13% on Nov 2003		(2) falls by 13% on Nov 2003	
	no.	% change	no.	% change	no.	% change
2003						
July	4 671	2.1	4 663	2.1	4 703	2.4
August	4 812	3.0	4 809	3.1	4 830	2.7
September	4 947	2.8	4 957	3.1	4 904	1.5
October	5 050	2.1	5 059	2.1	4 884	-0.4
November	5 121	1.4	5 118	1.2	4 787	-2.0
December	—	—	5 145	0.5	4 646	-2.9

— nil or rounded to zero (including null cells)

EXPLANATORY NOTES

INTRODUCTION

SCOPE AND COVERAGE

- 1** This publication presents monthly details of building work approved.
- 2** Statistics of building work approved are compiled from:
 - permits issued by local government authorities and other principal certifying authorities
 - contracts let or day labour work authorised by commonwealth, state, semi-government and local government authorities
 - major building approvals in areas not subject to normal administrative approval e.g. building on remote mine sites.
- 3** The scope of the survey comprises the following:
 - construction of new buildings
 - alterations and additions to existing buildings
 - approved non-structural renovation and refurbishment work
 - approved installation of integral building fixtures.
- 4** Excluded from the statistics is construction activity not defined as building (e.g. roads, bridges, railways, earthworks, etc.). Statistics for this activity can be found in *Engineering Construction Activity, Australia* (cat. no. 8762.0).
- 5** From July 1990, the statistics include:
 - all approved new residential building valued at \$10,000 or more
 - approved alterations and additions to residential building valued at \$10,000 or more
 - all approved non-residential building jobs valued at \$50,000 or more.

VALUE DATA

- 6** Statistics on the value of building work approved are derived by aggregating the estimated 'value of building work when completed' as reported on building approval documents provided to local councils or other building approval authorities. Conceptually these value data should exclude the value of land and landscaping but include site preparation costs. These estimates are usually a reliable indicator of the completed value of 'houses'. However, for 'other residential buildings' and 'non-residential buildings', they can differ significantly from the completed value of the building as final costs and contracts have not been established before council approval is sought and gained.
- 7** The ABS generally accepts values provided by approving bodies. Every effort is made to ensure data are provided on a consistent basis, however, there may be instances where value reported does not reflect the building completion value. For example, the reported value for most project homes is the contract price, which may include the cost of site preparation and landscaping. In other cases where a builder is contracted to construct a dwelling based on the owner's plans, the value may only be the builder's costs. Some councils do not use the value on approval documents, instead deriving a value based on floor area and type of structure.
- 8** From July 2000, value data includes the Goods and Services Tax (GST) for residential and non-residential building approvals. The ABS has consulted with councils and other approving authorities to ensure that approval values are reported inclusive of the GST. Where it was identified by a council or other approving authority that approvals submitted from its jurisdiction were on a GST-exclusive basis, the ABS made adjustments to the data to ensure that values were consistent with other data collected and were inclusive of GST.

OWNERSHIP

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

EXPLANATORY NOTES *continued*

BUILDING CLASSIFICATION

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

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

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

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

SEASONAL ADJUSTMENT

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

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

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

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

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

EXPLANATORY NOTES *continued*

SEASONAL ADJUSTMENT

continued

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

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

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

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

CHAIN VOLUME MEASURES

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

AUSTRALIAN STANDARD GEOGRAPHIC CLASSIFICATION (ASGC)

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

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

EXPLANATORY NOTES *continued*

ABS DATA AVAILABLE ON REQUEST

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

RELATED PUBLICATIONS

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

Building Activity, Australia, cat. no. 8752.0

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

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

Engineering Construction Activity, Australia, cat. no. 8762.0

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

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

Producer Price Indexes, Australia, cat. no. 6427.0

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

ROUNDING

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

GLOSSARY

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

GLOSSARY *continued*

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

GLOSSARY *continued*

Transport <i>continued</i>	<ul style="list-style-type: none">■ Non-passenger transport buildings (e.g. freight terminals)■ Commercial car parks (excluded are those built as part of, and intended to service, other distinct building developments)■ Other transport buildings n.e.c.
Warehouses	Buildings primarily used for storage of goods, excluding produce storage.

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